



Growth Areas Authority

Plumpton and Kororoit Precincts

Land Capability Assessment

October 2013

Executive summary

Growth Areas Authority (GAA) engaged GHD Pty Ltd (GHD) in April 2013 to undertake a Land Capability Assessment (LCA) for the Plumpton and Kororoit Precincts (herein referred to as the Precincts), to support the Precinct Structure Plans (PSPs) for Plumpton and Kororoit.

Purpose

The purpose of this report is to provide GAA, Property owners and/or relevant authorities involved with development of the PSPs for the Plumpton and Kororoit Precincts, with an LCA, limited to:

- A desktop environmental study; hydrological and geotechnical study (with limited Property inspections); and
- An assessment of potentially contaminated land, to be completed in accordance with the Department of Sustainability and Environment (DSE), *Potentially Contaminated Land – General Practice Note*, June 2005 (DSE 2005), to assist with strategic planning.

This report should be used for this purpose only and is not suitable for any other uses.

Scope

In order to complete the LCA, GHD developed a scope of works to assess historical and present land use within the Precincts. The scope of works included:

- Stage 1 - Desktop review - Initial Potential for Contamination (PFC) assessment (in accordance with the DSE 2005 guidance) of Properties within the Precincts based on a desktop review of available current and historical information;
- Stage 2 - Property inspections - GHD undertook both comprehensive initial (fence line) and limited individual Property inspections and then revised the PFC assessment from Stage 1 accordingly. The Stage 1 and Stage 2 PFC assessments for Properties in the Precincts were collated into PFC assessment tables for each Precinct (**Appendix A**);
- Assigning DSE 2005 Assessment Levels to each Property within the Precincts.

Stage 1 – desktop review

Site setting

The two (2) Precincts consist of an area of land totalling 2196 ha (144 individual Properties) located in the Melton City Council municipality, located approximately 25 km northwest of Melbourne.

The Plumpton Precinct is located to the north of Taylors Road, east of the proposed Outer Metropolitan Road (OMR) reservation, south of the Melton Highway and west of the approved Taylors Hill West PSP and the Caroline Springs development front.

The Plumpton Precinct comprises 55 current Properties and a total of 1015 ha in area, with 107 ha identified for development as employment development areas and the majority of the remainder as residential development areas.

The Plumpton Precinct also encompasses the historic Beattys Road alignment, a key route to the Ballarat goldfields, which runs diagonally through the Precinct from the Melton Highway to Taylors Road. It includes significant areas of native grasses and ephemeral wetlands remain

scattered throughout the Precinct. There is also a defined north-south waterway running through the Precinct connecting into Kororoit Creek within the Kororoit Precinct.

The Kororoit Precinct is located directly south of the Plumpton Precinct, between Taylors Road (to the north) and the Western Freeway (to the south). The Kororoit Precinct comprises 89 current Properties and a total of 1181 ha in area.

Kororoit Creek runs through the centre of the Precinct and is a key landscape feature of both the Precinct and the Western Growth Corridor. Kororoit Creek is also a highly significant biodiversity feature within the Precinct with a diverse range of native flora and fauna.

Both the Plumpton and Kororoit Precincts have largely been used for grazing and hobby farming, significantly reducing the quantity and quality of the native vegetation.

Summary of Stage 1 information

The Stage 1 - desktop review indicated that the Precincts and surrounding areas have predominantly been used for small scale farming consisting of agricultural and stock grazing purposes, from as early as 1850 to the present day.

Most Properties were used for grazing or limited cultivation from 1950 – 1990, with limited infrastructure observed throughout the Precincts during this time. Earthworks were observed during this period, generally associated with the development of dams and the alteration of existing watercourses. The structures present in the Precincts during this period were generally sheds, animal pens or stables, with the occasional farm house present.

From 1991 onwards, development of infrastructure largely comprising of residential and associated buildings was observed on most Properties. This infrastructure generally consisted of residential and farm buildings, including sheds, garages, water tanks, animal pens and small greenhouses on some Properties. General debris associated with residential and farming buildings also rose significantly from 1991 onwards, with most Properties in the Precincts now occupied.

Residential development of the area east of the Precincts including Caroline Springs, Taylors Hill West and Hillside occurred between 1991 and the present.

Many of the Properties within the Precincts were assessed to contain a number of land uses or activities that have the potential to have led to contamination of soil and/or groundwater. These activities are typified by:

- Earthworks/stockpiling/use of fill material;
- Buildings with unknown use;
- Aboveground/underground storage tanks (ASTs/USTs);
- General debris;
- Fuel or chemical storage;
- Potential asbestos containing materials (ACM) in buildings;
- Farming equipment;
- Commercial/industrial activities; and
- Livestock grazing or cultivation.

Stage 1 PFC ratings

Following the completion of Stage 1 each of the Properties within the Plumpton and Kororoit Precincts were given a Stage 1 PFC rating based on historical land uses and potential contamination sources identified on each Property during Stage 1.

Stage 2 Property inspections

GHD field personnel conducted initial Property inspections in the field over two (2) days (10 and 23 May 2013).

Individual Property inspections were completed on 10 Properties that were assigned a Medium or High PFC rating from the Stage 1 assessment and which GHD had identified a particular need to complete an individual inspection on. The individual Property inspections were completed on 23 May 2013, 4 June 2013 and 6 June 2013.

The initial and individual inspections identified 14 Properties where the Stage 1 PFC ratings needed to be revised either up or down, based on the information obtained during the inspections.

Based on the potential sources of contamination identified in the Stage 1 and 2 assessments, the main potential contaminants of concern and sources identified within the Precincts include:

- Petroleum Hydrocarbons (TPH) – associated with fuels (diesel, unleaded) and lubricants (oil, grease, etc.) stored and used for farm machinery, cars and trucks;
- Benzene, toluene, ethylbenzene and xylenes (BTEX) – associated with fuel use and storage;
- Polycyclic Aromatic Hydrocarbons (PAH) – associated with burning of waste, farm machinery, fuel storage and fill materials;
- Heavy metals (e.g. lead, mercury, nickel, etc.) – associated with machinery, burn piles, soil and rubble stock piles, fill material and agricultural chemicals;
- Organochlorine and organophosphate pesticides (OC/OP pesticides) – associated with agriculture, livestock and market gardens;
- Microbial and nutrient contamination – associated with septic tanks and composting;
- Phenols – associated with the use of fuels, lubricants and pesticides;
- Chlorinated Compounds – associated with the use of various chemicals, solvents and degreasers and paints/coatings; and
- Suspected Asbestos Containing Materials (ACMs).

Stage 2 PFC ratings

Following the completion of Stage 2, the Stage 1 PFC ratings were revised to reflect the information obtained during the initial and individual Property inspections. The Stage 2 PFC ratings are summarised in **Table i**.

Table i Stage 2 PFC ratings

		Number of Properties	
		Plumpton Precinct	Kororoit Precinct
Stage 2 PFC Rating	High	2	4
	Medium	42	64
	Low	11	21
Totals		55	89

Assessment Levels

GHD understands that the land use for the majority of the Properties within the Precincts will be changing from the current predominantly farming and rural housing uses, to mixed suburban residential use, with associated peripheral employment precincts and open spaces for recreational purposes.

As residential use is the most sensitive potential end use for Properties within the Precincts the PFC ratings assigned to each Property are compared to the 'Sensitive Uses' section of Table 2 of the DSE 2005 guidance. This section of Table 2 translates the PFC ratings assigned to each Property directly to the following Assessment Levels (in accordance with the DSE 2005):

- High PFC Rating = Assessment Level 'A' required;
- Medium PFC Rating = Assessment Level 'B' required; and
- Low PFC Rating = Assessment Level 'C' required.

Table ii summarises the number of each DSE 2005 assessment level appropriate for Properties within each Precinct.

Table ii DSE 2005 assessment levels

		Number of Properties	
		Plumpton Precinct	Kororoit Precinct
DSE 2005 Assessment Level	A	2	4
	B	42	64
	C	11	21
Totals		55	89

Recommendations

In light of the results of the Stage 2 PFC assessment and resulting Assessment Levels assigned to the Properties within the Precincts, GHD has assigned each Property a code indicating a level of recommended further investigation¹.

If no further investigations are completed where recommended, then the default Assessment Level requirements as detailed in the DSE 2005 guidance would apply, as below:

¹ It should be noted that the recommended further investigations may result in the PFC rating increasing, decreasing or remaining the same, dependant on the findings of the further investigations. The recommended further investigations only represent the next stage of investigation required at the Property, subsequent investigations may be required, dependant on the findings of the further investigations.

- **Assessment level 'A' properties** - An Environmental Audit Overlay (or equivalent mechanism in the Urban Growth Zone (UGZ) Schedule for the PSP area) should be applied to these Properties to ensure an environmental audit is carried out at the site prior to redevelopment to sensitive residential or associated land use²;
- **Assessment level 'B' properties** – An environmental site assessment (which may include: a detailed Property inspection (including access to locked structures) and intrusive works to assess potential contamination of soil and groundwater) should be completed on these Properties, to assess if they require the application of an EAO or not; and
- **Assessment level 'C' properties** – No further works are recommended for these Properties⁷. However, the site owner still retains a general duty under Section 12(2)(b) and Section 60(1)(a)(iii) of the Planning and Environment Act 1987.

GHD also recommends that the following further investigations be completed across the Precincts prior to development, regardless of whether further works are completed on individual Properties:

- Sampling and analysis of sediments within Kororoit Creek and its tributaries, from sampling locations located up, down and mid gradient of the Precincts to determine if accumulation and/or concentration of potential contaminants associated with the general agricultural use of the area has occurred in these channels; and
- Sampling and analysis of potential ASS from those areas classified as potentially containing '*Acid Sulfate Soils (ASS) in an inland setting*', located in the low lying areas around Kororoit Creek (swamp and lake deposits) extending onto the western edges of Kororoit Precinct Properties 28 and 32 to determine if these soils are ASS and may represent aggressive ground conditions for structures.

*This executive summary is subject to, and must be read in conjunction with, the assumptions set out in **Section 1.6** and contained throughout this report.*

² GHD understands that GAA have the ability to apply for an exemption to the DSE 2005 requirement to apply an EAO to High PFC (Assessment Level A) rated properties, provided wording is included in the UGZ schedules requiring further investigation with regard to potentially contaminated land in accordance with the recommendations of this report and Ministerial Direction No. 1. GHD understands that GAA will pursue this option at their discretion in relation to the Precincts.

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1. Introduction

1.1 Background

Growth Areas Authority (GAA) engaged GHD Pty Ltd (GHD) in April 2013 to undertake a Land Capability Assessment (LCA) for the Plumpton and Kororoit Precincts (herein referred to as Precincts), to support the Precinct Structure Plans (PSPs) for the Precincts.

The Plumpton Precinct is located to the north of Taylors Road, east of the proposed Outer Metropolitan Road (OMR) reservation, south of the Melton Highway and west of the approved Taylors Hill West PSP currently being developed and the Caroline Springs development front.

The Kororoit Precinct is located between Taylors Road (to the north) and the Western Freeway (to the south) and lies immediately adjacent to south of the Plumpton Precinct.

Both Precincts have been selected for future development as predominantly residential areas. A Precinct location and layout plan is provided as **Figure 1**.

GAA has commissioned GHD to undertake the LCA for the Precincts in accordance with requirements to address the Department of Sustainability and Environment (DSE)³, *Ministerial Direction No.1 - Potentially Contaminated Land*, Planning and Environment Act 1987 (Ministerial Direction No.1 1987).

The requirement for the LCA is driven by the need to:

“ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme, and which could be significantly adversely affected by any contamination” [Planning and Environment Act 1987; Section 12 (2) (a)].”

Further, the DSE, *Potentially Contaminated Land - General Practice Note*, 2005 (DSE 2005) requires that:

“planning authorities must satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use (designed as residential, child-care centre, pre-school centre or primary school), agriculture or public open space are, or will be, suitable for that use”.

1.2 Purpose of this report

The purpose of this report is to provide GAA, Property owners and/or relevant authorities involved with development of the PSPs for the Plumpton and Kororoit Precincts, with an LCA, limited to:

- A desktop environmental study; hydrological and geotechnical study (with limited Property inspections); and
- An assessment of potentially contaminated land, to be completed in accordance with the DSE, *Potentially Contaminated Land – General Practice Note*, June 2005, to assist with strategic planning.

This report should be used for this purpose only and is not suitable for any other uses.

³ DSE is now Department of Environmental and Primary Industries (DEPI).

1.3 Scope of work

In order to complete the LCA, GHD developed a scope of works to assess historical and present land use within the Precincts. The scope of works included:

- **Project inception meeting** - An inception meeting was held between GAA, GHD and Melton City Council (MCC) to: agree final scope and timeframes; establish communication channels; discuss GHD approach; identify other key stakeholders and discuss other items of interest.
- **Stage 1 - Desktop review** - Initial Potential for Contamination (PFC) assessment of Properties within the Precincts based on a desktop review of available current and historical information. Stage 1 tasks included:
 - Collation and assessment of data provided by GAA (including recent aerial imagery, cadastre data, council planning permit information (past 10 years), Precinct planning overlays, current ownership and Property access information);
 - Review of current and historical aerial photography records for the Precinct and surrounds where available, to assist in establishing the physical patterns of development over time;
 - Completion of a Royal Historical Society of Victoria (RHSV) search for the Precincts and immediate surrounds to assist in providing contextual information relating to the history of the Precincts;
 - Review of published soil, geology, hydrogeology conditions from publicly available data sources, including survey, mapping and other base data as available from relevant authority and agency data sets and maps;
 - Review of Environment Protection Authority (EPA) Victoria Priority Sites Register and Certificates and Statements of Environmental Audit Register; and
 - Compilation and review of known groundwater borehole locations and use as listed on the Victorian groundwater database.

The initial PFC assessment for Properties in the Precincts was completed in accordance with the DSE 2005, with the Stage 1 information collated into PFC assessment tables (**Appendix A**).

The initial PFC assessment also identified potential contamination sources and potential contaminants of concern which may not fall within the remit of DSE 2005 assessment, but which may nonetheless pose a potential contamination risk.

A 'traffic light' ranking system (**Green = Low**, **Yellow = Medium** and **Red = High**) was used in the PFC assessment tables, in conjunction with the aerial imagery and cadastre data provided by GAA, to generate a plan showing the initial risk ranking for each Property based on the Stage 1 data.

- **Stage 2 - Property inspections** - GHD undertook both initial (fence line) and individual Property inspections as follows:
 - Fence line inspections – General assessment of Properties within the Precincts from Property boundaries and publicly accessible areas only (no Properties were accessed);
 - Individual inspections – Detailed assessment of a limited number of Properties identified in the Stage 1 assessment and initial Property inspections, which GHD were granted consent by Property owners to inspect.

The Property inspections also identified potential contamination sources and potential contaminants of concern which may not fall within the remit of the DSE 2005 assessment, but which may nonetheless pose a potential contamination risk.

Following the completion of the Stage 2 – Property inspections, a revised risk ranking was completed in accordance with the DSE 2005 guidelines, and the PFC table and PFC plan were updated accordingly.

- Reporting including:
 - Copies of all relevant documentation sourced by GHD as well as key Property inspection photographs;
 - Review and interpretation of all documentation and information obtained in the Stage 1 - desktop review;
 - General discussion relating to geology, geotechnical, hydrology and hydrogeology;
 - Figures showing the planning, geological, hydrogeological, geotechnical, heritage and flood overlay information for the Precincts;
 - Figures showing the high, medium or low PFC rating in accordance with DSE 2005 for each Property;
 - PFC assessment tables showing the findings for each Property within the Precincts;
 - Recommendations for further investigation and/or application of environmental audit overlay in accordance with DSE 2005 and GHD comments on recommended actions;
 - Assumptions made and data gaps remaining (e.g. inaccessible Properties); and
 - GIS layers, which included the shape files in ArcGIS format for the aerial photographs reviewed during the desktop study and the figures provided in the report.

1.4 Applicable guidelines

The overall methodology of the study was carried out in general accordance with the following guiding documentation:

- National Environmental Protection Council (NEPC), *National Environment Protection (Assessment of Site Contamination) Measure* (NEPM), December 1999 (NEPM 1999);
- Australian and New Zealand Environmental and Conservation Council (ANZECC), *Guidelines for the Assessment and Management of Contaminated Sites*, 1992 (ANZECC 1992);
- Standards Australia, *Australian Standard AS4482.1 - Guide to the investigation and sampling of sites with potentially contaminated soil*, 2005 (AS4482.1 2005);
- EPA Victoria, *State Environment Protection Policy – Prevention and Management of Contamination of Land*, 2002 (Land SEPP);
- EPA Victoria, *State Environment Protection Policy - Groundwaters of Victoria*, 1997 and *State Environment Protection Policy (Groundwater Variation)*, 2002; and
- Victorian Department of Sustainability and Environment (DSE), *Potentially Contaminated Land - General Practice Note*, 2005 (DSE 2005).

1.5 Limitations

*This report has been prepared by GHD for Growth Areas Authority and may only be used and relied on by Growth Areas Authority for the purpose agreed between GHD and the Growth Areas Authority as set out in **Section 1.2** of this report.*

GHD otherwise disclaims responsibility to any person other than Growth Areas Authority arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

*The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described throughout this report and in **Section 1.6** of this report. GHD disclaims liability arising from any of the assumptions being incorrect.*

GHD has prepared this report on the basis of information provided by Growth Areas Authority and others who provided information to GHD (including the Melton City Council and Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

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1.6 Assumptions

GHD notes that the information provided in this report and in the accompanying GIS database are based on the following assumptions and limitations:

- GAA has informed GHD that they do not have access to and/or are not aware of any previous contamination studies completed on Properties in either Precinct. Therefore no review of previous reports was conducted as part of this LCA;
- GHD has assumed that all data provided by GAA and Melton City Council is accurate and obtained with appropriate licensing including: current land owner information; DSE, aerial imagery; spatial data including Precinct and Property boundaries; and council planning permits data;
- As discussed and agreed with GAA during the pre-inspection meeting, in light of the predominating land use for the Precincts (farming) and the lack of historical development in the area, GHD made the decision not to obtain historical title information for Properties within the Precincts. This is because the review of available aerial imagery provided sufficient information to assess the historical Property uses and the title information often provides very limited useful information for a Phase 1 assessment. Indeed it can actually be misleading as it only shows information relating to the land owners profession, not the activities completed on the Property itself;

- Where no access was gained to a Property (or it was not possible to see onto it) and/or the presence of potentially contaminating activities could not be excluded, a Medium PFC rating has been applied as a conservative approach. This approach was adopted as structures on Properties used for farming purposes are considered to have the potential for fuel or minor chemical storage, unless evidence was obtained to prove otherwise; and
- The final PFC rating and resulting DSE 2005 Assessment Level are based on GHD's interpretation and assessment of all of the data reviewed for each Property, and on the conservative assumption that all Properties will be used for sensitive use (residential) in the future.

2. Stage 1 – desktop review

2.1 Site characterisation

2.1.1 Site location and description

The two (2) Precincts consist of an area of land totalling 2196 ha located in the Melton City Council municipality, located approximately 25 km northwest of Melbourne.

The Plumpton Precinct is located to the north of Taylors Road, east of the proposed Outer Metropolitan Road (OMR) reservation, south of the Melton Highway and west of the approved Taylors Hill West PSP and the Caroline Springs development front.

The Plumpton Precinct comprises 55 current Properties (numbered 1- 55 according to the Precinct Structure Plan property numbering system provided to GHD by GAA) and a total of 1015 ha in area, with 107 ha identified for development as employment development areas and the majority of the remainder as residential development areas. The Plumpton Precinct has projected yield of 9500 lots and population forecast of 25 500 people.

The Plumpton Precinct also encompasses the historic Beattys Road alignment, a key route to the Ballarat goldfields, which runs diagonally through the Precinct from the Melton Highway to Taylors Road.

The Plumpton Precinct has largely been used for grazing and hobby farming, significantly reducing the quantity and quality of the native vegetation. Significant areas of native grasses and ephemeral wetlands remain scattered throughout the Precinct. There is also a defined north-south waterway running through the Precinct connecting into Kororoit Creek within the Kororoit Precinct. This waterway is one of the key tributaries of Kororoit Creek and may have some heritage and hydrological value.

The Kororoit Precinct is located directly south of the Plumpton Precinct, between Taylors Road (to the north) and the Western Freeway (to the south). The Kororoit Precinct comprises 89 current Properties (numbered 1- 89 according to the Precinct Structure Plan property numbering system provided to GHD by GAA) and a total of 1181 ha in area. The Kororoit Precinct has a projected yield of 8600 lots and population forecast of 24 000 people.

Kororoit Creek runs through the centre of the Precinct and is a key landscape feature of both the Precinct and the Western Growth Corridor. This corridor will connect the future communities of this area to a regional open space and movement network. The GCP also proposes to anchor a new regional park off the creek corridor, which will serve the wider western growth area.

Kororoit Creek is also a highly significant biodiversity feature within the Precinct with a diverse range of native flora and fauna. The creek corridor has been identified as a key Growling Grass Frog habitat and this has been reflected in the current Biodiversity Conservation Strategy (BCS)⁴.

Both Precincts are currently used for mixed agricultural use, with paddocks used for grazing and cultivation, and farm buildings/homesteads with associated infrastructure.

A Precinct Location and Layout Plan, showing Property numbers is provided as **Figure 1**.

⁴ GHD understands from GAA that this document has now received Commonwealth approval.

2.1.2 Planning scheme zones

The majority of the land comprising both of the Precincts is currently zoned as Urban Growth Zone (UGZ).

The Plumpton Precinct contains areas zoned as Urban Floodway Zone (UFZ) along the paths of tributaries of Kororoit Creek and a long strip of land zoned for Farming (FZ), running north to south along the eastern boundary of the Precinct, beneath electrical transmission towers.

The Kororoit Precinct contains an area of UFZ and Rural Conservation (RCZ) along the path of Kororoit Creek and its tributaries. A strip of FZ land is present along the boundary of Properties 67 and 68 in the north eastern part of the Precinct (a continuation of the FZ area in the Plumpton Precinct). The Kororoit Precinct also contains a significant area which has been zoned as Rural Conservation Zone (RCZ) in the south eastern corner of the Precinct (covering Properties 71-77 and 79-89) and areas zoned for Public and Park Recreation Zone (PPRZ) on Properties 29, 70 and 78.

The area to the north of the Plumpton Precinct, beyond the Melton Highway (Road Category 1 Zone – RDZ1) is zoned as Green Wedge (GWZ). The area to the east of the Precincts is zoned as UGZ and Residential 1 Zone (R1Z). The area to the south of the Kororoit Precinct, beyond the Western Freeway (RDZ1) is zoned as UGZ and FZ. The area to the west of the Precincts is zoned as UGZ, RCZ in areas around Kororoit Creek and low lying wetland areas, and FZ to the north west.

Figure 2 shows the Planning Zones for the both of the Precincts and surrounding areas.

2.1.3 Planning scheme overlays

A review of the current planning scheme overlays for the Precincts indicated that Properties along the western boundary of both Precincts and along the southern boundary of the Kororoit Precinct are subject to a Public Acquisition overlay.

Areas along Kororoit Creek and in the south east and south west corner of the Kororoit Precinct are subject to an Environmental Significance overlay.

Kororoit Precinct Properties 3, 10, 14 and 16 are also subject to a Heritage overlay.

An area along a waterway in the north west of the Plumpton Precinct (running through Properties 12, 13, 14 and 15) is also covered by a Land Subject to Inundation overlay.

Gas transmission pipelines easements were recorded in:

- Plumpton Precinct Properties: 23, 25, 26, 27, 28, 45, 46, 47, 49, 50, 51, 53, 54 and 55; and
- Kororoit Precinct properties: 7, 8, 9, 14, 28, 30, 31, 32, 35, 37, 38, 40, 41, 43, 44, 48, 49, 50, 51, 55, 56, 57, 58, 59, 60, 61, 63, 65, 66, 67, 68, 71, 72, 73, 75, 79, 84, 86 and 87.

The areas surrounding the Precincts are subject to a number of overlays, including: Development Contributions Plan, Environmental Significance, Heritage, Incorporated Plan, Land Subject to Inundation and Public Acquisition overlays.

The planning scheme overlay information for the Precincts and surrounding areas are shown in **Figure 3**, including gas pipeline easements, which indicate where gas infrastructure throughout the Precincts is located.

2.2 Geology

The Geological Survey of Victoria, 1:63,360 Scale, *Sunbury Geological Map Sheet, Zone 55*, 1973 and the Victorian Department of Primary Industries (DPI)⁵, GeoVic website indicated that majority of the Precinct is underlain by the Quaternary aged Newer Volcanic Group, composed of lava flows: tholeiitic to minor alkaline and basanitic lavas. Swamp and lake deposits were also present in a small area of Properties 28 and 32 along the western boundary of the Kororoit Precinct.

The Newer Volcanics unit is underlain by interbedded shale and greywacke, with minor grit horizons. **Table 1** below summarises the geological stratigraphy beneath the Precincts.

Figure 4 shows the geology underlying the Precincts and surrounding areas.

Table 1 Precinct stratigraphy

Period	Sub-Period	Formation	Description
Quaternary	Holocene	Newer Volcanics	Igneous, extrusive; tholeiitic and minor alkaline basalts, coarsely vesicular with minor interbedded silty sand and baked soils.
Ordovician	Upper		Interbedded shale and greywacke, minor grit horizons.

2.2.1 Acid sulfate soils

The review of available geological information on the DPI GeoVic website also identified that there is an area classified as potentially containing '*Acid Sulfate Soils (ASS) in an inland setting*' located along the western boundary of the Kororoit Precinct associated with the low lying areas around Kororoit Creek (swamp and lake deposits). This area extends onto the western edges of Kororoit Precinct Properties 28 and 32 and indicates the potential for ASS to be present on these Properties. The distribution of ASS in the Precincts and surrounding area is shown in **Figure 5**.

2.3 Geotechnical

2.3.1 Regional geology

The Geological Survey of Victoria Sunbury map sheet (1:63,360 scale) indicates that the majority of the Precincts are underlain by the Quaternary Newer Volcanics unit, with minor colluvial and paludal deposits. The colluvium, which consists of silt, sand and gravel, is generally confined to the edges of localised waterways which cross through the Precincts, in particular Kororoit Creek in the Kororoit Precinct. Minor pockets of alluvium, consisting of silt and clay, are also indicated as being present within the Kororoit Precinct.

The Newer Volcanics

The Newer Volcanics unit consists of extrusive igneous basaltic rock which covers a large area of south-western Victoria extending from Melbourne to the South Australian border. The lava flows generally range from 0.5 metres to 10 m thick, with most being no greater than 5 m thick. Multiple overlapping flows often occur, and weathered soil horizons can be present between successive flows.

Volcanic activity during the Quaternary period produced both lava and pyroclastic (scoria) products. The basalt is usually dark bluish grey to black when fresh, and display a variable degree of vesicularity. Scoria zone where present are usually reddish brown. The developments

⁵ DPI is now the Department of Transport, Planning and Local Infrastructure (DTPLI).

of joints, as well as infilled, extremely weathered and crushed seams and zones within the rock mass are common. Joints are primarily developed during the cooling of the lava flows; with an orientation dominantly sub-vertical and sub-horizontal.

The Newer Volcanics weather (decompose) in a variety of different ways, with all the minerals eventually converting to clay and iron oxides. Since there is no quartz in the original rock fabric the final weathering product is often a base rich, grey to grey-brown, heavy soil of high plasticity. 'Floaters' of basalt occasionally occur in the weathered clay. Another feature of basaltic soils is the development of calcareous nodules, which have been precipitated at various parts of the profile.

Typical geotechnical properties and characteristics of the Newer Volcanics are summarised in **Table 2**.

Table 2 Properties and characteristics of the quaternary newer volcanics

Property / Characteristic	Description
Physical Properties	Hard olivine basalt, dense, vesicular and amygdaloidal.
Thickness	Generally 0.5 m – 10.0 m thick, with most flows no greater than 5 m thick.
Weathering	Relatively immature. In many areas the weathered clay veneer is only 1.0 m – 3.0 m thick and contains many floaters. Weathering can be highly variable but generally fresh to slightly weathered.
Soil	Generally described as high plasticity basaltic clay. Clay contains a high proportion of active clay minerals, which results in a high propensity to swell and shrink with changes in moisture content.
Structure	Moderately jointed at variable intensity. This jointing is primarily as a result of shrinkage due to cooling, thus is developed to varying degrees within individual flows. Thin flows generally display blocky jointing whereas thicker flows show columnar jointing. In both cases dominant joint orientations are sub-vertical and sub-horizontal. Joints are mostly planar and rough, either clean or clay lined.
Permeability	The flows can form a laterally extensive, regional, fractured rock water table system. Hydraulic Conductivity (K): 1.0 m/d to 35.0 m/d, median 8.0 m/d ⁽¹⁾
Engineering Properties	Strength Range (UCS): 1.0 MPa – 250.0 MPa, median 50.0 MPa ⁽¹⁾
Geotechnical Implications	Highly variable surface level; Presence of floaters in upper soil profile; High strength.
Notes	
¹ Source – Peck (1992)	

2.3.2 Expected site conditions

The GeoVic web mapping application identified eleven historical borehole records containing lithological data within the Precincts.

The subsurface profiles indicated by the historical logs are generally consistent across the Precincts and indicate a subsurface profile consisting of highly reactive clay soils overlying shallow basalt bedrock. Bedrock was recorded by the historic boreholes as occurring between 0.46 m depth and 3.66 m depth, with the vast majority striking bedrock within 1.0 m of ground surface level.

Observations of weathered clay seams within the basalt rock were frequently described in the historic borehole logs. These clay layers were generally recorded as red in colour and were up to 6 meters in thickness.

In boreholes where the basalt flows were fully penetrated, sands and sedimentary rock were recorded underlying the Newer Volcanics. The base of the Newer Volcanics basalt unit was recorded to be between 60 and 78 meters depth.

Basalt core-stones, or floaters, were recorded as being present within the uppermost shallow residual clay soil layer in many instances.

The uppermost residual clay soil layer can be expected to be expansive (highly reactive) with respect to shallow foundation performance (i.e. typically Class H1 or H2, AS2870).

2.4 Hydrology

The Precincts are located in an area that includes generally north-south oriented, low ridges associated with tributaries of Kororoit Creek, and Kororoit Creek itself which runs west-east through the centre of the Kororoit Precinct. The surface elevation of these small ridges ranges from 100 – 130 m Above Height Datum (mAHD) in the Plumpton Precinct and 80 – 100 mAHD in the Kororoit Precinct. Low lying areas associated with these watercourses, swamps and wetland areas throughout the Precincts, are prone to flooding. Some of these low lying areas are listed as being at risk of flooding by the Melton City Council Planning Scheme (hence the planning zones and overlays relating to inundation listed in **Section 2.1.2** and **2.1.3** and presented in **Figure 2** and **Figure 3**).

The surface water bodies present in the Precincts include Kororoit Creek (which runs through the centre of the Kororoit Precinct) and a number of smaller unnamed water courses running through the Precincts, which are tributaries of Kororoit Creek. The presence of these surface water courses suggests that shallow groundwater beneath the Precincts is likely to flow in a southerly direction, toward Kororoit Creek and then in a south to south easterly direction toward the Bay. Typically, shallow groundwater flow and local drainage patterns follow surface topography, with local drainage patterns and flows from higher elevations towards lower elevations.

The topography and surface hydrology in the Precincts and surrounding area is shown in **Figure 6**.

2.5 Hydrogeology

2.5.1 Aquifer

Data obtained from the Department of Sustainability and Environment, *Visualising Victoria's Groundwater* map, indicated that the estimated depth to groundwater in the area of the Precincts ranges from 5.0 – 10.0 m below ground level (mbgl).

The Department of Sustainability and Environment Victorian *Water Resources Map* indicated that the regional aquifer beneath the Precincts comprises fractured basalt rock of the Newer Volcanics, consisting of basalt and scoria.

2.5.2 Salinity

The regional groundwater salinity range is listed as varying widely between 1000 and 35,000 mg/L for the Precincts.

Groundwater salinity in the Plumpton Precinct ranges from approximately 35,000 mg/L in the north east corner, to approximately 7000 mg/L in the south west corner.

Groundwater salinity in the Kororoit Precinct ranges from approximately 7000 mg/L in the north east corner, to approximately 1000 mg/L in the south west corner.

The regional groundwater salinity in the Precincts and surrounding areas is shown in **Figure 7**.

2.5.3 Registered groundwater bores

GHD conducted a search of the Victorian Groundwater Database for registered groundwater bores within a 1.0 km radius of the perimeter of the Precincts. The registered groundwater bores in the Precincts and surrounding areas are shown in **Figure 8**.

The database search identified the presence of a total of 112 registered bores within the search radius, 45 of which were within the Precincts. These bores are summarised in **Table 3**.

Table 3 Registered groundwater bores within the precincts

Type	Number of Bores	
	Plumpton Precinct	Kororoit Precinct
Domestic and Stock	6	18
Domestic	2	3
Stock	0	1
Non Groundwater	2	6
Unknown	1	6
Totals	11	34

The remaining 67 registered bores outside of the Precinct included:

- 34 bores registered for domestic and stock purposes;
- Nine (9) bores listed for domestic purposes;
- Eight (8) bores listed for stock purposes;
- One (1) bore listed for irrigation purposes;
- Two (2) bores listed for non-groundwater purposes;
- One (1) bore listed for industrial purposes; and
- 12 bores listed for unknown purposes.

The registered bores within 1 km of the study area were listed as being between 1.67 m and 115.82 m deep, with most wells approximately 39 m deep. The varying depths of the bores suggests that groundwater in the Precincts may be present in both shallow (0 – 10 m deep) and deeper (>10 m deep) aquifers.

The regional salinity range falls within Segments B to D of the Victorian State Environment Protection Policy, *Groundwaters of Victoria*, 1997 (Groundwater SEPP). A conservative approach has been applied to the selection of the relevant Segment for the Precincts, given that the registered wells did not provide TDS information and GHD has not undertaken any intrusive investigation as part of the scope. Therefore the groundwater within the Precincts has been assessed to fall within Segment B.

The protected beneficial uses for groundwater within Segment B are shown in **Table 4**.

Table 4 Protected beneficial uses of groundwater

Beneficial Uses	Segments (mg/L TDS)				
	A1 (0-500)	A2 (501-1000)	B (1001-3500)	C (3501-13,000)	D (>13,000)
Maintenance of ecosystems	✓	✓	✓	✓	✓
Potable water supply:					
• Desirable	✓				
• Acceptable		✓			
Potable mineral water supply	✓	✓	✓		
Agriculture, parks & gardens	✓	✓	✓		
Stock watering	✓	✓	✓	✓	
Industrial water use	✓	✓	✓	✓	✓
Primary contact recreation (e.g. Bathing, swimming)	✓	✓	✓	✓	
Buildings and structures	✓	✓	✓	✓	✓

EPA Victoria may determine that these beneficial uses do not apply to groundwater where:

- There is insufficient yield;
- The background level of a water quality indicator other than TDS precludes a beneficial use;
- The soil characteristics preclude a beneficial use; or
- A groundwater quality restricted use zone has been declared.

2.6 Site history

GHD completed a review of historical data for the Properties located within the Plumpton and Kororoit Precincts, which included the following:

- Current and historical aerial photographs;
- Current title ownership information;
- Royal Historical Society Victoria records;
- EPA Victoria records, including Priority Sites Register and Certificates and Statements of Environmental Audit Register; and
- Melton City Council planning permits data.

GHD understands that the Properties within the Precincts have historically been used for hobby farming, and agricultural and stock grazing purposes.

The following sections outline the results of the review of current and historical data completed by GHD for the Precincts.

2.6.1 Historical aerial photograph review

Nine (9) sets of historical aerial photographs, dating from 1951 to 2013, were reviewed for the Precincts. Aerial photographs from 1951, 1960, 1968, 1979, 1991 and 2001 were reviewed for both Precincts. Additional aerial photographs from 1994 and 2013 were reviewed for Plumpton and photographs from 2012 for Kororoit.

The photographs from 1947 to 1991 were obtained from the Department of Sustainability and Environment, Aerial Photography Register, Victorian Records Office. The Most recent imagery from 1994, 2001 and 2013 was supplied to GHD by GAA, with the exception of the 2012 imagery, sourced from Google Earth Pro 2013.

Copies of the aerial images reviewed as part of the Stage 1 assessment are provided in **Appendix B**, and a detailed review of historical aerial imagery is provided in the PFC assessment tables for each Precinct in **Appendix A**. A summary of the key findings is included below.

Summary of historical aerial photograph review

The Properties within the Precincts have predominantly been used for farming (grazing and limited cultivation) since the first available aerial imagery from 1951 – 1990, with limited infrastructure observed throughout the Precincts during this time. Earthworks were observed during this period, generally associated with the development of dams and the alteration of existing watercourses. The level of native vegetation remaining in the Precincts was reduced over this period as remnant vegetation was cleared for agricultural and grazing land. The infrastructure present in the Precincts during this period generally comprised of sheds, animal pens or stables, with occasional farm houses present.

From 1991 onwards a greater level of development was noted on the Properties within the Precincts. This generally consisted of residential and farm buildings, including sheds, garages, water tanks, animal pens and small greenhouses on some Properties. This development was often associated with minor earthworks and cultivation in conjunction with continued grazing. General debris associated with residential and farming buildings also rose significantly from 1991 onwards, with most Properties in the Precincts now occupied.

Infrastructure present on Properties within the Precincts increased significantly from 2001 till the present, with almost all residential Properties building new water tanks, sheds and garages. Shipping containers were also increasingly used for storage on Properties within the Precincts. The presence of general debris including, vehicles, drums, scrap metal and wood increased markedly during this period as a result of more properties being occupied (the aerial increased quality of aerial images from 2001 onward also allows these items to be seen more clearly in these images).

Large-scale earthworks and developments which occurred in and around the Precincts from 1951-2013 included the following:

- Electrical transmission towers (pylons) were visible running roughly north–south along the eastern boundary of the Plumpton Precinct and through the eastern portion of the Kororoit Precinct (through Properties 67, 68, 75 and 86) from 1991 to present;
- Residential development of the area east of the Precincts including Caroline Springs, Taylors Hill West and Hillside occurred between 1991 and present; and

- Two (2) gas ‘city gates’ were developed on Properties 50 and 51 sometime between 2001 and 2013 (most likely at the end of this period). The gas ‘city gates’ were associated with a transmission pressure gas pipeline⁶, extending north-south through the Precincts from Melton Highway to the Western Freeway. The transmission pressure gas pipeline infrastructure was developed sometime between 1979 and 2012, with linear earthworks observed on Properties 63, 65, 66, 71, 72, 73 and 84 in the Kororoit Precinct in aerial images reviewed from 1979, 2001 and 2012. Transmission pressure gas pipeline signage was also observed during field inspections on Property 28 in the Plumpton Precinct and Properties 63 and 84 in the Kororoit Precinct.

2.6.2 Current title information

GAA provided GHD with the current title information for the Properties within both Precincts, where available. The current title information was obtained from the Victorian Lands Title Office, Melbourne and Melton City Council.

During the review of the current title information it was noted that some Properties were owned by private companies, land developers, local government, government departments and local community and religious groups, including; Plumpton – Properties 10, 11, 12, 13, 14, 15, 16, 19, 21, 22, 24, 25, 26, 28, 35, 48, 50, 51 and 52 (MCC); and Kororoit – Properties 3, 20, 29 (Department of Natural Resources and Environment), 31, 32, 33, 34, 35, 36, 37, 39, 40, 43, 53, 59, 67, 68, 69, 87, 88 and 89.

The Properties which were owned by companies that were considered to be associated with potentially contaminating activities are listed below and included in the Plumpton Precinct PFC assessment table provided in **Appendix A**.

- **Plumpton Precinct**
 - Property 25 – Timberite Building Supplies
 - Property 50 – APA GasNet
 - Property 51 – SP AusNet (SPI Networks)

2.6.3 Council planning data

GAA provided GHD with Council planning permit data for the past 10 years from MCC. This information identified planning permits that have been submitted to council for both precincts. The planning permit data identified the following information in relation to activities that have the potential to have led to contamination of soil and/or groundwater:

- A number of planning submissions for landfills were refused (Property 31 in the Plumpton Precinct and Properties 4 and 68 in the Kororoit Precinct);
- A number of planning submissions for animal boarding were approved (Properties 5 and 10 in the Kororoit Precinct);
- A planning submission for the use of shipping containers was refused (Property 25 in the Kororoit Precinct);
- A planning submission for a telecommunications facility was approved (Property 74 in the Kororoit Precinct); and
- A planning submission for earthworks involving clean fill was not determined (Property 82 in the Kororoit Precinct).

⁶ **Figure 3** shows the gas pipeline alignments and easements in the Precincts and surrounding areas. This information was provided to GHD by GAA.

The planning permits listed above that were approved are also summarised in the PFC assessment tables for each Precinct in **Appendix A**.

2.6.4 Royal Historical Society of Victoria search

GHD requested a search of available information be completed for the Precincts by The Royal Historical Society Victoria (RHSV).

In their response RHSV provided the following general information on the Precincts.

- The Precincts are located within the City of Melton (previously the shire of Melton);
- According to Google Earth the Precincts have undergone minor changes between 2000 and 2013;
- The Kororoit Precinct was formerly part of the parish of Kororoit, established by 1919 and potentially as early as 1850. The parish of Kororoit was known as a potato growing district and was subdivided prior to 1987;
- According to the Victorian Municipal directory, by 1992 a township had been established in Kororoit consisting of approximately 1000 people, including, but not limited to, several schools, banks and churches; a police station; a post office; a fire brigade; various sports clubs and societies, and a butter factory. This township is not located within the Precincts;
- Plumpton is a relatively new suburb dating from the late 1990s. The area contained various estates, with at least one (1) used for sheep farming; and
- A Property within Plumpton along Beattys Road has been burnt out three (3) times by grassfires since 1853 and contains remains of artefacts from Aboriginal settlement in the area (no further information was provided to clarify which Property this was referring to).

A copy of the RHSV letter is provided in **Appendix C**.

2.6.5 EPA Victoria priority sites register search

Priority Sites are sites for which EPA Victoria 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 ('the Act'). Typically these are sites where pollution of land and/or groundwater presents an unacceptable risk to human health or to the environment.

GHD conducted a search of the Register on 13 June 2013. The search identified that none of the Properties within the Precincts, and only one (1) site within a 1.5 km radius of the Precincts, had been listed on the Register.

The site listed on the register is located at 627 Plumpton Road, Plumpton, opposite the northern boundary of the Plumpton Precinct, across Melton Highway and opposite Property 15. This site is listed on the register twice (references 0090000300 & 0090003861), due to solid inert waste being dumped at the site, which requires assessment and/or clean up.

This priority site is not considered likely to affect the contamination status of adjoining Properties within the Plumpton Precinct due to the inert nature of solid waste material on the priority site, which is unlikely to impact groundwater that could migrate into the Precincts.

A copy of the relevant extract of the EPA Victoria Priority Site Register search is included in **Appendix D**. EPA Victoria priority sites and audit sites within the general vicinity of the Precincts are shown in **Figure 9**.

2.6.6 Statements and certificates of environmental audit search

Statements and certificates of environmental audits are issued after a statutory environmental audit has been conducted on a property, under Part IXD of the Environmental Protection Act 1970.

GHD conducted a search of the list of Issued Certificates and Statements of Environmental Audit on 13 June 2013. The search identified that none of the Properties within the Precincts, and only one (1) site within 1.5 km of the Precincts had been issued with either a Certificate or Statement of Environmental Audit.

The audit site listed on the EPA Victoria list, is a former Mobil service station located approximately 1.2 km west of the south west corner of the Kororoit Precinct, at 1997 Western Highway, Rockbank. The Statement of Environmental Audit was prepared by Peraco Environmental Services Pty Ltd in December 2010 (CARMS No. 53288-1). This audit report concluded that groundwater was present at approximately 7.5 mbgl, with groundwater flowing in an easterly direction. The audit noted that groundwater beneath this site and surrounding the sites had been polluted with petroleum hydrocarbons. However, due to the distance of this site from the Kororoit Precinct boundary, approximately 1.2 km, and the estimated seepage velocity of 1-15 m/year, it is considered unlikely that groundwater contamination at the site would affect the contamination status of groundwater beneath the Precincts.

2.6.7 Previous environmental assessments

At the time of writing this report GHD and GAA were not aware of any previous environmental assessments or reports pertaining to Properties within the Precincts, or those immediately adjacent to it.

2.7 Summary of Stage 1 information

The results obtained from the Stage 1 - desktop review indicate that the Precincts and surrounding areas have predominantly been used for small scale farming consisting of agricultural and stock grazing purposes, from as early as 1850 to the present day.

Aerial imagery indicated that most Properties were used for grazing or limited cultivation from 1950 – 1990, with limited infrastructure observed throughout the Precincts during this time. Earthworks were observed during this period, generally associated with the development of dams and the alteration of existing watercourses. The structures present in the Precincts during this period were generally sheds, animal pens or stables, with the occasional farm house present.

From 1991 onwards, development of infrastructure largely comprising of residential and associated buildings was observed on most Properties. This infrastructure generally consisted of residential and farm buildings, including sheds, garages, water tanks, animal pens and small greenhouses on some Properties. General debris associated with residential and farming buildings also rose significantly from 1991 onwards, with most Properties in the Precincts now occupied. The general debris included (but was not limited to): vehicles, shipping containers, drums, scrap metal and wood.

Residential development of the area east of the Precincts including Caroline Springs, Taylors Hill West and Hillside occurred between 1991 and the present.

Earthworks associated with the transmission pressure gas pipeline which runs through the Precincts (extending north-south from Melton Highway to the Western Freeway) were noted in the 1979, 2001 and 2012 Kororoit aerial imagery (see **Figure 3** for location of gas pipeline). The works associated with this pipeline were undertaken over a number of years and may have involved multiple stages of work. The gas 'city gates' on Properties 50 and 51 in the Plumpton

Precinct are linked with this pipeline, which runs through Properties 23, 28, 49, 50 and 51 in the Plumpton Precinct, and through Properties 63, 65, 66, 71, 72, 73 and 84 in the Kororoit Precinct. The earthworks associated with this pipeline would not generally be considered to be a significant potential source of contamination as these trenches are typically backfilled with trench sands and gravels. However considering the works took place over a number of years and stages, there is some uncertainty over the backfilling practices used, consequently these Properties may contain potentially contaminated fill material.

The current titles reviewed identified a number of Properties within the Plumpton Precinct owned by private companies which are considered to be associated with potential contamination sources, such as; Property 25 – Timberite Building Supplies; Property 50 – APA GasNet; and Property 51 – SP AusNet (SPI Networks).

The planning permit data identified a number of activities within the Kororoit Precinct that have the potential to have led to contamination of soil and/or groundwater, including approved planning submissions for animal boarding (Properties 5 and 10) and a telecommunications facility (Property 74).

The searches conducted by the RHSV and those conducted by GHD on the EPA Victoria records identified no activities in the Precincts that GHD would consider to have the potential to be significant contaminating activities.

Many of the Properties within the Precincts were assessed to contain a number of land uses or activities that have the potential to have led to contamination of soil and/or groundwater. These activities are typified by:

- Earthworks/stockpiling/use of fill material;
- Buildings with unknown use;
- Aboveground/underground storage tanks (ASTs/USTs);
- General debris;
- Fuel or chemical storage;
- Potential asbestos containing materials (ACM) in buildings;
- Farming equipment;
- Commercial/industrial activities; and
- Livestock grazing or cultivation.

These land uses were largely identified during the aerial photograph review.

2.8 Stage 1 PFC ratings

Following the completion of Stage 1 each of the Properties within the Plumpton and Kororoit Precincts were given a Stage 1 PFC rating, as shown in **Figure 10**, based on historical land uses and potential contamination sources identified on each Property during Stage 1. The Stage 1 PFC ratings are summarised in **Table 5**.

Table 5 Stage 1 PFC ratings

		Number of Properties	
		Plumpton Precinct	Kororoit Precinct
Stage 1 PFC Rating	High	4	2
	Medium	44	69
	Low	7	18
Totals		55	89

Those Properties assessed to have a High PFC rating from the Stage 1 assessment have been summarised in **Table 6**.

Table 6 Stage 1 High PFC rated properties

Property No.	Stage 1 PFC Rating	Potentially contaminating activities
Plumpton Precinct		
25	High	Property owned by Timberite Buildings Supplies Pty Ltd. Potential production and treatment of timber.
32	High	Property contains a UST with unknown use. Potential fuel storage.
50	High	Property owned by APA GasNet. Contains gas 'city gate' infrastructure and potential ASTs.
51	High	Property owned by SP AusNet (SPI Networks). Contains gas 'city gate' infrastructure and potential ASTs.
Kororoit Precinct		
60	High	Property contains a large amount of debris strewn across the Property, resembling a scrap yard. The debris includes vehicles and scrap metal.
82	High	Property contains a large amount of debris strewn across the Property, resembling a scrap yard. The debris includes sheds, soil stockpiles, vehicles, trucks and scrap metal.

In light of the above information, these six (6) Properties were identified as requiring a more detailed inspection during the Property inspections to be completed in Stage 2 of the assessment.

The detailed information reviewed during Stage 1 pertaining to individual Properties land use within the Precincts is summarised in the PFC tables for each Precinct in **Appendix A**.

3. Stage 2 – Property inspections

3.1 Initial property inspections

GHD field personnel conducted initial Property inspections in the field over two (2) days (10 and 23 May 2013). These initial inspections comprised fence line inspections undertaken from publicly accessible areas (roadways, paths, etc.) in order to identify potential contamination, potentially contaminating activities and to confirm land uses identified as potentially contaminating during the Stage 1 - desktop review.

GHD was unable to inspect any part of the following nine (9) Properties from publicly accessible areas in order to complete initial Property inspections, due to restricted views (e.g. hedgerows, high perimeter fences, etc.):

- **Plumpton Precinct**
 - Properties 19, 23 and 38; and
- **Kororoit Precinct]**
 - Properties 3, 6, 13, 14, 19 and 54.

All other Properties were able to be inspected from publicly accessible areas in order to conduct the initial Property inspections. However, due to the restrictions of inspecting the majority of Properties only from publicly accessible areas, there were areas of most Properties which could not be directly seen (e.g. interior of sheds, fenced compounds, etc.), even using binoculars. Information regarding areas of Properties could not be seen during the inspections is provided in the PFC tables for each Precinct in **Appendix A**.

3.2 Individual property inspections

Following the completion of the initial fence line inspections, a number of Properties were identified where either areas of particular interest were noted, it was unclear which PFC rating was applicable and/or restricted views were noted.

These Properties were selected for individual inspection because they were initially assigned a Medium or High PFC rating, and it was considered that there was potential for revision of the initial PFC rating applied to the Property following a more detailed individual Property inspection.

A total of 20 Properties were selected by GHD for more detailed individual Property inspections, including a walkover of the Property.

GAA had sent out communications to all Property owners within the Plumpton and Kororoit Precincts prior to the commencement of the LCA works to gain authorisation for individual Property inspections and to collect appropriate contact details to arrange these inspections at a later date. However, the initial responses left several Properties with no response received. In light of this an additional communication was sent out by GAA via mail, prior to commencement of the individual Property inspections, to those Property owners specifically relating to the 20 Properties identified by GHD.

Following issue of the initial and follow up communications by GAA, GHD was granted access to only 10 of the 20 Properties selected for individual Property inspections, as follows:

- **Plumpton Precinct**
 - Properties 4, 6, 25, 28, 32 and 43; and
- **Kororoit Precinct**
 - Properties 9, 17, 35 and 44.

GHD was denied access by Property owners to the following seven (7) Properties which were selected for individual Property inspections:

- **Plumpton Precinct**
 - Properties 2 and 47; and
- **Kororoit Precinct**
 - Properties 14, 16, 64, 77 and 82.

GHD was unable to contact Property owners in order to arrange access at the following three (3) Properties which were selected for individual Property inspections:

- **Kororoit Precinct**
 - Properties 59, 60 and 73.

The individual Property inspections were completed for the 10 Properties where access was granted to GHD on 23 May 2013, 4 June 2013 and 6 June 2013.

The individual Property inspections were completed by GHD field personnel accompanied by the Property owner or tenant (where possible), and involved:

- A Property inspection walkover;
- Brief interviews with the Property owner/tenant in relation to historical and current land use (if owner/tenant present);
- Taking photographs; and
- Compiling field notes capturing information regarding potentially contaminating activities.

It should be noted that due to access and time constraints, the individual Property inspection for Property 28 (Plumpton Precinct) was conducted without the attendance of the Property owners, and therefore GHD staff were unable to access all areas of the Property or interview the Property owners (they were unable to attend the Property on the day of the inspection).

In addition, inspections were focussed on the main areas of concern noted for each Property; hence not all areas of those Properties which were accessed were inspected where the PFC rating was considered to be Low (i.e. paddocks used for grazing).

3.3 Stage 2 PFC ratings

The Property inspections (initial and individual) were undertaken to assess the current status of the Properties within the Plumpton and Kororoit Precincts and to assess if the PFC ratings applied based on the Stage 1 assessment remained applicable, or whether they needed to be revised in light of changes to land use noted following inspection.

Photographs and field notes were taken during both the initial and individual Property inspections, where land uses or activities with the potential to have led to contamination of soil and/or groundwater were noted. If the existing conditions at the Properties inspected were in line with that interpreted from the most recent aerial photo review, and no additional information was available, then inspection notes and/or photographs may not have been required.

Copies of key Property inspection photographs are provided in **Appendix E** and Property inspection details are provided in the PFC assessment tables for each Precinct in **Appendix A**. The Stage 2 PFC ratings are summarised in **Table 7**.

Table 7 Stage 2 PFC ratings

		Number of Properties	
		Plumpton Precinct	Kororoit Precinct
Stage 2 PFC Rating	High	2	4
	Medium	42	64
	Low	11	21
Totals		55	89

Based on the potential sources of contamination identified in the Stage 1 and 2 assessments and as summarised in the PFC assessment tables for each Precinct in **Appendix A**, the main potential contaminants of concern and sources identified within the Precincts include:

- Petroleum Hydrocarbons (TPH) – associated with fuels (diesel, unleaded) and lubricants (oil, grease, etc.) stored and used for farm machinery, cars and trucks;
- Benzene, toluene, ethylbenzene and xylenes (BTEX) – associated with fuel use and storage;
- Polycyclic Aromatic Hydrocarbons (PAH) – associated with burning of waste, farm machinery, fuel storage and fill materials;
- Heavy metals (e.g. lead, mercury, nickel, etc.) – associated with machinery, burn piles, soil and rubble stock piles, fill material and agricultural chemicals;
- Organochlorine and organophosphate pesticides (OC/OP pesticides) – associated with agriculture, livestock and market gardens;
- Microbial and nutrient contamination – associated with septic tanks and composting;
- Phenols – associated with the use of fuels, lubricants and pesticides;
- Chlorinated Compounds – associated with the use of various chemicals, solvents and degreasers and paints/coatings; and
- Suspected Asbestos Containing Materials (ACMs) – an ACM survey was not completed for Properties in the Precincts. However, the appearance of some structures and materials observed on some sites, were consistent with suspected ACM products. These structures have been highlighted in this assessment and in the PFC Tables. As many Properties with houses were not accessed during the Property inspections it is considered that the potential for ACM in the building fabrics exists, particularly in older buildings.

Table 8 summarises those Properties where the Stage 2 PFC ratings were revised from those assigned in Stage 1, based upon the findings of the initial Property inspections.

Table 8 Stage 2 revised PFC ratings – initial property inspections

Property Number	Stage 1 PFC Rating	Stage 2 PFC Rating	Initial Property Inspection Notes
Plumpton Precinct			
3	Medium	Low	Inspections confirmed Property infrastructure limited to a shed (used for farm equipment storage) and a shipping container, located in the centre of the Property's northern boundary. The remainder of the Property is used for grazing sheep. The Property appears to be connected with Plumpton Precinct Property 2, directly adjacent to the north. The Property's infrastructure was assessed to present a low contamination risk.
13	Medium	Low	Inspections indicated that earthworks completed on the Property to alter the former watercourse used soils excavated from the Property. The two (2) large buildings (sheds) and associated infrastructure present a low contamination risk.
14	Medium	Low	Inspections indicated that earthworks completed on the Property to alter the former watercourse used soils excavated from the Property. The Property's infrastructure (sheds) presents a low contamination risk.
Kororoit Precinct			
18	Medium	Low	Inspections indicated a small residential Property with, a house, small sheds and water ASTs. The Property's infrastructure presents a low contamination risk.
20	Medium	Low	Inspections indicated a residential building with a shed along the eastern boundary. The Property's infrastructure presents a low contamination risk.
52	Medium	Low	Inspections indicated that the Property contained no infrastructure, and was used for grazing horses.
55	Medium	Low	Inspections indicated that the Property contained no infrastructure, and is grassed with the exception of a track around its boundary.
61	Low	Medium	Inspections indicated that the Property contained debris, including old vehicles, along its eastern boundary. This debris may be associated with the bordering Property to the north and east (60). The remainder of the Property was grassed.
64	Medium	High	Inspections indicated that the Property contained a large amount of debris, strewn across the Property, resembling a scrap yard. The debris includes old vehicles, sheds, shipping containers, trucks, rubble, stockpiles, waste, old ASTs and farm machinery. Earthworks and soil stockpiles were also observed on the Property. Previous experience with similar sites suggests that this Property may have a High PFC.
68	Low	Medium	Inspections indicated that earthworks were being undertaken in the south of the Property. Burning activities were noted during the inspection. Burning rubbish or other materials is considered a contaminating activity given chemicals of concern may be released and change their inert physical status to a mobile form.
87	Medium	Low	Inspections indicated that the infrastructure, located in the south east corner, was a church and associated buildings, car park and playground. The remainder of the Property was grassed.

Table 9 summarises the additional information obtained by GHD at the 10 Properties selected for individual Property inspections and notes whether the Stage 2 PFC ratings were revised from those assigned in Stage 1.

Table 9 Stage 2 revised PFC ratings – individual property inspections

Property Number	Stage 1 PFC Rating	Stage 2 PFC Rating	Individual Property Inspection Notes
Plumpton Precinct			
4	Medium	Medium	Approximately 70-80 drums of bitumen were being stored on the Property north of the southern driveway, with spilling evident around these areas, and surrounding areas of the driveway which have been re-surfaced. Two (2) sheds along the property's western boundary were made of suspected ACM sheeting. A drum used as an incinerator was located near these sheds. Super phosphate and pesticides are used on the Property. An area of general debris, including coke, was noted east of the dam.
6	Medium	Medium	A commercial business is located in the compound in the south east corner of the Property. The commercial business operating in this area is 'Going Greener – E-waste' which recycles electronics, including TVs, computers, radios etc. The electronics are generally sorted inside a concrete floored shed, however the storage area at the rear (north) of the shed, contained electronics components scattered across open ground. There were also two (2) incinerators (a drum and a metal container) located in this area. General debris was also observed along the commercial areas western boundary, including an area where a caravan was burnt.
25	High	Medium	The Property is owned by Timberite Building Supplies P/L, however no timber treatment or storage associated with this business is completed on the Property. Consequently the Property is not considered as a high PFC rating. The north west corner of the Property contains a residential building (which may contain ACM) and associated infrastructure. An outdoor toilet is located in this area with suspected ACM sheeting walls. This area also contains a number of small and large burning areas, where rubbish and tree stumps have been burnt. There is also general debris located in one (1) of these burning areas and around the residential area, including old fuel tanks.
28	Medium	Medium	Earthworks associated with the installation of the transmission pressure gas pipeline running through the Property. General debris scattered around the Property, including old drums, old vehicles, farm equipment and waste. Two (2) burning areas were observed over bare ground, containing general debris and waste and suspected ACM sheeting (potentially friable), located in the developed area in the south of the Property.
32	High	Medium	The large UST identified in aerial photos turned out to be an underground water tank, not a fuel tank. Consequently the Property is not considered as a high PFC rating. The built up area in the northern portion of the Property contains large sheds used for storage, metal works and wine production. The storage of metals cuttings, gas bottles and other items indicate that significant metal works are undertaken on the Property. The Property also contained three (3) small greenhouses in this area and general debris including drums, farming equipment, crushed rock stockpiles and old fuel ASTs.

Property Number	Stage 1 PFC Rating	Stage 2 PFC Rating	Individual Property Inspection Notes
Plumpton Precinct			
43	Medium	Medium	The Property is a commercial premises selling Christmas trees, decoration and accessories. Christmas trees are treated twice annually with herbicides to control weeds. The Property was also formerly used for the composting of sandy soils using worms. An area of former composting stockpiles and a former worm farm building are present in the northern area of the Property. The composting area is considered likely to contain raised nutrient levels. General debris was also present across the central area of the Property, including, old vehicles, old fuel ASTs, soil and compost stockpiles.
Kororoit Precinct			
9	Medium	Medium	The grassed area at the rear (south) of the Property used for grazing appeared to have undergone significant earthworks. The built up area in the north of the Property contains sheds and garages, used for storing farm equipment and vehicle maintenance, with minor oil staining observed. There was a significant amount of general debris scattered across the northern half of the Property, including, vehicles, farming equipment, drums, car batteries, old fuel tanks and soil and rock stockpiles. A burning area on open ground was also noted in a storage area along the sites northern boundary.
17	Medium	Medium	The Property is scattered with general debris, particularly the north east corner surrounding the large shed. The general debris includes, car bodies (20-30), farming equipment, drums, car batteries, car parts, old fuel ASTs, rubble, crushed rock and soil stockpiles. The main shed is used for vehicle storage and maintenance. There is also a drum on the Property used as an incinerator in the centre of the vehicle turnaround.
35	Medium	Medium	The Property contained machinery associated with aggregate sorting (bitumen and crushed rock), including soil, concrete, crushed rock and bitumen stockpiles, a generator, excavator, sorting machinery and conveyors. An old fuel AST was located on the Property near the workshop in the sites central portion. Fuel and oil storage in drums was observed outside the workshop, with spills visible on bare ground. Fuel storage and spills (including a mercury spill) were also evident inside the workshop on bare earth. The Property also contained general debris across the Property, including, vehicles, drums, farming equipment, car batteries, treated pine and gypsum stockpiles.
44	Medium	High	The Property contains a run-down farmhouse and dilapidated sheds and workshops. Degraded suspected ACM was present on the Property in the derelict sheds and beneath brick pallets. The Property also contained general debris scattered across the Property, resembling a scrap yard. The debris included vehicles, drums, farming equipment, old fuel ASTs, car batteries, car parts, building rubble and scrap metal. The Property also contained soil stockpiles indicative of earthworks and herbicide storage. Based on previous experience with sites of this nature a High PFC rating is considered appropriate.

4. Assessment levels

4.1 Background

The Victorian Government, *Ministerial Direction No.1*, 1987 document outlines the requirement that an environmental audit must be conducted on potentially contaminated land which is designated for a sensitive use, to determine the suitability of the Property. The mechanism provided in the Victoria Planning Provisions used to ensure that the requirement for the environmental audit is adhered to prior to the commencement of a sensitive use is the Environmental Audit Overlay (EAO). The application of an EAO enables the assessment and approval of planning scheme amendments whilst ensuring that the requirements of the EAO will be met in the future.

The DSE 2005 guideline gives advice on the identification of contaminated land, the appropriate level of assessment of contamination for planning, and circumstances where an EAO should be applied.

The PFC ratings assigned to each Property within the Precincts was assessed in line with Tables 1 and 2 of DSE 2005 guidance to assess the appropriate level of assessment for the Properties located within the Precincts in light of the current and historical uses. Table 2 from DSE 2005 has been reproduced as **Table 10**.

Table 10 DSE 2005 - Table 2 - assessment matrix

Proposed Land Use	PFC Rating		
	High	Medium	Low
Sensitive Uses			
<i>Child care centre, pre-school or primary school</i>	A	B	C
<i>Dwellings, residential buildings, etc.</i>	A	B	C
Other Uses			
<i>Open Space</i>	B	C	C
<i>Agriculture</i>	B	C	C
<i>Retail or office</i>	B	C	C
<i>Industry or warehouse</i>	B	C	C
Notes			
A	Require an environmental audit as required by Ministerial Direction No. 1 or the Environmental Audit Overlay when a planning scheme amendment or planning permit application would allow a sensitive use to establish on potentially contaminated land. An environmental audit is also strongly recommended by the SEPP where a planning permit application would allow a sensitive use to be established on land with 'high potential' for contamination.		
B	Require a site assessment from a suitably qualified environmental professional if insufficient information is available to determine if an audit is appropriate. If advised that an audit is not required, default to C.		
C	General duty under Section 12(2)(b) and Section 60(1) of the Planning and Environment Act 1987.		

4.2 DSE 2005 assessment levels

GHD understands that the land use for the majority of the Properties within the Precincts will be changing from the current predominantly farming and rural housing uses, to mixed suburban residential use, with associated peripheral employment precincts and open spaces for recreational purposes.

As residential use is the most sensitive potential end use for Properties within the Precincts the PFC ratings assigned to each Property are compared to the '*Sensitive Uses*' section of Table 2 of the DSE 2005 guidance. This section of Table 2 translates the PFC ratings assigned to each Property directly to the following Assessment Levels (in accordance with the DSE 2005):

- High PFC Rating = Assessment Level 'A' required;
- Medium PFC Rating = Assessment Level 'B' required; and
- Low PFC Rating = Assessment Level 'C' required.

Table 11 summarises the number of each DSE 2005 assessment level appropriate for Properties within each Precinct.

Table 11 DSE 2005 assessment levels

		Number of Properties	
		Plumpton Precinct	Kororoit Precinct
DSE 2005 Assessment Level	A	2	4
	B	42	64
	C	11	21
Totals		55	89

4.2.1 Clarification of assessment approach

GHD notes that the land use categories detailed in Table 1 of the DSE 2005 guidance do not include many of those uses which GHD has considered to be have the potential for contamination at Properties in the Precincts. Therefore, the assessment also draws on the professional opinions of GHD staff based on previous experience with contaminated land assessment.

A degree of qualitative assessment has also been applied to the PFC assessment, resulting in some Properties being assessed as either having a higher or lower PFC rating than those strictly prescribed in the DSE 2005, again drawing on the professional opinions of GHD staff based on previous experience with contaminated land, for example:

- '*Automotive repair/engine works*' – this use is listed as having a High PFC rating in Table 1 of the DSE 2005, which would prompt a requirement for Assessment level 'A' for the proposed sensitive (residential) land use. However, Plumpton Precinct Property 9, and Kororoit Precinct Properties 9, 10, 17 and 25 have been assigned a Medium PFC rating and subsequent Assessment Level of 'B' as the automotive repair activities at these Properties are considered to be for domestic and maintenance purposes and do not necessarily warrant an environmental audit (GHD considers the intent of the DSE 2005 in this case to be more focussed on commercial car dealerships and repairers than private individuals and hobbyists);
- '*Bitumen manufacturing*' - This use is listed as having a High PFC rating in Table 1 of the DSE 2005, which would prompt a requirement for Assessment level 'A' for the proposed sensitive (residential) land use. However, the bitumen storage at Plumpton Property 4 and aggregate sorting equipment and small scale bitumen batching which was observed on Kororoit Property 35 have been classed as a Medium PFC rating as bitumen is being prepared at these Properties but not manufactured; and

- The same approach to that above was used for the metal working being undertaken at Plumpton Property 32, and compost manufacturing being undertaken at Plumpton Property 43, with both Properties being assigned a Medium rather than High PFC rating based on the small scale of the works and the type of composting being conducted, respectively.

The PFC rating applied to a Property is also not solely based on the type of land use, GHD has also considered the scale and intensity of the land use. This results in some Properties being assigned a different PFC rating despite the same land use, for example:

- A Property may contain general debris, but the type and volume of this material would have a bearing on whether the Property is considered to have a low or medium PFC rating, as follows:
 - General debris is present at the Property and comprises predominantly wood and brick rubble, contained in a small area of the Property – GHD assigns a Low PFC rating; OR
 - General debris is present at the Property and comprises mixed suspected ACM, asphalt and empty chemical drums across a wide area of the Property – GHD assigns a Medium PFC rating.

4.3 Assessment level 'A' properties

The DSE 2005 guidance indicates that those Properties classified as requiring Assessment Level 'A' require an environmental audit (or equivalent mechanism in the UGZ Schedule for the PSP area) as required by Ministerial Direction No. 1, or an Environmental Audit Overlay when a planning scheme amendment or planning permit application would allow a sensitive use to establish on potentially contaminated land.

An environmental audit is also strongly recommended by the SEPP where a planning permit application would allow a sensitive use to be established on land with 'high potential' for contamination.

The six (6) Properties classified as requiring Assessment Level 'A'⁷ were:

- **Plumpton Precinct**
 - Property 50 (gas 'city gate'); and
 - Property 51 (gas 'city gate').
- **Kororoit Precinct**
 - Property 44 (extensive general debris and suspected ACM);
 - Property 60 (extensive general debris);
 - Property 64 (extensive general debris); and
 - Property 82 (extensive general debris).

⁷ The assessment levels for these Properties refer to the entire Property and are not limited to specific areas of potential contamination.

4.4 Assessment level 'B' properties

The DSE 2005 guidance indicates that those Properties classified as requiring Assessment Level 'B' require a site assessment from a suitably qualified environmental professional, as without further investigation insufficient information is available regarding potential contamination to determine if the application of an EAO is appropriate for the Property.

This would trigger the requirement for further site assessment to assess the suitability of the land for the proposed use. The level of assessment may vary, depending on the issues identified, from a detailed Property inspection to a detailed intrusive environmental site assessment.

The 106 Properties within the Precincts classified as requiring Assessment Level 'B' are listed in the PFC assessment tables for each Precinct in **Appendix A** and shown in **Figure 11**.

4.5 Assessment level 'C' properties

The DSE 2005 guidance indicates that those Properties classified as requiring Assessment Level 'C' Properties do not require further investigation or the application of an EAO. However, any proposed development would be subject to the general duty specified under Section 12(2)(b) and Section 60(1)(a)(iii) of the Planning and Environment Act 1987.

The 32 Properties classified as requiring Assessment Level 'C' were:

- **Plumpton Precinct**
 - Properties 3, 10, 11, 13, 14, 17, 18, 22, 26, 35 and 52.
- **Kororoit Precinct**
 - Properties 11, 18, 20, 22, 23, 29, 34, 52, 55, 58, 62, 67, 69, 70, 75, 78, 85, 86, 87, 88 and 89.

The Stage 1 and Stage 2 PFC assessment completed by GHD did not identify any significant potential for contamination at these Properties. However, as full site inspections were not carried out on any of those Properties assessed to have a Low PFC rating, the potential for minor storage of household chemicals and automotive maintenance remains on these Properties.

5. Recommendations

In light of the results of the Stage 2 PFC assessment and resulting Assessment Levels assigned to the Properties within the Precincts, GHD has assigned each Property a code indicating a level of recommended further investigation.

These further investigations are recommended in order to assess if the appropriate PFC rating and resulting Assessment Level have been applied to the Property, or whether these can be revised in light of completing the recommended further investigations⁸.

The codes assigned to each Property are as follows:

- **N/A** – No further assessment applicable at this stage⁹ and/or where further investigations would be unlikely to change the PFC rating and resulting Assessment Level – Typically assigned to Low PFC rated Properties where no evidence of potentially contaminating activities has been noted in this report;
- **1** – Property inspection and Property owner interview – assigned to all Properties where a Property inspection was not completed (or owner/occupier interview was not completed);
- **2** – Property inspection, Property owner interview and limited soil investigation;
 - **2a** – Property inspection, Property owner interview and limited targeted soil investigation - Assigned to Properties where potentially contaminating activities are considered likely to be restricted to specific areas;
 - **2b** – Property inspection, Property owner interview, and site wide grid based screening and limited targeted soil investigation - Assigned to Properties where potentially contaminating activities were noted across large areas of the Property (e.g. agriculture, filling/stockpiling, etc.).

The applicable code for each Property within the Precincts is provided as the final column in the PFC Assessment Tables in **Appendix A**.

If no further investigations are completed where recommended, then the default Assessment Level¹⁰ requirements as detailed in the DSE 2005 guidance would apply, as below:

- **Assessment level 'A' properties** - An Environmental Audit Overlay (or equivalent mechanism in the UGZ Schedule for the PSP area) should be applied to these Properties to ensure an environmental audit is carried out at the site prior to redevelopment to sensitive residential or associated land use¹¹;
- **Assessment level 'B' properties** – An environmental site assessment (which may include: a detailed Property inspection (including access to locked structures) and intrusive works to assess potential contamination of soil and groundwater) should be

⁸ It should be noted that the recommended further investigations may result in the PFC rating increasing, decreasing or remaining the same, dependant on the findings of the further investigations. The recommended further investigations only represent the next stage of investigation required at the Property, subsequent investigations may be required, dependant on the findings of the further investigations.

⁹ Provided that no significant changes occur to the land use and/or no new potentially contaminating activities are undertaken at the Property subsequent to the issue of this report.

¹⁰ The assessment levels refer to the entire Property and are not limited to specific areas of potential contamination.

¹¹ GHD understands that GAA have the ability to apply for an exemption to the DSE 2005 requirement to apply an EAO to High PFC (Assessment Level A) rated properties, provided wording is included in the UGZ schedules requiring further investigation with regard to potentially contaminated land in accordance with the recommendations of this report and Ministerial Direction No. 1. GHD understands that GAA will pursue this option at their discretion in relation to the Precincts. If GAA determines that the application of an EAO is the correct course of action for certain properties then an EAO will be applied to the whole site.

completed on these Properties, to assess if they require the application of an EAO or not; and

- **Assessment level 'C' properties** – No further works are recommended for these Properties⁷. However, the site owner still retains a general duty under Section 12(2)(b) and Section 60(1)(a)(iii) of the Planning and Environment Act 1987.

GHD also recommends that the following further investigations be completed across the Precincts prior to development, regardless of whether further works are completed on individual Properties:

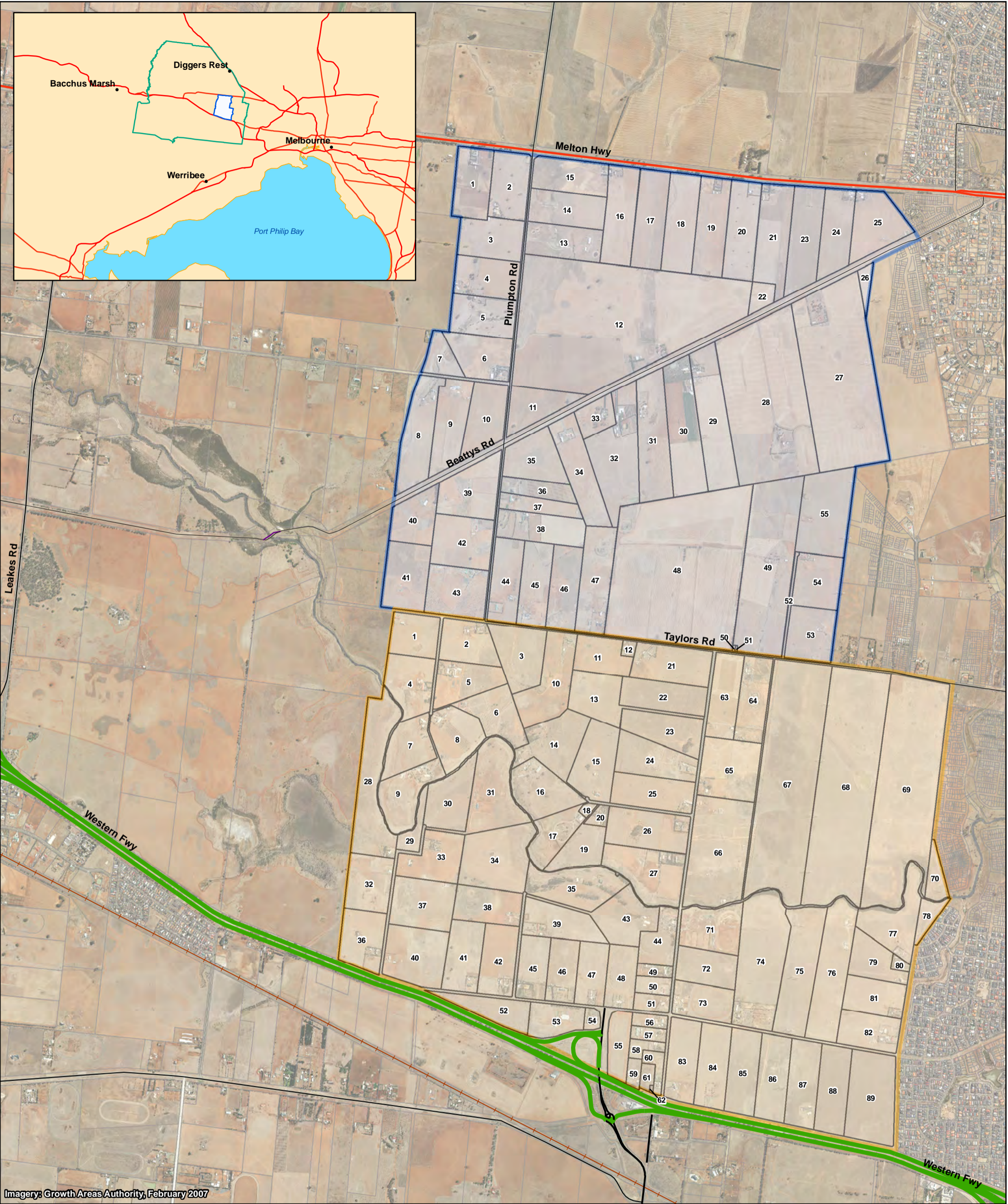
- Sampling and analysis of sediments within Kororoit Creek and its tributaries, from sampling locations located up, down and mid gradient of the Precincts to determine if accumulation and/or concentration of potential contaminants associated with the general agricultural use of the area has occurred in these channels; and
- Sampling and analysis of potential ASS from those areas classified as potentially containing '*Acid Sulfate Soils (ASS) in an inland setting*', located in the low lying areas around Kororoit Creek (swamp and lake deposits) extending onto the western edges of Kororoit Precinct Properties 28 and 32 to determine if these soils are comprise ASS and may represent aggressive ground conditions for structures.

6. References

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- EPA Victoria, *State Environment Protection Policy - Groundwaters of Victoria*, 1997 and *State Environment Protection Policy (Groundwater Variation)*, 2002
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- Victorian Department of Sustainability and Environment (VIC DSE), *Potentially Contaminated Land - General Practice Note*, 2005 (DSE 2005)

Figures

- Figure 1 Precinct location and layout plan
- Figure 2 Planning zones
- Figure 3 Planning overlays
- Figure 4 Geology
- Figure 5 Acid Sulphate Soil distribution
- Figure 6 Topography and surface hydrology
- Figure 7 Regional groundwater salinity
- Figure 8 Groundwater database search – 1 km radius
- Figure 9 EPA Victoria priority and environmental audit sites
- Figure 10 Stage 1 PFC rating
- Figure 11 Stage 2 PFC rating



Imagery: Growth Areas Authority, February 2007

LEGEND

Kororoit Precinct Boundary

Plumpton Precinct Boundary

Melton LGA

Rail

Freeway

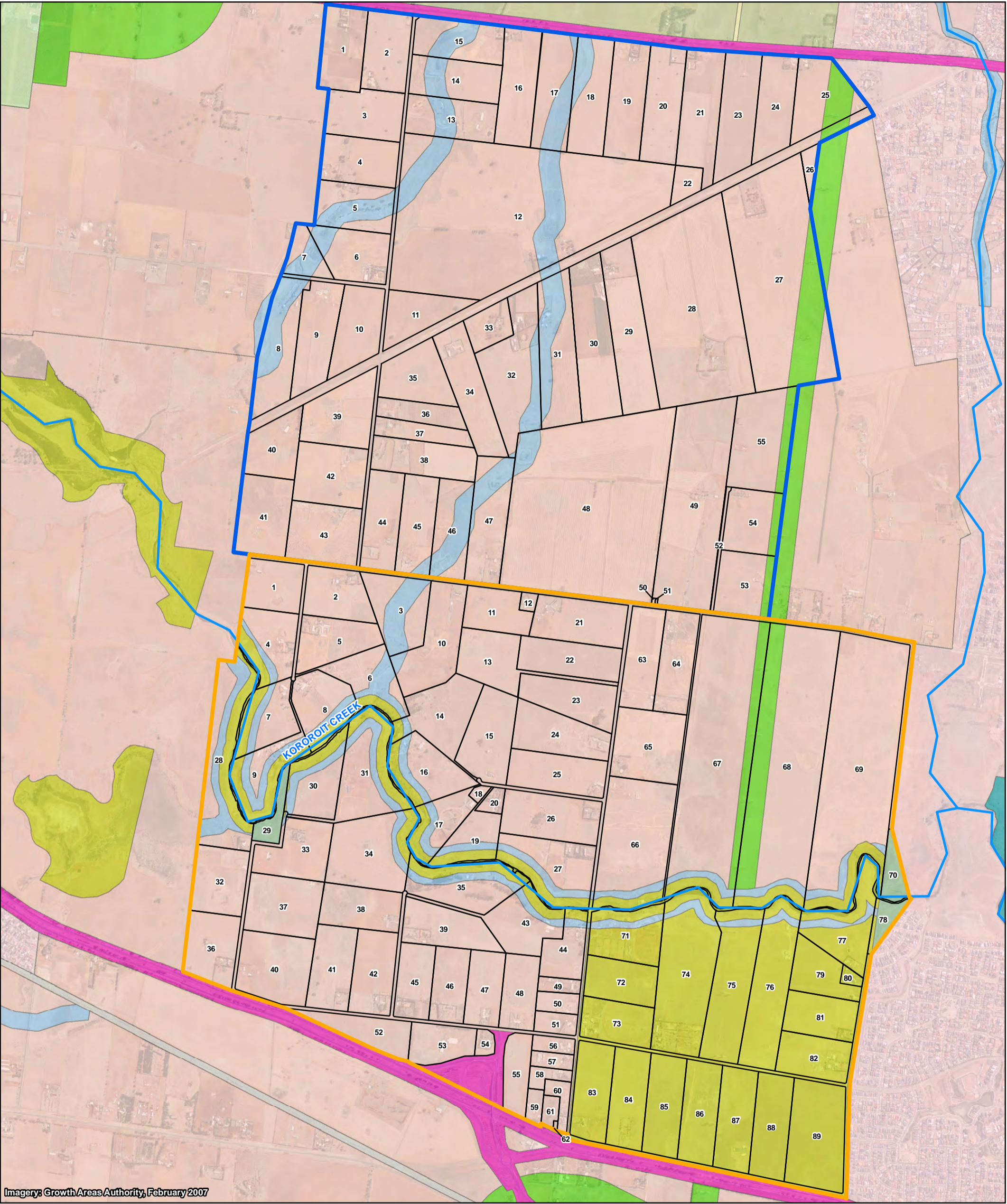
Highway

Arterial

Sub-Arterial

Collector

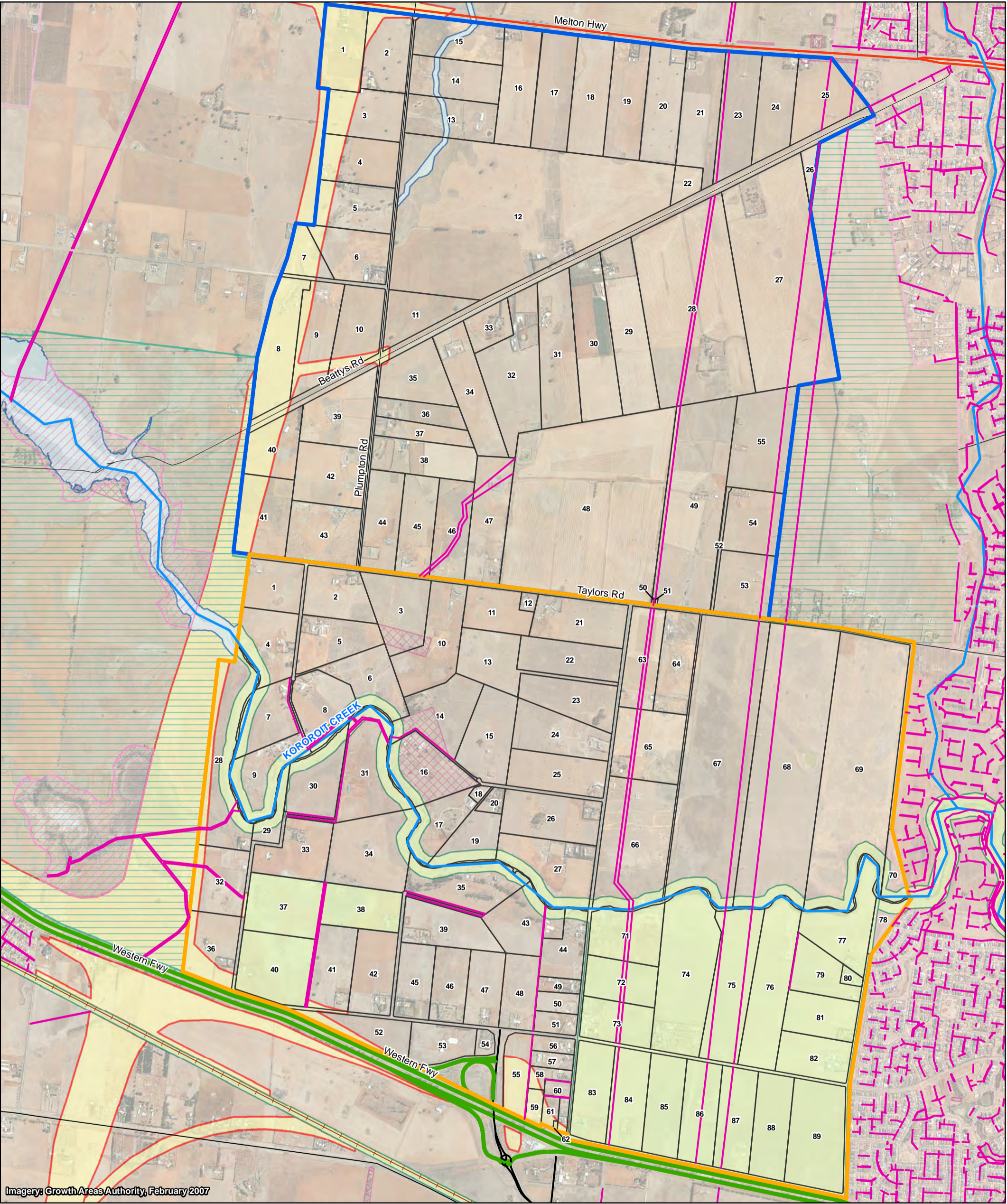
Local



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LEGEND

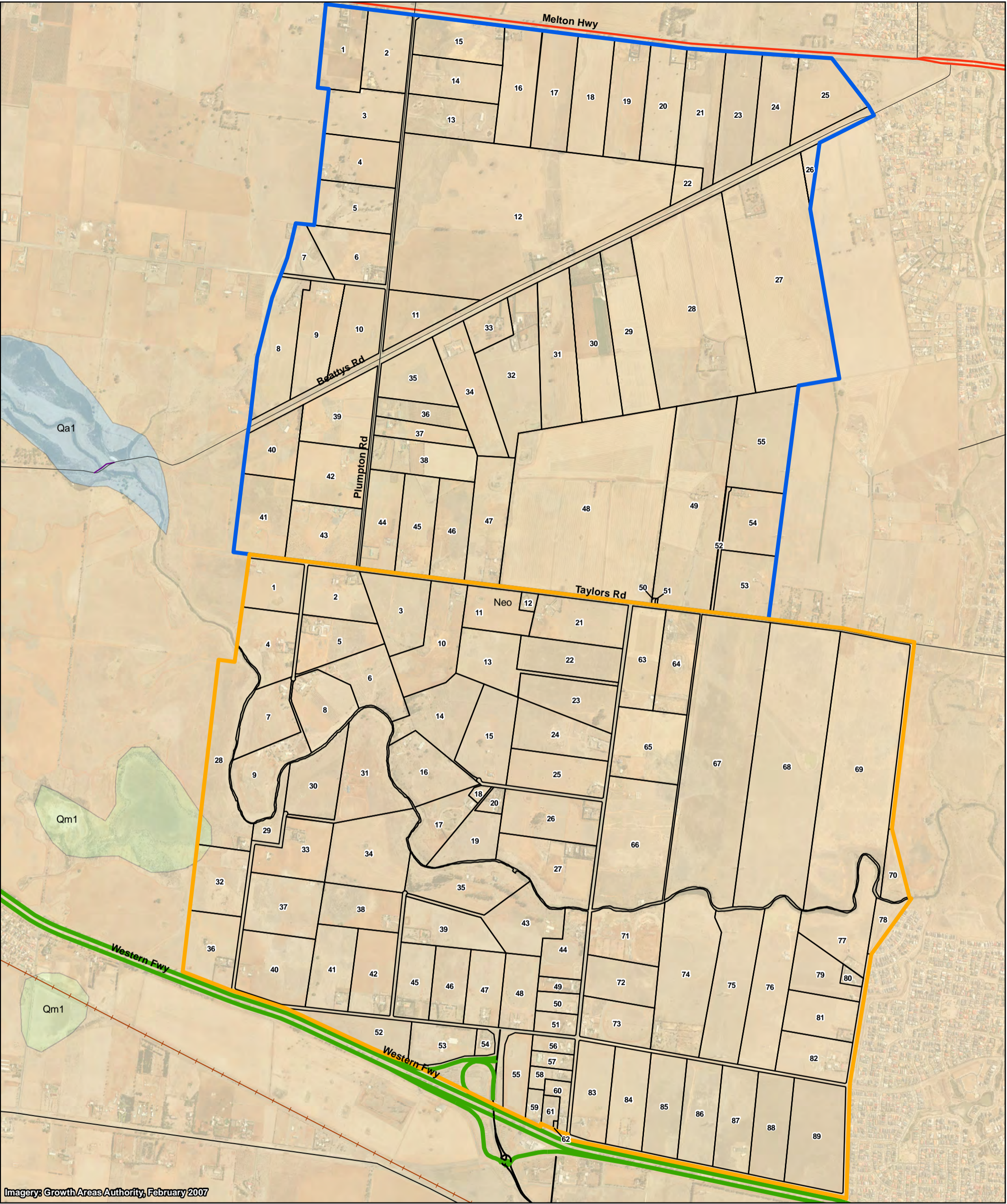
Kororoit Precinct Boundary	Green Wedge (GWZ)	Residential 1 (R1Z)	Urban Floodway (UFZ)
Plumpton Precinct Boundary	Public and Park Recreation (PPRZ)	Rural Conservation (RCZ)	Urban Growth (UGZ)
Comprehensive Development (CDZ)	Public Use - Service and Utility (PUZ1)	Road Category 1 (RDZ1)	
Farming (FZ)	Public Use - Transport (PUZ4)	Special Use (SUZ5)	



Imagery: Growth Areas Authority, February 2007

LEGEND

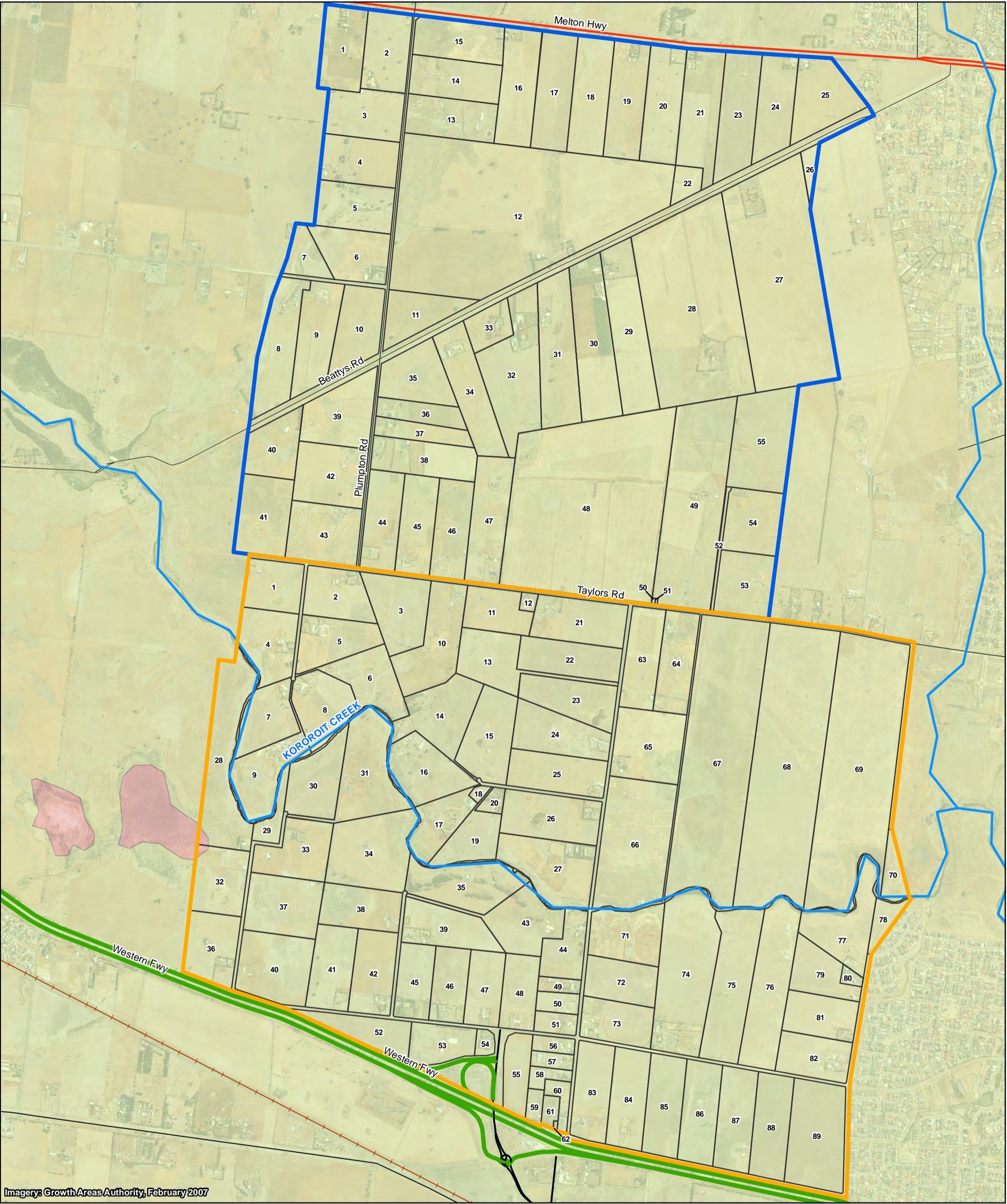
- Kororoit Precinct Boundary
- Plumpton Precinct Boundary
- Freeway
- Highway
- Arterial
- Sub-Arterial
- Collector
- Local
- 2wd
- Rail
- Gas Pipeline Easements
- Development Contributions Plan
- Development Plan
- Environmental Significance
- Heritage
- Incorporated Plan
- Land Subject to Inundation
- Public Acquisition



Imagery: Growth Areas Authority, February 2007

LEGEND

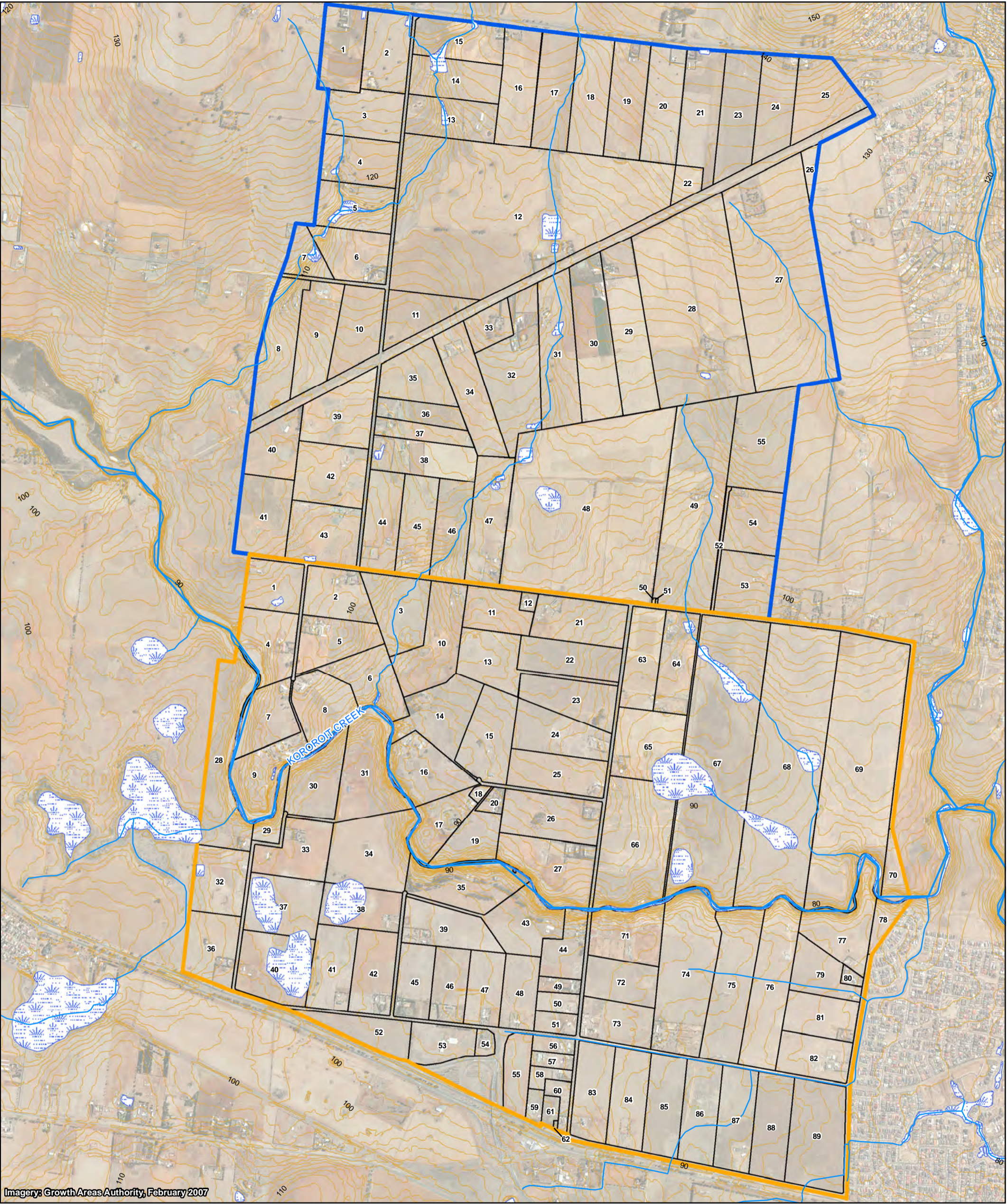
Kororoit Precinct Boundary	Alluvial Deposits (Qa1)	Freeway	Sub-Arterial
Plumpton Precinct Boundary	Swamp and Lake Deposits (Qm1)	Highway	Collector
Newer Volcanics (Neo)	Rail	Arterial	Local









Imagery: Growth Areas Authority, February 2007

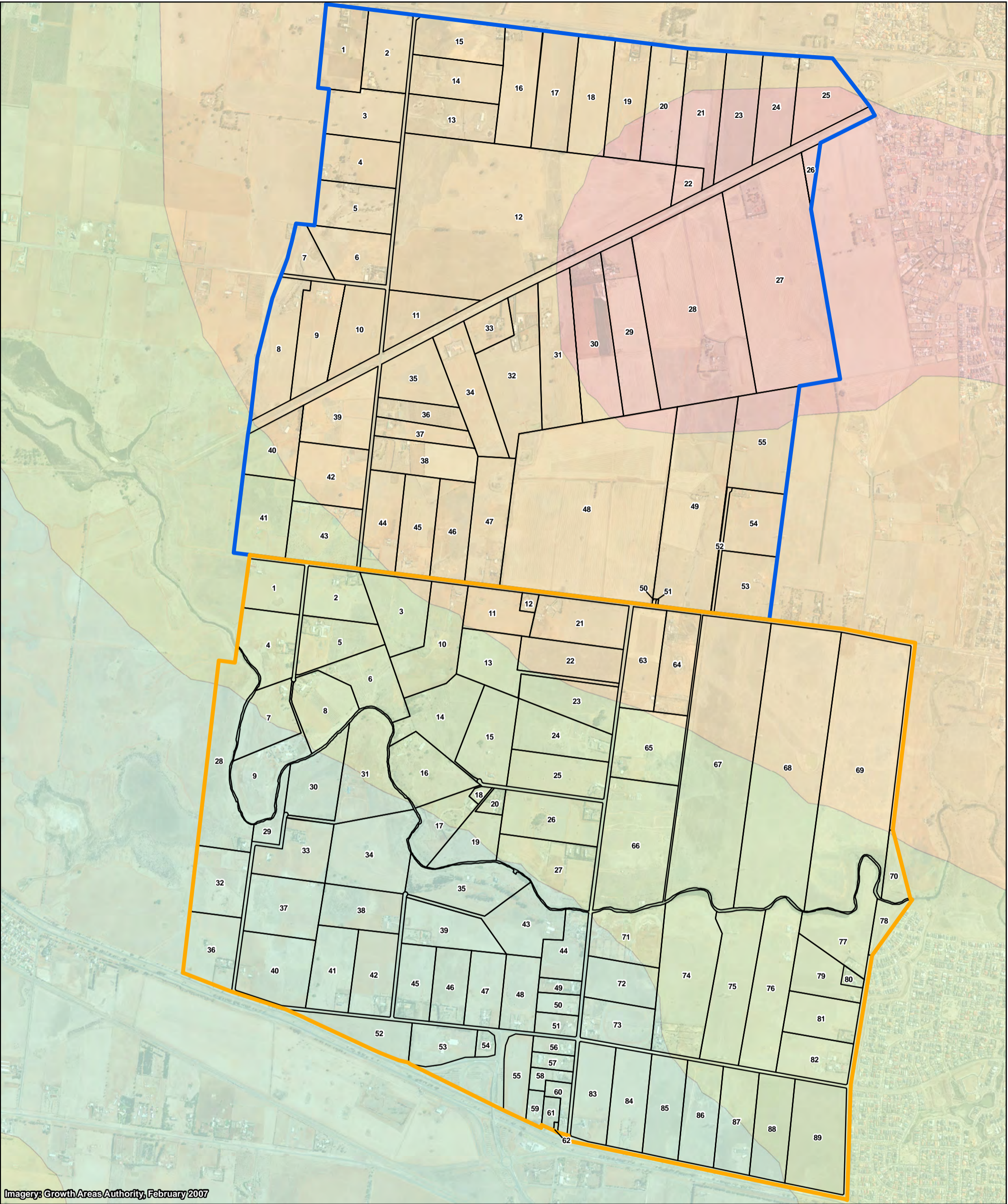
LEGEND

Kororoit Precinct Boundary	Freeway	Collector
Plumpton Precinct Boundary	Highway	Local
ASS in inland settings	Arterial	2wd
Extremely low probability of ASS	Sub-Arterial	Rail




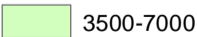


LEGEND

 Kororoit Precinct Boundary	 River/Creek
 Plumpton Precinct Boundary	 Stream/Tributary
 Swamp and Wetland	 Elevation - 1m interval

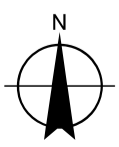


Imagery: Growth Areas Authority, February 2007

- LEGEND
-  Kororoit Precinct Boundary
 -  Plumpton Precinct Boundary
 -  Property Boundaries

TDS (mg/L)	
	1000-3500
	3500-7000
	7000-13000
	13000-35000

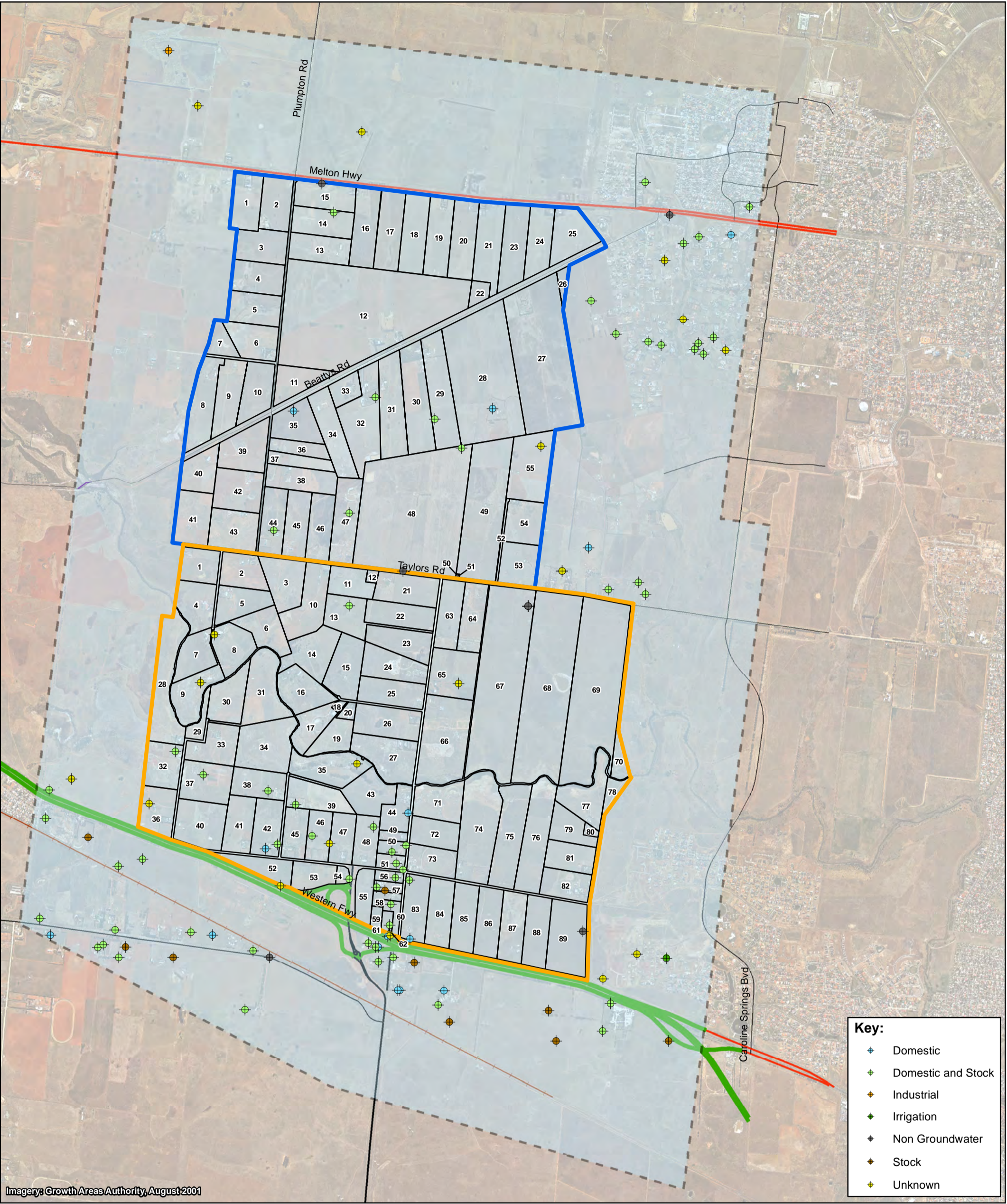
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Grid: GDA 1994 MGA Zone 55

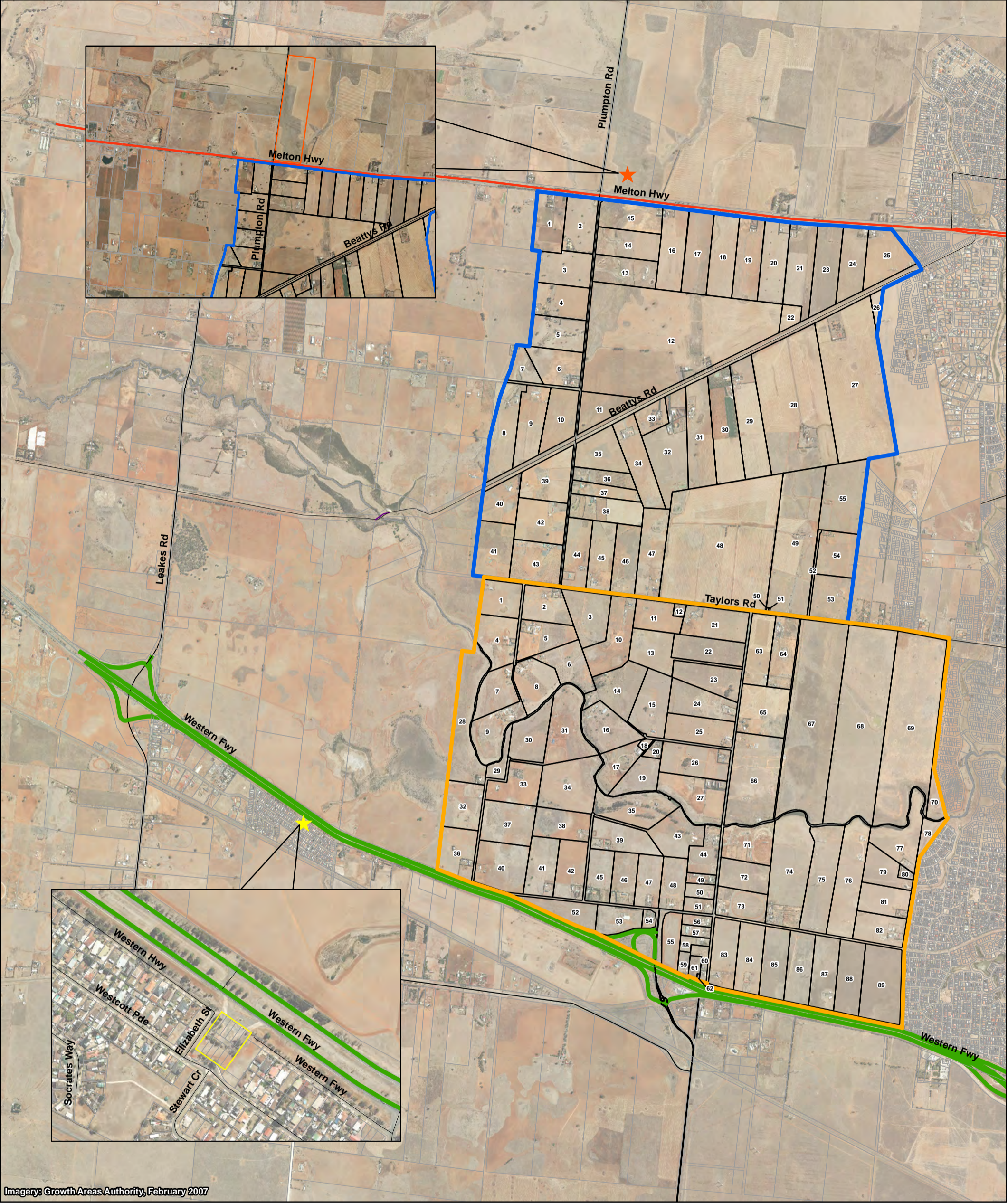


Growth Areas Authority
Plumpton and Kororoit Precincts Land Capability Assessment
Regional Groundwater Salinity

Job Number 31-30184
Revision B
Date 05 Sep 2013

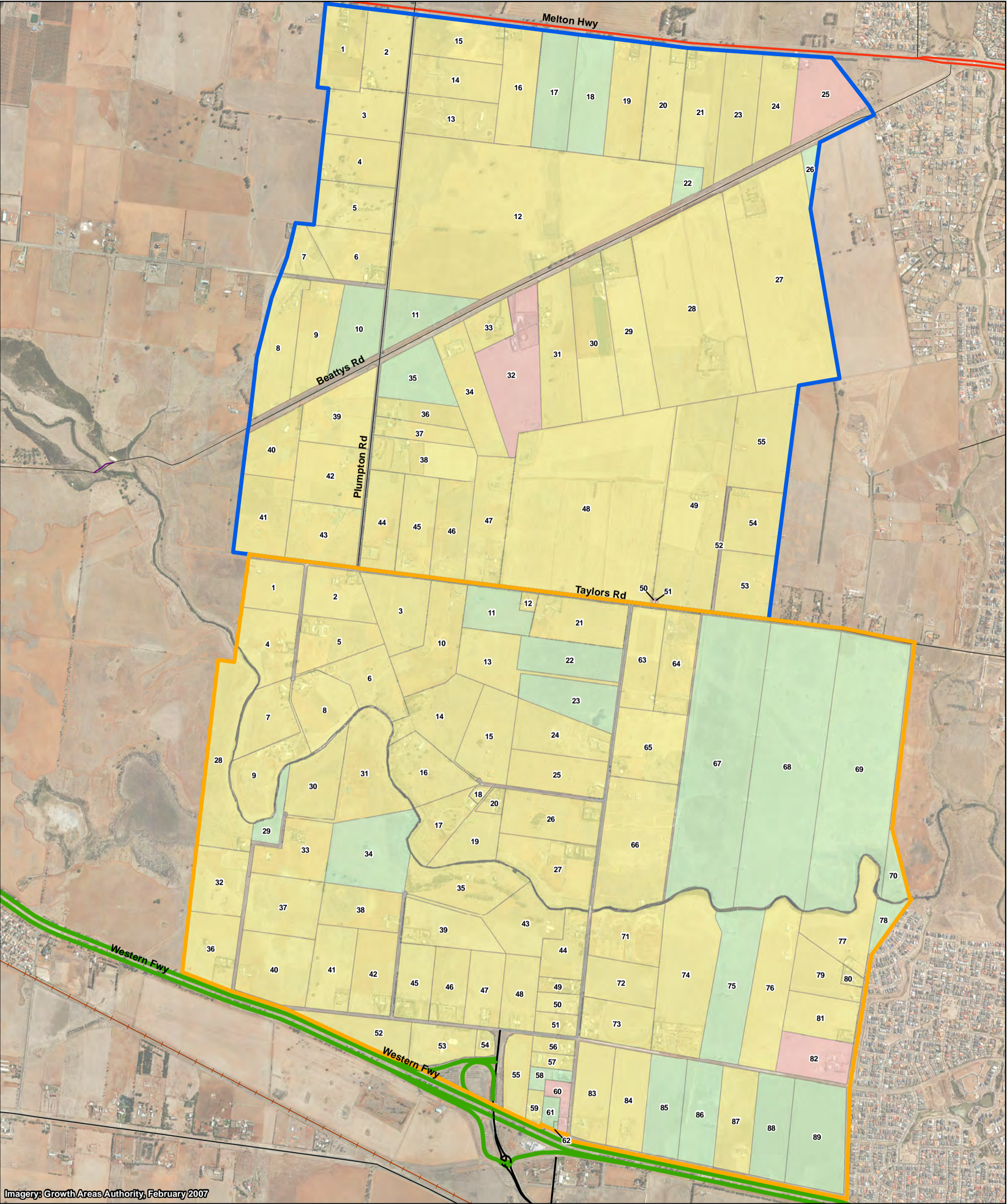
Figure 7





LEGEND

- Kororoit Precinct Boundary
- Plumpton Precinct Boundary
- Statement of Environmental Audit
- EPA Priority Site
- Property Parcel
- Freeway
- Highway
- Arterial
- Sub-Arterial
- Collector
- Local
- Statement of Environmental Audit
- EPA Priority Site



Imagery: Growth Areas Authority, February 2007

LEGEND

Kororoit Precinct Boundary

Plumpton Precinct Boundary

Freeway

Highway

Arterial

Sub-Arterial

Collector

Local

Rail

Potential for Contamination

Low

Medium

High

Note: Property 52 in the Plumpton PSP has been assigned a **Medium** PFC rating.

1:21,000

Paper Size A3

0 105 210 420 630 840

Metres

N

GHD

Growth Areas Authority

Plumpton and Kororoit Precincts Land Capability Assessment

Stage 1 PFC Rating

Job Number

31-30184

Revision

B

Date

05 Sep 2013

180 Lonsdale Street Melbourne VIC 3000 Australia

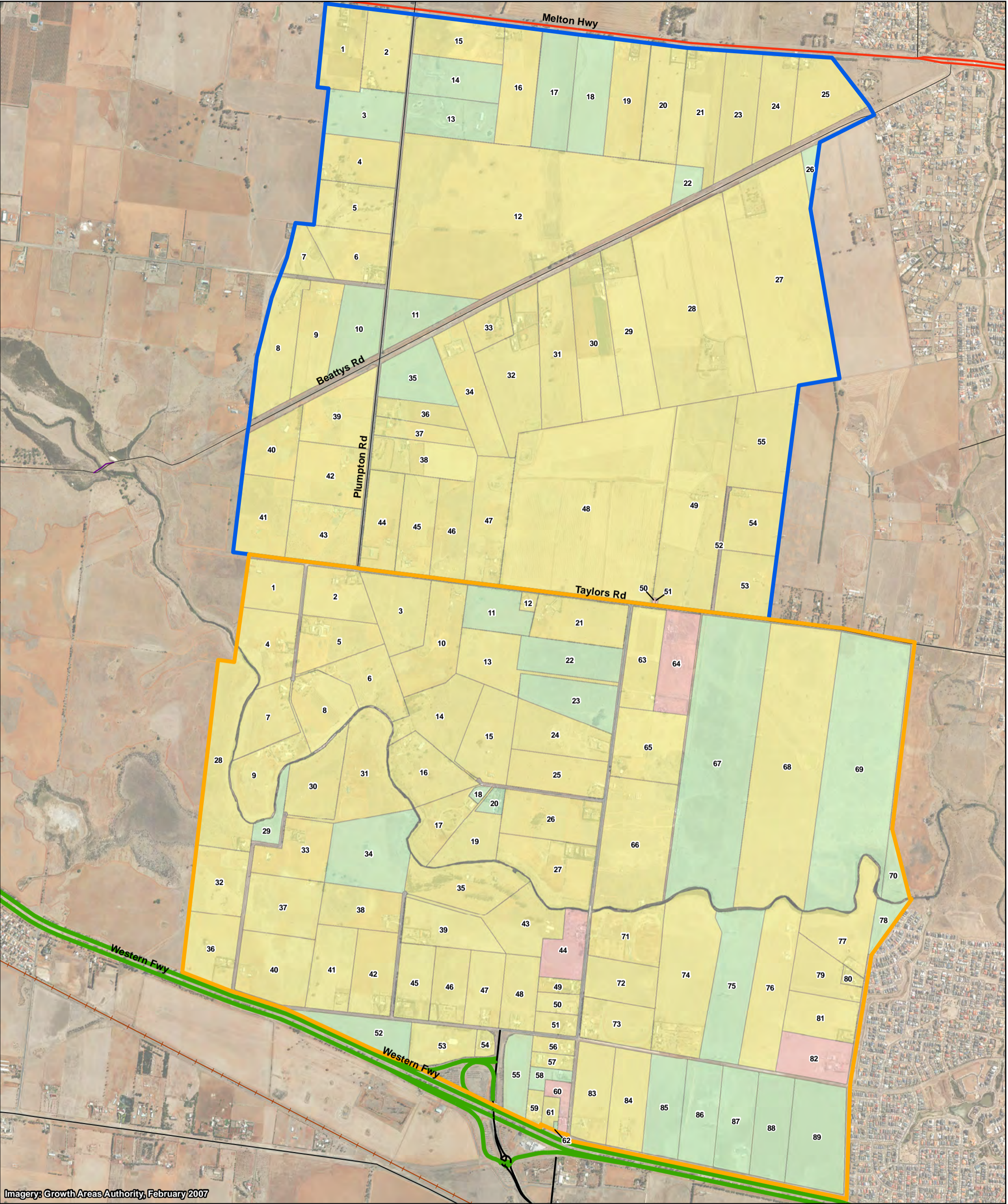
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Data source: VicMap, DSE 2013, PFC Assessment, GHD 2013, Precinct Boundaries, GAA 2013, Property Boundaries, GAA 2013 and Imagery, GAA 2007. Created by:boughlan

Figure 10



Imagery: Growth Areas Authority, February 2007

LEGEND

Kororoit Precinct Boundary

Plumpton Precinct Boundary

Freeway

Highway

Arterial

Sub-Arterial

Collector

Local

Rail

Potential for Contamination

Low

Medium

High

Note: Property 52 in the Plumpton PSP has been assigned a **Low** PFC rating.

1:21,000

Paper Size A3

0 105 210 420 630 840

Metres

N

GHD

Growth Areas Authority

Plumpton and Kororoit Precincts Land Capability Assessment

Stage 2 PFC Rating

Job Number

31-30184

Revision

B

Date

05 Sep 2013

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Data source: VicMap, DSE 2013, PFC Assessment, GHD 2013, Precinct Boundaries, GAA 2013, Property Boundaries, GAA 2013 and Imagery, GAA 2007. Created by:boughlan

Figure 11

Appendices

Appendix A – PFC assessment tables

A1 – Plumpton PFC Table

A2 – Kororoit PFC Table

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
1	Aerials	Farming/Agriculture/Grazing	1951 - 1968	Site appears to be used predominantly for cultivation. No infrastructure present on site.	Cultivation	Pesticides/Herbicides	Medium	Medium	1
		Farming/Agriculture/Grazing	1968 - 1994	An AST appears in the SW corner of the site (1968); use could not be determined from the aerial.	Unknown AST	Metals, PAH, TPH, BTEX			
		Farming/Agriculture/Grazing	1994 - 2013	Residential Property and unidentified buildings (x3) in northern portion of the site. General debris surrounding buildings. Two ASTs adjacent to largest building, ASTs appear to be for the purpose of harvesting rainwater. Small portions of the site adjacent the residential Property appear to be used for small-scale cultivation. Appears to be livestock onsite in the 2001 aerial. Dams present in NE and SW corners of the site; stockpiled soil adjacent NE dam.	Buildings with unknown use Small-scale cultivation General debris Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
2	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	View from roadway is obstructed. Shipping containers and general debris visible.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 1960	No infrastructure present on site. Site appears to be used predominantly for cultivation.	Cultivation	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1960 - 1979	Dam excavated (1960-1968) and appears to contain water (1968).	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Farming/Agriculture/Grazing	1979 - 2013	Unidentified buildings and shipping container in SW corner of the site. Multiple ASTs adjacent to buildings, ASTs appear to be for the purpose of harvesting rainwater. General debris surrounding Property. Additional buildings added in 1994 and 2013.	Buildings with unknown use Shipping container General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	2013	The site appears to be predominantly used for bailing hay.	N/A	-			
3	Aerials	Farming/Agriculture/Grazing	10 & 23/05/2013	Site appears to have been mowed for hay. General farm buildings (barn/garage/house) are present. Sheep grazing on mown areas in east side of Property.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Low	N/A
		Farming/Agriculture/Grazing	23/05/2013	A local resident, mentioned that cultivated land at this site is treated with super phosphate fertiliser.	Cultivation	Nutrients			
		Farming/Agriculture/Grazing	1951 - 1994	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A watercourse transects the site in the west, running NW-SE. A fence line (1951-1979) running E-W transects the site in the south. A dirt road is present where the fence was in the 1979 aerial; however it is not present in the 1994 aerial.	N/A	-			
	Farming/Agriculture/Grazing	Residential Property	1994 - 2013	Shed (farm machinery storage) and associated AST in central northern area of the site. AST appears to be for the purpose of harvesting rainwater. General debris and shipping container adjacent the shed. A dirt driveway runs adjacent to the southern site boundary. Excavation of a dam in the NW (1994). Dam appears dry in the 2013 aerial.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
			23/05/2013	Sheep grazing on Property and moving between this Property and adjoining Property 2.	Livestock	Pesticides/Herbicides			
4	Aerials	Farming/Agriculture/Grazing	1951 - 1979	No infrastructure present on site. Site appears to be used predominantly for cultivation. A watercourse transects the site in the west running N-S. The watercourse was excavated and dammed (1968) and appears to hold water in the 1979 aerial.	Cultivation Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	2a Targeting bitumen storage and spills, general debris, incinerator area, suspected ACM buildings and representative areas of spraying of chemicals
		Farming/Agriculture/Grazing	1979 - 1994	No infrastructure present on site. Site appears to be used predominantly for bailing hay.	N/A	-			
		Residential Property	1994 - 2013	Residential Property and multiple unidentified buildings (possibly sheds) in SW corner of the site. ASTs present surrounding the buildings. ASTs appear to be for the purpose of harvesting rainwater. General debris scattered around the buildings and on the east side of the dam; several stockpiles of rock/soil appear in the centre of the site (2013). Dam remains on site and full of water. Hay bailing has continued on the eastern half of the site.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Eastern area tilled prior to new hay season. Piles of basalt boulders along western edge of field. General farm equipment in sheds. Approximately 20 44 gallon drums (red) along SW boundary.	Unknown fuel/chemical storage	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Individual Inspection	Farming/Agriculture/Grazing	6/06/2013	Most of the Property was tilled and being sown, with the exception of the SW corner and the drive along the southern boundary. The SW corner contained a residential building, sheds, water tanks attached to the buildings and a dam. Approximately 70-80 drums of bitumen were stored on site along the southern driveway, with spilling evident in the drum storage areas. The bitumen was being used to pave the driveway and spilling was evident in areas where the driveway had already been re-surfaced in areas prone to flooding and erosion near the central gate. Two sheds along the western boundary were made of suspected ACM sheeting. A drum used as an incinerator was observed near the suspected ACM sheds. Super phosphate is applied to the site when sowing and pesticides are used on site to control weeds and serrated tussock. General debris storage was present east of the dam, including old drums, bricks, scrap metal, timber, coke and an open bitumen drum (refer to site photos for Property 4).	Bitumen storage and spills Suspected ACM sheds Incinerator Herbicide and fertiliser use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides Nutrients			
5	Planning Zones	Urban Floodway Zone	2013	Present running from the north east to south west, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 1979	No infrastructure present on site. Small areas of the site in the NW and NE appear to be used for cultivation. Majority of the site is occupied by two watercourses which merge in the centre of the site and flow to the south. The watercourse in the NE was excavated and dammed (1960) and appears to hold water in the 1960 aerial. Further excavation was carried out on both the watercourses to create a larger dam(s) between 1968 and 1991. It appears sandbags were used to assist in the process (1968).	Cultivation Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1979 - 1994	No infrastructure present on site. Small areas of the site in the NW and NE appear to be used for bailing hay.	N/A	-			
		Residential Property	1994 - 2013	Residential Property and associated shed present adjacent to the northern boundary of the site. ASTs adjacent to the Property and shed appear to be used for the purpose of harvesting rainwater. Additional shed and AST appear on site in the 2013 aerial. AST appears to be used for the purpose of harvesting rainwater. A dirt driveway runs adjacent to the northern site boundary. Another dirt road is present in the west. As a result of the excavation and damming of the watercourse a large volume of water is present on site.	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	View from roadway is obstructed.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
6	Fence Line Inspection	Farming/Agriculture/Grazing	6/06/2013	A drum used as an incinerator was observed (during the Individual Inspection of Property 4 to the N) behind the residential buildings along the northern boundary, with ash surrounding the drum, over bare earth.	Incinerator	Metals, PAH, TPH, BTEX	Medium	Medium	2a Targeting burn areas, drum and chemical storage, general debris and earthworks areas
	Planning Zones	Urban Floodway Zone	2013	Present at the north west corner of the site, associated with the Kororoit Creek	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. The site appears to be predominantly used for grazing; however no livestock can be distinguished in the aerials. A watercourse transects the site in the NW running N-S. A stockpile appears in the NW corner of the site in the 1968 aerial. It may be from the excavation of the adjacent site (5); however the source is unknown.	Livestock Earthworks/stockpiling/imported fill	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2001	Multiple sheds in the SE corner of the site. General debris scattered around the sheds.	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Earthworks/Dam construction	1991 - 2001	Site has been heavily altered around the drainage channel. Watercourse in the NW has undergone extensive excavation and has been dammed (1991). The dam holds a large volume of water (1994-2013).	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Residential Property		2001 - 2013	Presumed residential Property and additional sheds present in the SE corner of the site. A fence defines this area from the rest of the site. A shipping container appears adjacent the western site boundary (2013). General debris surrounds the Property and soil stockpiles. Drum storage is present adjacent one of the smaller sheds. A small dam was excavated and filled adjacent the residential Property (2001). The dam is no longer present in the 2013 aerial; appears to have been filled. A small excavation is present to the west of the large dam in the NE and small soil stockpiles were observed. A roughly defined dirt track transects the site in a N-S direction from the road to the small excavation in the NW.	Buildings with unknown use Shipping container Drum storage Earthworks/stockpiling/imported fill General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Commercial/Industrial	10/05/2013	The site contains a fenced compound in the south east corner, containing a number of large buildings and sheds. The view of this compound from the roadway is partially obstructed. The compound is signed as "Going Greener - E-waste", potentially a commercial Property. General debris are visible along the compounds western boundary (both internally and externally, including scrap metal, old vehicles, derelict buildings and empty chemical containers. Dead trees are present at the entry to the site compound (refer to site photos for Property 6).	Commercial/ Industrial waste	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Individual Inspection	Commercial/Industrial	4/06/2013	The fenced compound in the SE corner of the site contains two distinct areas separated by a fence. The larger area on the east side of the compound is a residential Property with sheds. The smaller portion along the western boundary of the compound contains a large shed supporting a commercial/industrial operation signed as 'Going Greener - E-waste'. This shed and the surrounding open spaces to the front and rear are used for recycling electronic waste (TVs, computers, printers, radios etc.). The components are separated and stored in pallets or large hessian bags prior to recycling. The sorting is completed in a concrete floored shed and the components are all solid materials. A 44 gallon drum and another container used to burn material were located at the rear of the shed and scattered plastic and electronic components are present on the open ground surrounding the shed. The remainder of the Property outside the fenced compound is grassed, with the exception of general debris stored along the western boundary of the fenced compound, including timber, scrap metal, a truck and an area where a caravan was burnt, associated with the dead trees inside the compound (mentioned above). A shipping container was also observed along the sites western boundary (refer to site photos for Property 6).	Electronic Waste Burning areas General debris	Metals, PAH, TPH, BTEX			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
7	Planning Zones	Urban Floodway Zone	2013	Present running from the north east to the south west, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. The site appears to be predominantly used for cultivation. A watercourse transects the centre of the site running NE-SW. A small portion of the site in the west appears to have been used for bailing hay (1960).	Cultivation	Pesticides/Herbicides			
		Earthworks/Dam construction	1991 - 2001	Site has been heavily altered around the watercourse. Watercourse in the centre of the site has undergone extensive excavation and has been dammed (1991). The dam holds a large volume of water (1994-2013). Dirt roads/tracks appear across the site.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Farming/Agriculture/Grazing	2001 - 2013	Site appears to be used for cultivation (south) and bailing hay (north and west). General debris and discarded farm equipment scattered around the NW corner of the site. Several roads appear on the site, leading to a residential Property adjacent the western boundary in the NW; the SE corner of the Property is within the site boundary	Cultivation General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
8	Planning Zones	Urban Floodway Zone	2013	Present running along the western boundary of the site, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A watercourse transects the site in the west running in a general N-S direction. Several dirt roads are present on the site (1960-1979). A dam was constructed adjacent the southern boundary (1968) and appears to hold water in the 1979 aerial.	N/A	-			
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property and unidentified buildings (x2) in northern portion of the site. The buildings may potentially be sheds; however use is unknown. Multiple ASTs adjacent to largest unidentified building. ASTs appear to be for the purpose of harvesting rainwater. A second dam had been created in the NW by excavating and damming a section of the watercourse. The dam appears to hold water. General debris surrounds the buildings and a stockpile of mixed material appears in the 2013 aerial (near the buildings). The land to the south of the properties appears to be still used for cultivation; however livestock are also present on the site (2013). Fences have been erected around some of the buildings and between the Property and the cultivated land.	Cultivation and Livestock Buildings with unknown use General debris and stockpiled material Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
9	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to have been used predominantly for bailing hay. Dirt roads were present on the site (1960-1979). Fence line transects the site in the west running N-S (1960-1979).	N/A	-	Medium	Medium	1
		Residential Property(s)	2001 - 2013	Residential Property and unidentified buildings (x3) in the northern portion of the site. There appears to be minor car maintenance works on the site to the SE of the residential Property. Additional buildings appeared on the site (2013), one of which could be a second residential Property; however use is unknown. Over 10 vehicles are present on the site and general debris surrounds the properties and workshop. A stockpile of general rubbish and debris appears in the 2013 aerial. Cultivation ceased on site after 2001. Horses were present on the site to the south of the properties (2013).	Buildings with unknown use Vehicle storage and maintenance General debris and stockpiled rubbish	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
10	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to have been used predominantly for bailing hay. A dam is present on the site in the SE.	N/A	-	Low	Low	1
	Property Owners Table	Farming/Agriculture/Grazing	2013	Site used for barley cropping	N/A	-			
	Fence Line Inspection	General debris	10/05/2013	The site contains a pile of truck tyres in the south west corner along the southern boundary (refer to site photos for Property 10).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
11	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A small dam is present adjacent the southern boundary of the site. Appears to hold water.	N/A	-			
12	Planning Overlays	Land subject to inundation	2013	Present running through the north west corner of the site, associated with the Kororoit Creek	N/A	-	Medium	Medium	2a Targeting former earthworks and genral debris
	Planning Zones	Urban Floodway Zone	2013	Present running through the centre of the site	N/A	-			
		Farming/Agriculture/Grazing	1951 - 2013	Site appears to be used predominantly for cultivation. Multiple unidentified buildings were erected on site (1960-1979). They may potentially be sheds; however use is unknown. General debris surrounds the buildings. A watercourse transects the site in the NW running NE to SW. Initially (in 1951) there were three dams on the site, two adjacent the southern boundary and one adjacent the western boundary (within the watercourse). One of the dams present adjacent the southern boundary appears dry in 1968, and does contain water again. The remaining two appear to hold water (1951-2013). The 1979 aerial shows that an unidentified building is now located on the former dam. The dam may have been filled in; however the source of the fill is unknown. An additional two dams were excavated on the site (1960-1979). These dams also appear to hold water (1979-2013). Several dirt roads are also present across the site. Majority of the unidentified buildings and general debris were removed from the site between 2001 and 2013. Only two buildings remain in the 2013 aerial. A watercourse transects the centre of the site running N-S.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	The site is generally used for crops, with the exception of the central southern area which contains household waste, soil stockpiles, a cattle stage, woodpiles and general debris surrounding a number of dilapidated buildings (refer to site photos for Property 12).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
13	Planning Overlays	Land subject to inundation	2013	Present running north to south through the centre of the site, associated with the Kororoit Creek	N/A	-	Medium	Low	1
	Planning Zones	Urban Floodway Zone	2013	Present running north to south through the centre of the site, associated with the Kororoit Creek	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A watercourse transects the centre of the site running N-S. A fence line transects the site in the west running N-S.	N/A	-			
		Earthworks/dam construction	1991 - 1994	Site has been heavily altered around the watercourse. Watercourse in the centre of the site has undergone extensive excavation and has been dammed (1991). The dam holds a large volume of water (1994-2013). A large volume of soil has been stockpiled to the west of the dam. A driveway has been developed on the constructed dam (wall) and a small bridge spans the river downstream of the dam.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Residential Property	1994 - 2013	Two large buildings (most likely sheds) are present on the eastern side of the site. An above ground storage tank appears adjacent the Property in the NE corner; use is unknown. Some evidence of small-scale cultivation adjacent the residential Property (1994). General debris present on site surrounding the buildings. Transmission lines noted to transect the site (E-W) adjacent the northern boundary.	Buildings with unknown use Unknown AST Small scale cultivation General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Earthworks/Dam construction	10/05/2013	The fence line inspection indicated that soil excavated from dams was used as fill to block the watercourse in the area.	Earth works/stockpiling, imported fill	Metals, PAH, TPH, BTEX			
14	Planning Overlays	Land subject to inundation	2013	Present running north to south through the centre of the site, associated with the Kororoit Creek	N/A	-	Medium	Low	N/A
	Planning Zones	Urban Floodway Zone	2013	Present running north to south through the centre of the site, associated with the Kororoit Creek	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A watercourse transects the site in the west flowing N-S. A dam has been excavated within the watercourse and it appears to hold water. A fence line transects the site in the east running N-S. Unknown objects appear on the site (1968); potentially hay bails. Heavy earthworks were undertaken on the site (1991-1994) to increase the volume of the dam. During this period a poorly defined dirt track appeared in the SW corner of the site.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Farming/Agriculture/Grazing	2001 - 2013	Sheds (x2) in the centre (south of the dam) and NW corner of the site. Sheds appear to be used as workshops/storage facilities. An AST appears to be associated with the building in the centre of the site. AST appears to be for the purpose of harvesting rainwater. General debris appears scattered around the sheds. Poorly defined dirt tracks are present leading from the SW corner of the site to the two sheds. The tail end of the dam on the adjacent site (13) appears on the site in the south.	Buildings with unknown use Sheds/Workshops General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Earthworks/Dam construction	10/05/2013	The fence line inspection indicated that soil excavated from on-site dams was used as fill on site within the former water course (refer to site photos for Property 14).	Earth works/stockpiling, imported fill	Metals, PAH, TPH, BTEX			
15	Planning Overlays	Land subject to inundation	2013	Present running north to south through the centre of the site, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present running north to south through the centre of the site, associated with the Kororoit Creek	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1968	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A watercourse transects the site in the west meandering in a general N-S direction. A dam has been excavated adjacent the northern site boundary within the watercourse and it appears to hold water. A fence line transects the site in the SE. Unidentified buildings (x2) appear in the NE corner of the site from 1951 onwards; potentially sheds and/or barns. Smaller building added to the NE corner (1968).	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1968 - 2013	Multiple unidentified buildings (x3) present in the NE corner of the site. Stockpiles of soil and rubble (outside the site) adjacent the northern site boundary and the Melton Highway (1968-1991). One building was removed prior to 1979. Several vehicles are present in the NE corner of the site in the 1979 aerial. The NE corner of the site was reconfigured in 1991 and a large, unidentified building was added adjacent the eastern site boundary. It appears that this area of the site may house/hold livestock. The tail end of the dam on the adjacent site (14) appears on the site in the south (1994). Hay bailing appears to have occurred on the site (2001). The buildings are no longer present in the 2013 aerial; a large stockpile of debris is present in the NE corner of the site. A roughly defined dirt road is present on the site, leading from/to the Melton Highway. Evidence of machinery having been on the site (2013).	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Earthworks/Dam construction	10/05/2013	The fence line inspection indicated that soil excavated from on-site dams was used as fill on site (refer to site photos for Property 15). No buildings were observed on site during this inspection.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
16	Aerials	Farming/Agriculture/Grazing	1951 - 1991	Residential Property present in NW corner of the site. A fence defines this area from the rest of the site. Appears to be a stabling yard adjacent the building and may be used to house/hold livestock. Site appears to be used predominantly for bailing hay. A fence line transects the centre of the site running N-S. A dirt road appears to transect the centre of the site running N-S (1968).	Livestock (stabling yard)	Pesticides/Herbicides	Medium	Medium	2a Targeting burning areas and general debris
		Stabling Yard	1991 - 2001	Several new buildings and structures appear on site in the NW corner (adjacent the residential Property). Appears to be a stabling yard which may house/hold livestock. Bailing of hay appears to continue in the southern portion of the site.	Buildings with unknown use Livestock (stabling yard)	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Residential Property	2001 - 2013	Predominant use of the site is residential. The house in the NW corner has been renovated and several unidentified buildings have also been added in this area. A large amount of general debris and old farm equipment surrounds the buildings to the north. Two areas in the NE also appear to have been used to burn debris (timber). The site no longer appears to be used as a stabling yard; however hay bailing may still occur on the site.	Buildings with unknown use General debris and old farm equipment Debris burning areas	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	General debris, including old farm machinery, trucks, cars, pallets and sheds are present on the northern boundary of the site adjacent to Melton Highway (refer to site photos for Property 16).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
17	Planning Zones	Urban Floodway Zone	2013	Present running down the eastern boundary of the site, associated with the Kororoit Creek.	N/A	-	Low	Low	N/A
	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A watercourse transects the site in the SE meandering in a general N-S direction. A fence line transects the centre of the site running N-S. A second fence line branches of this on running E-W (towards Site 18).	N/A	-			
18	Planning Zones	Urban Floodway Zone	2013	Present running along the north west of the site, associated with the Kororoit Creek	N/A	-	Low	Low	N/A
	Aerials	Farming/Agriculture/Grazing	1951 - 2013	Site appears to be used predominantly for bailing hay. A watercourse transects the site in the NW meandering in a general N-S direction. A fence line transects the centre of the site running E-W. A shed appears in the NE corner of the site, adjacent the northern boundary in the 2001 aerial; use is unknown.	Building with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
19	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A fence line transects the western side of the site running N-S.	N/A	-	Medium	Medium	1
		Residential Property	1991 - 2013	Residential Property and associated sheds present adjacent the northern boundary of the site. Multiple above ground storage tanks appear adjacent the Property and sheds. Two new PVC ASTs appear adjacent to of the sheds in the 2013 aerial. ASTs appear to be for the purpose of harvesting rainwater. A fence defines the residential Property from the rest of the site. A large oval track is present in the centre of the site; use is unknown. A dam was excavated adjacent the southern site boundary (1991). Appears to hold water (1994-2013).	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	No visibility from roadway.	10/05/2013	Visibility from roadway is obstructed.	N/A	-			
20	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. Hay bails visible on the site in the 1979 aerial.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2013	Two unidentified buildings present in the centre of the site (1991-2001). A shed and multiple ASTs appear in the NE corner of the site. An extension is added to the shed and two additional ASTs also appear in 2013. ASTs appear to be for the purpose of harvesting rainwater. General debris scattered around the shed in the NE. A fence defines the area surrounding the shed from the rest of the site. Small-scale cultivation appears to the north of the shed in the 2013 aerial.	Buildings with unknown use General debris Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Property Owners Table	Farming/Agriculture/Grazing	2013	Livestock kept on site.	N/A	-			
21	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	The site configurations is in line with the 2013 aerial. The Property contains general debris behind a corrugated fence on site. There was also a small area of vines on site.	General debris Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. Two dams present adjacent the northern site boundary. Appear to hold water (1951). The larger dam appears dry in the 1960 aerial.	N/A	-			
		Residential Property	1991 - 2013	Residential Property and associated sheds present in the NE corner of the site. Multiple above ground storage tanks appear adjacent the Property and sheds. Two new ASTs appear in the 2013 aerial adjacent the Property and main shed. ASTs appear to be for the purpose of harvesting rainwater. General debris scattered around the sheds. Two small sheds removed from site (1994 - 2013). A fence defines the residential Property from the rest of the site. A large oval track was present in the centre of the site (1991-2001); use is unknown. Livestock appears to be present on the site in the 1994 aerial. Hay bailing is evident in the 2013 aerial.	Buildings with unknown use General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
22	Fence Line Inspection	Earthworks	10/05/2013	Signage for high pressure pipeline observed along north eastern site boundary.	Earthworks	Metals, PAH, TPH, BTEX	Low	Low	N/A
	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials.	N/A	-			
23	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2013	A small shed present in the NW corner of the site. A fence line appears around the shed, defining the NE corner from the rest of the site. General debris scattered around the shed. A dirt road, transecting the site running N-S, appears in the 1991 aerial. A dam is present adjacent the southern site boundary in the SW corner. Appears to hold water. This road formed a driveway to the shed (1994). Livestock appears to be present on the site in the 1994 aerial. Site appears to be used for bailing hay (2013).	Buildings with unknown use General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	No visibility from roadway.	10/05/2013	Visibility from roadway is obstructed. Signage for high pressure pipeline observed along north western site boundary.	Earthworks	Metals, PAH, TPH, BTEX			
24	Aerials	Farming/Agriculture/Grazing	1951 - 2013	Multiple unidentified buildings present in the NE corner of the site; use is unknown. A fence surrounds the buildings defining the NE corner from the rest of the site. Livestock appears to be present on site in the 1968 aerial. Site appears to be part of adjacent site (25). A shed and AST appear in the NE corner of the site in the 1991 aerial. AST appears to be a rainwater tank. A fence separating this site from the adjoining one (25) appears in the 1991 aerial. A dam also appears adjacent the southern site boundary in the SW corner (1991). Dam appears to hold water (1991 - 2001). Dam appears dry in 2001 aerial. Appears to hold water again in the 2013 aerial. The two unidentified buildings were removed from the site (1994 - 2001) and replaced with a shed (2001-2013). General debris appears scattered throughout the NE corner of the site in the 2013 aerial.	Buildings with unknown use General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Fence Line Inspection	General debris	10/05/2013	General debris, including old farm machinery, trucks, cars, rusting drums and sheds are present on the northern boundary of the site adjacent to Melton Highway (refer to site photos for Property 24).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
25	Aerials	Farming/Agriculture/Grazing	1951 - 1991	Multiple sheds and residential Property present in the NW corner of the site. Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials. Multiple ASTs are present on site adjacent the buildings. ASTs appear to be rainwater tanks. A dirt driveway runs from the Melton Highway to the buildings. Site appears to be part of adjacent site (24). A dam is present adjacent the southern site boundary in the SE. The dam appears to hold water. Extensive earthworks to expand the volume of the dam occur from 1968-1979. During this period large stockpiles of soil are present on site in both the SE corner and NW corner (near the buildings).	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides	High	Medium	2a Targeting burn areas, general debris, suspected ACM, earthworks and asphalted areas
		Residential Property	1991 - 2013	Site appears to be no longer used for bailing hay. One of the ASTs adjacent the Property was replaced with a PVC AST prior to 2013. The configuration of the sheds in the NW corner of the site was changed (1991), with one of the buildings removed and additional sheds added adjacent the Property. The driveway and areas surrounding the house appear to have been asphalted (1994). Small stockpiles are visible west of the Property in the 1994 aerial. A new dam appears adjacent the southern site boundary in the SW in the 1991 aerial. Appears to hold water. A large oval track is present in the centre of the site (1991-2013); use is unknown. Two large transmission towers appear on the site adjacent the southern boundary (1991). Transmission lines transect the centre of the site running N-S. General debris is scattered around the Property in the north and around the dam in the SW.	Buildings with unknown use Asphalting works Earthworks/stockpiling/imported fill General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Property Owner	Timber Production	2013	Property owned by Timberite Building Supplies Pty Ltd	Potential production and treatment of timber on site	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway due to corrugated iron fence and trees. Horses were observed on site.	Livestock	Pesticides/Herbicides			
	Individual Inspection	Farming/Agriculture/Grazing	6/06/2013	Property owned by Timberite Buildings Supplies Pty Ltd, but no timber treatment or storage associated with this business completed on site. Most of the Property was grassed and used for grazing horses, with the exception of the NW corner. Two dams were present along the southern boundary, surrounded by raised soil stockpiles, with piping leading into the dams. The NW corner includes a residential building with sheds to the west and south, water tanks, an old tennis court, an old chook shed and an outdoor toilet. The outdoor toilet is made of suspected ACM. The house contains cement sheeting that may contain ACM. There are burning areas to the east of the house, amongst general debris, north of the tennis court and in the front yard of the house where trees have been removed and burnt. The burning area to the east lies amongst general debris including, bricks, timber, paper, cans, tyres, old drums, gas bottles and general waste. The shed to the rear of the house contains plastic water drums and pesticide containers, on a concrete floor. The remainder of the NW corner of site contains general debris, including scrap metal, timber, IBCs, old fuel tanks, waste material and broken bitumen from the driveway (refer to site photos for Property 25).	Suspected ACM in sheds and potentially the house Burning areas General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
26	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to be used predominantly for cultivation. Site appears to be part of a larger Property.	Cultivation	Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Site vacant with grass cover (refer to site photos for Property 26).	N/A	-			
27	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A small dam is present in the NW corner of the site. Appears to hold water. A watercourse flows from the dam and transects the site in a N-S direction.	N/A	-	Medium	Medium	1
		Residential Property	1991 - 2013	A residential Property and an associated shed present in the NE corner of the site. A fence defines the Property and shed from the rest of the Property. Multiple ASTs appear adjacent the shed, and a large AST appears south of the Property. ASTs adjacent the shed appear to be rainwater tanks; however use of other AST is unknown. Four large transmission towers appear on the site in the SE (1991). Transmission lines transect the site in the SE running NE-SW. Two additional dams are also present on site; one in the centre (within the watercourse) and one adjacent the eastern boundary. Both appear to hold water. Multiple vehicles and trucks appear on site adjacent the Property and shed (1994-2013). Multiple soil stockpiles are present on the site in the SE (near the transmission towers) and adjacent the Property (1994-2001). Some general debris are present south of the Property in the 2013 aerial. Unidentified object appears on site in the 2013 aerial (near the transmission towers); most likely an artefact introduced during the aerial photography. A dirt road/track appears across the site in the 2001 aerial. Hay bailing appears to be occurring in the 2013 aerial.	Buildings with unknown use Unknown AST Earthworks/stockpiling/imported fill General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of residential Property and sheds. Burning off of stubble was observed in the grassed field. A cattle stage was observed in the north west corner of the Property (refer to site photos for Property 27).	Livestock	Pesticides/Herbicides			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
28	Aerials	Farming/Agriculture/Grazing	1951 - 1991	Multiple buildings are present in the SE corner of the site. The site appears to be used predominantly for bailing hay. Some small scale cultivation is present near the buildings. Multiple dams (x3) are present on the site in the NW, and SW corners of the site. A road transects the site running N-S from Melton Highway to the Property. A transmission line runs adjacent the road. Fences appear in the southern portion of the site. Earthworks appear to have occurred in the south portion of the site (1979). The road now transects the entire site.	Buildings with unknown use Small-scale cultivation Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	2a Targeting general debris, burn areas, suspected ACM, earthworks associated with gas pipeline and representative areas of spraying of chemicals
		Residential Property	1991 - 2013	A residential Property and multiple sheds are present in the SE corner of the site; appears that previous buildings have been removed. Site appears to still be used for bailing hay. An AST is present adjacent the Property. AST appears to be a rainwater tank. Dams (NW and one in the SW) appear dry; (1991-2013) and (2001) respectively. A large oval track is present in the SE corner of the site; potentially used for horse training. Unidentified buildings present adjacent the track; may be stables. General debris, vehicles and old farm equipment scattered around the shed (2013). A horse float is present near the oval track in the 2013 aerial.	Buildings with unknown use General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of residential Property and sheds. Most of the Property appears to be grassed. A cattle stage was observed at the properties front gate (refer to site photos for Property 27). A major gas pipeline is present intersecting the site from the NE to the SW corner, running roughly N-S (refer to site photos for Property 28). The installation of this pipeline would have involved significant earthworks.	Livestock Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Individual Inspection	Farming/Agriculture/Grazing	6/06/2013	Most of the Property was cultivated, with the exception of the SE corner. There were two small dams present in the south of the site, along the southern boundary and to the south of the animal enclosures. The SE corner includes a residential building, sheds, water tanks, garages, general debris, animal enclosures and stables and a trotting track along the SE corner. The general debris observed in the SE corner behind the residential building, and around the sheds, animal enclosures and other buildings, included, scrap metal, drums, old vehicles, timber, tyres, bricks, old farm equipment, pumps, gas bottles, old fridges, waste, a shipping container, a horse float and a caravan. The sheds, garages and stables were used to store farm equipment. Two burning areas, near the horse enclosures and the sheds, were observed amongst general debris, including suspected ACM sheeting in the burning area north of the horse enclosures (refer to site photos for Property 28). Signage for high pressure pipeline observed along northern site boundary and alongside driveway through centre of site. Property owned by Lend Lease.	Suspected ACM in burning area (potentially friable) Burning areas General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
29	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A dirt road transects the southern corner of the site in the 1960 aerial. A fence line transects the southern portion of the site running E-W (1979).	N/A	-	Medium	Medium	1
		Residential Property	1991 - 2013	A residential Property and multiple sheds are present adjacent the western site boundary. A driveway runs from Melton Highway to the Property. Several fence lines transect the site running E-W. General debris surrounds the Property and sheds in the NW corner and adjacent the southern boundary. Multiple vehicles are also present in this area in the 2013 aerial. Site appears to still be used for bailing hay (2013). An AST is present adjacent the Property. AST appears to be a rainwater tank. The shed behind the Property was extended (2001) and an AST appeared adjacent to it. AST appears to be a rainwater tank. Four dams are present on site; three along the southern boundary (1991 and 1994) and one in the SE corner (1991). All appear to hold water. Two additional dams were excavated to the north of the Property (2001). They appear to hold water in the 2013 aerial. Livestock present in the SW corner of the site in the 1994 aerial. Unidentified object appears on site in the 2013 aerial (near the transmission towers); most likely an artefact introduced during the aerial photography.	Buildings with unknown use General debris and vehicles Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of residential Property and sheds. Most of the Property appeared to be grassed. A stockpile of concrete was observed on site.	Livestock	Pesticides/Herbicides			
30	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A dirt road transects the southern portion of the site running SE-NW (1960-1968). A fence line transects the southern portion of the site running E-W (1979).	N/A	-	Medium	Medium	2a Targeting general debris, stockpiles, earthworks areas and representative areas of spraying of chemicals
		Farming/Agriculture/Grazing	1991 - 2013	A residential Property and multiple sheds are present in the NE corner of the site. The site appears to be used for cultivation; cultivation occurs extensively across the northern half of the site. The southern half appears to be used for bailing hay. A driveway runs from Melton Highway to the Property. Several fence lines transect the site running E-W. General debris surrounds the Property and sheds in the NE corner. Soil stockpiles appear in the 1994 aerial near the sheds and 2001 aerial near the sheds and adjacent the western boundary. Multiple vehicles are also present in this area. An AST is present adjacent the Property. AST appears to be a rainwater tank. The southern-most shed behind the Property was extended (2001). Two dams are present on site, adjacent the northern boundary and in the SW corner. Both appear to hold water. Site appears to still be used for bailing hay (2013).	Buildings with unknown use General debris and vehicles Earthworks/stockpiling/imported fill Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of residential Property and sheds. Most of the Property appeared to be cultivated with fruit trees. A stand of fruit trees at the front of the site (NW corner) had been cut down and their exposed stumps painted with white paint (refer to site photos for Property 30).	Cultivation	Pesticides/Herbicides Heavy metals			
31	Planning Zones	Urban Floodway Zone	2013	Present running along the western boundary of the site, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2013	Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials. Residential Property and multiple unidentified buildings are present adjacent the western site boundary. Several buildings were removed prior to 1979; additional buildings were removed between 1979 and 1991. Three ASTs appear on site (1991), ASTs appear to be rainwater tanks. One AST was removed prior to 2001. A trailer tank is present adjacent one of the sheds in the 2013 aerial. General debris is present adjacent the western site boundary. General debris is also present adjacent the watercourse in the centre of the site. A watercourse and a dirt road transect the site running N-S. A driveway runs from Melton Highway to the buildings. Various fence lines appear throughout the site, some of which are from neighbouring properties. Two dams are present on site; one to the SE of the buildings and one in the SW corner. Both appear to hold water. Earthworks were carried out between 1979 and 1991 to expand the volume of the dam adjacent the buildings. Stockpiles of soil appear adjacent the western boundary (1994).	Buildings with unknown use General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of residential Property and associated buildings. Most of the Property appeared to be tilled with piles of boulders present. Water tanks and an excavator were observed on site (refer to site photos for Property 31).	Cultivation	Pesticides/Herbicides			
32	Planning Zones	Urban Floodway Zone	2013	Present at the south east corner of the site, associated with the Kororoit Creek	N/A	-	High	Medium	2a Targeting greenhouses, metal storage and works, wine making area, general debris, stockpiles and representative areas of spraying of chemicals
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials. Several dirt roads transect the site, including a fence line in the centre of the site running E-W. A small dam is present on the site in the NE corner. Some general debris appears in this area, adjacent the eastern site boundary (1979). Its source is unknown; however may potentially have come from the adjacent site (31).	General debris	Metals, PAH, TPH, BTEX			
		Residential Property	1991 - 2013	Multiple sheds present in the NW corner of the site. Two ASTs present adjacent the sheds. One AST appears to be a rainwater tank; the use of second AST could not be identified. Development of residential Property appears in the 1994 aerial. Property is developed NE of the sheds. The placement of a UST can be observed in the aerial; use could not be identified from the aerial. Additional sheds were added to the site (2001-2013). Additional ASTs were also added during the same period. ASTs appear to be rainwater tanks. Earthworks were carried out on the site to expand the volume of the dam in the NE and develop a second dam in the SE. Stockpiles of soil appear adjacent the dam in the SE (1994). Rocks and soil debris appears to have been stockpiled in the NW corner of the site (2013). General debris surrounds the sheds. Small-scale cultivation appears adjacent the Property in the 2013 aerials.	Buildings with unknown use Unknown ASTs/UST and associated piping Earthworks/stockpiling/imported fill General debris Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of buildings. Some of the Property appeared to be under cultivation with signage advertising prickly pears and fruit trees visible from the road (refer to site photos for Property 32).	Cultivation	Pesticides/Herbicides			
	Anecdotal Information	Farming/Agriculture/Grazing	23/05/2013	A local resident mentioned that this site is used for metal works.	Metal works	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Individual Inspection	Farming/Agriculture/Grazing	4/06/2013	The Property contains tilled land and grassed areas used for grazing pigs, sheep and goats, over most of the site. The developed areas of the site are generally organised. There are a number of large sheds present on site in the NW developed area. The sheds are used to store farm equipment, metal works and wine production. The sheds used for metal works have concrete flooring. The owner indicated that only minor metal works were completed on site, however the quantity of metal cuttings stored on site and the presence of gas bottles (presumably for welding), indicate that significant metal works may take place on site. General storage and debris observed across the site included 44 gallon drums, farming equipment, IBCs, metal storage, crushed rock stockpiles, water tanks and old fuel ASTs. A large 120kL concrete UST was observed on site with an associated pump. The site also contained a small vineyard, 3 small greenhouses and a residential building (refer to site photos for Property 32).	Metal works General debris Small greenhouses	Metals, PAH, TPH, BTEX Pesticides/Herbicides			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
33	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site may potentially be used for grazing; however this could not be confirmed from the aerials. A dirt road transects the eastern half of the site; dirt road runs from Melton Highway. A small dam is present adjacent the western site boundary.	N/A	-	Medium	Medium	1
		Residential Property	1991 - 2013	Residential Property and associated sheds present in the eastern half of the site. Multiple ASTs appear adjacent to the buildings. ASTs appear to be rainwater tanks. A shipping container appears to the south of the Property in the 1994 aerial. A driveway runs from Melton Highway to the Property. A series of fence lines defines the Property from the rest of the site. A small stockpile of soil and rock is present to the SE of the dam (1994). More stockpiles of soil and rock appear to the south of the Property in the 2013 aerial. General debris were also observed in these areas. A greenhouse was present to the south of the residential Property (2013).	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Greenhouse	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Tilled land across site. Pallets, tractor, shed, burnt wood piles and general debris visible on the Property.	General debris Burning areas	Metals, PAH, TPH, BTEX			
34	Aerials	Farming/Agriculture/Grazing	1951 - 1994	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A fence line transects the centre of the site running E-W.	N/A	-	Medium	Medium	1
		Residential Property	1994 - 2013	Shed present in the northern quarter of the site (1994). Residential Property present adjacent the shed in the 2001 aerial. Hay bailing may continue at the site. AST appears adjacent to the shed; appears to be a rainwater tank. A shipping container appears on the western side of the shed in the 2013 aerial. General debris and a soil stockpile appear scattered throughout this area. A driveway runs from Melton Highway to the Property. Fence lines surround the Property, defining it from the rest of the site. A dam was present on site (SW of the shed) in the 1994 aerial. It appeared to hold water. Stockpiles of soil appeared in the 1994 aerials around the dam and in the SE corner. Stockpiles of soil also appeared in the 2001 aerial on the southern side of the fence in the centre of the site; a dirt road lead from the Property to this area. Dam wasn't present in the 2013 aerial; appears to have been filled in and small stockpiles of soil are present on it. Several trucks are present on the site at the Property in the 2013 aerial; there also appears to be a stockpile of an unidentified substance NW of the Property where the trucks are located.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Iron sheeting, farm machinery and general debris visible on the Property.	General debris	Metals, PAH, TPH, BTEX			
35	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site (1951-2001). Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials. The fence line of a larger Property transects the site in the SE corner. Three small sheds appear on the site, adjacent the southern boundary, in the 2013 aerial; fences enclose these sheds. Two longer fences transect the site in a general N-S direction. Livestock are present in the SE, adjacent the southern boundary.	Buildings with unknown use Livestock General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Property largely covered in grass. Pigs and horses were visible on site.	Livestock	Pesticides/Herbicides			
36	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site (1951-2001). Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials. The fence line of a larger Property transects the site in the east running NE-SW.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property, sheds and a greenhouse present on the east side of the site. Residential Property is located adjacent the southern boundary; while the sheds are adjacent the northern boundary and north of the greenhouse. Greenhouse is located behind the residential Property. Site appears to be used predominantly for cultivation. A driveway runs from the road to the Property. A dam is present in the NW corner of the site. General debris is scattered around the Property, shed and greenhouse. A dirt road appears on the site running north from the Property (2013).	Buildings with unknown use Greenhouse General debris Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Olive groves visible to the east of the residential Property.	Cultivation	Pesticides/Herbicides			
37	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. May also have potentially been used for cultivation; however this could not be confirmed from the aerials. The fence line of a larger Property transects the centre of the site running NE-SW. Farm equipment present on the site in the 1979 aerial. Several dirt roads appear on the site in the 1991 and 1994 aerials.	N/A	-	Medium	Medium	1
		Residential Property	2001 - 2013	Residential Property and associated sheds present in the NW corner of the site. A swimming pool is located behind the Property (2013). Small-scale cultivation appears behind the Property. A dirt driveway runs from the road to the Property. A dam is present in the SW corner of the site. General debris is scattered around the Property and sheds. A large volume of dirt and debris has been stockpiled on the eastern side of the site, adjacent the eastern boundary. A dirt road runs from the Property, along the southern boundary, to this stockpile area. Appear to be pallets of bricks/tiles in the SW corner of the site and in the centre of the site, near the southern boundary.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of buildings. Pallets of bricks observed on the sites western boundary.	NA	NA			
38	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. The fence lines of larger properties transect the site in the west running NW-SE, and in the SE running SW-NE. Several dirt roads appear on the site in the 1991 and 1994 aerials. An unidentified building appears on the site in 1994. General debris are scattered around the shed. A dirt road runs from the road to the shed.	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property and associated sheds present in the NW corner of the site. A greenhouse is present behind the house. The western side of the site appears to be used for cultivation; hay bailing may continue on the eastern side. A dam is present adjacent the western site boundary; appears to hold water. General debris is scattered along the northern boundary in the vicinity of the sheds. A large volume of soil was stockpiled to the south of the Property (2001) before it was transferred to the SE corner of the site (2013); general debris is also present in the area.	Buildings with unknown use Greenhouse Earthworks/stockpiling/imported fill General debris Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	No visibility from roadway.	10/05/2013	Visibility from roadway is obstructed.	N/A	-			
39	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. An unidentified object appears in the 1960 aerial; potentially a large ball of hay. Hay bails are present on the site in the 1968 aerial. Dirt road appears adjacent the western boundary in the 1991 aerial.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property and associated shed present in the centre of the site. Two ASTs are present behind the shed; appear to be grain silos. A second shed is present on the site, west of the first one. A large amount of debris is scattered around the sheds and the Property. The debris appears to consist of cars, car parts, scrap metal, old USTs/ASTs, drums and old farming equipment. There appear to be several blue drums on the site to the north of the Property. A drive way runs from the road to the Property. A stockpile of gravel is present near the house; appears to have been used for the driveway.	Buildings with unknown use General debris Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Sheep present on the Property. General debris including caravans, farm machinery, trucks and vehicles observed to the west of buildings. Fruit trees were also observed on site (refer to site photos for Property 39).	General debris	Metals, PAH, TPH, BTEX			
40	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. Dirt road appears in the northern portion of the site in the 1991 aerial.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property present in the NE corner of the site. An AST is present beside the Property; appears to be a rainwater tank. Several sheds are present to the east of the Property, adjacent with the eastern boundary (2013). General debris are scattered around the sheds and the Property. The northern half of the site appears to be used for cultivation (2013). A damaged greenhouse is present near the dam in the 2013 aerial. A driveway runs from the road to the Property. A dam has been excavated in the centre of the site prior to 2001; appears to hold water. A stockpile area is present to the SW of the dam in the 2013 aerial; a dirt road leads from the Property to this area. A tractor is also present on the site (in the southern half) in the 2013 aerial.	Buildings with unknown use Greenhouse Earthworks/stockpiling/imported fill General debris Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of buildings. Olive grove observed on site with minor debris located to the west of the grove.	General debris Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
41	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A fence line transects the site in a general E-W direction. A dirt road appears in the northern portion of the site in the 1960 and 1968 aerials. An unidentified object is present on the southern side of the site (near the fence) in the 1991 aerial; potentially a stockpile.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX	Medium	Medium	1
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property and associated shed present on the southern side of the site. Site appeared to have been used for small-scale cultivation (2001); however this ceased prior to 2013. General debris are scattered around the sheds and the Property. A small dam was present on the site, adjacent the Property, in the 2001 aerial; the dam was dry in the 2013 aerial. General debris appeared in the dry dam. A truck trailer is present on the site near the residential Property (2013). A dirt driveway runs from the road to the Property. A dirt road is present on the site in the 2001 aerial.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
42	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. A fence line transects the site in a general E-W direction. A dam is present in the SE corner of the site; appears to hold water (1951-1968). Dam appears dry in the 1968 aerial; appears to hold water again in the 1979 aerial. The dam appears to be dry again in the 1991 and 1994 aerials. Hay bails are present on the site in the 1968 aerial. A dirt road transects the western side of the site running N-S (1991).	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property and associated sheds present in the NE corner of the site. Two ASTs are present adjacent the residential Property. ASTs appear to be rainwater tanks. A greenhouse is located north of the residential building. There are a number of cars parked along the western fence line of the residential area. Debris (potentially scrap metal) is also stored in this area, alongside the northern boundary. Site appeared to have been used for small-scale cultivation. A fence line surrounds the NE corner, defining the Property from the rest of the site. General debris and stockpiled rocks are present in areas around the Property. The dam appears to hold water. A gravel driveway runs from the road to the Property. Livestock on the Property.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Small-scale cultivation Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
43	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. An unidentified object appears in the 1960 aerial; potentially a large ball of hay. Fence lines transect the site in the north, west and south. A dirt road transects the site in the NW. Dirt tracks appear across the site in the 1994 aerial.	N/A	-	Medium	Medium	2a Targeting worm farm, composting area, old vehicles, AST, general debris and representative areas of spraying of chemicals on Christmas trees
		Farming/Agriculture/Grazing	2001 - 2013	Residential Property and associated sheds appear in the NW corner of the site. Two ASTs are present adjacent the Property and sheds. ASTs appear to be rainwater tanks. Small-scale cultivation appears to occur adjacent the Property. A fence line surrounds the Property, defining it from the rest of the site. A dam has appeared in the SE corner of the site, within the watercourse. Appears to hold water. General debris is scattered around the sheds (2013). Several stockpiles of soil and rock are present across the site. Smaller stockpiles of an unknown substance are present on the centre of the site and north of the sheds (2013). Several vehicles and a truck are present on the site, adjacent the Property (2013). A gravel driveway runs from the road to the Property.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Small-scale Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Commercial Property	10/05/2013	Signage observed at the Property entrance indicated that this site was a commercial Property signed as a Christmas shop. Christmas trees were observed on site. Asphalt piles were located to the SW of site buildings, potentially associated with the car park on site (refer to site photos for Property 43).	Commercial	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Individual Inspection	Commercial Property	23/05/2013	The Property is a commercial premises selling Christmas trees, decoration and accessories. Christmas trees are treated twice annually with herbicides (roundup) to control weeds. The Property was also formerly used for the composting of sandy soils using worms. An area of former composting stockpiles and a former worm farm building are present in the northern area of the Property (earth, carpet and compost material are present). The owner informed GHD that approximately 20 tonnes of worms were formerly present on site. The composting area is considered likely to contain raised nutrient levels. General debris was also present across the central area of the Property, including, old vehicles, old fuel ASTs, soil and compost stockpiles. Gravel stockpiles present on site to develop car park at site entrance. (refer to site photos for Property 43).	Worm Farm General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides Nutrients			
44	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. May also have potentially been used for grazing; however this could not be confirmed from the aerials. Dirt tracks appear adjacent the western site boundary in the 1991 and 1994 aerials. A dam appears in the southern half of the site, adjacent the western boundary in the 1994 aerial. A dirt road runs onto the site from the adjacent road near the dam (1994).	N/A	-	Medium	Medium	1
		Residential Property	2001 - 2013	Residential Property and associated sheds appear in the southern half of the site (south of the dam). Two ASTs are present adjacent the sheds. ASTs appear to be rainwater tanks. Two fences transect the site running E-W, dividing it into three sections. A dirt road runs from the Property to the northern section of the site in the 2001 aerial. The fences and road are not present in the 2013 aerial. General debris and stockpiles of soil/gravel are present adjacent the sheds (2013). An area of rocks and gravel is present in the NE corner of the site in the 2013 aerial. A gravel driveway runs from the road to the Property. A windmill and AST appear adjacent to the driveway in the 2013 aerial; potential use of groundwater. Cattle fences appear to the south of the Property in the 2013 aerial; livestock may have been housed at the site.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Cattle or sheep loading stage observed on site.	Livestock	Pesticides/Herbicides			
45	Planning Zones	Urban Floodway Zone	2013	Present running through the south east corner of the site, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. The fence line of a larger Property transects the site in the north. Several dirt roads appear across the site in the 1960 aerial. A watercourse transects the site in the SE corner. Area of disturbed soil in the NE where hay bailing has been occurring (1991).	Earthworks	Metals, PAH, TPH, BTEX			
		Residential Property	2001 - 2013	Residential Property and associated sheds appear in the SW corner of the site. Two ASTs are present adjacent the Property and sheds. ASTs appear to be rainwater tanks. Small-scale cultivation appears to occur adjacent the Property. A fence line surrounds the Property, defining it from the rest of the site. A dam has appeared in the SE corner of the site, within the watercourse. Appears to hold water. General debris are scattered around the sheds (2013). Several stockpiles of soil and rock are present across the site. Smaller stockpiles of an unknown substance are present in the centre of the site and north of the sheds (2013). Several vehicles and a truck are present on the site, adjacent the Property (2013). A gravel driveway runs from the road to the Property. An area of disturbed soil appears in the northern half of the site in the 2013 aerial.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
46	Planning Zones	Urban Floodway Zone	2013	Present running north east to south west through the centre of the site, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to be used predominantly for bailing hay. May also have potentially been used for grazing; however this could not be confirmed from the aerials. The fence lines of a larger Property transect the site in the north. A watercourse transects the centre of the site running NE-SW. Two unidentified objects appear in the SE corner of the site in the 2001 aerial; potentially shipping containers. A dam also appears in the SW corner of the site within the watercourse in the 2001 aerial. Appears to hold water. Several soil stockpiles are present across the site, particularly near the dam (2001). Several dirt roads appear across the site in the 2001 aerial.	Shipping containers Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Residential Property	2013	Residential Property present in the SE corner of the site. Small sheds have been added to the site near the shipping containers. Small-scale cultivation is present in the southern half of the site. General debris is scattered around the area to the north of the shipping containers. Soil stockpiles are present in the SW corner of the site, adjacent the dam and shipping containers. A stockpile of soil and rock is present in the centre of the site adjacent the western boundary. A gravel driveway runs from the road to the Property.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	IBC's (Intermediate Bulk Containers) observed in rear (N) of Property.	Unknown storage	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
47	Planning Zones	Urban Floodway Zone	2013	Present at the north west of the site, associated with the Kororoit Creek	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. May also have potentially been used for grazing; however this could not be confirmed from the aerials. The fence lines of a larger Property transect the site in the north. A watercourse transects the site in the north running NE-SW. A dam appears in the NE corner of the site within the watercourse in the 1960 aerial. Appears to hold water. Soil stockpiles are present SW of the dam, adjacent the watercourse (1968). A track appears on the eastern side of the site, running N-S, in the 1994 aerials.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Residential Property	2013	Two residential properties are present in the southern half of the site. The properties are defined by fences. A small shed is present to the north of the properties. An additional shed appears on the site, to the east of this shed, in the 2013 aerial. A AST/UST may be present adjacent the Property to the NW (2013); unable to identify use from the aerial. A greenhouse appears to the NE of the sheds, adjacent the eastern boundary, in the 2013 aerials. Small-scale cultivation adjacent the residential properties in the south and west. Further earthworks have occurred south of the dam to construct a second dam. Both appear to hold water. A dirt track runs from the sheds to the dams (2013). Large areas of disturbed earth appear in the northern half of the site (2001). General debris are present on the site to the north of the properties adjacent the eastern boundary. Soil stockpiles are present across the southern half of the site in the 2001 aerials. A backhoe, bulldozer and truck are present on site adjacent the shed in the 2013 aerials. Two gravel driveways run from the road to the properties.	Buildings with unknown use Greenhouse General debris Unknown UST and associated piping Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	General debris including old machinery, storage containers and vehicles observed. Small fruit tree grove was also observed on site.	General debris Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
48	Anecdotal Information	Farming/Agriculture/Grazing	4/06/2013	A local resident mentioned that imported fill had been brought onto this Property.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present at the north west corner of the site, associated with the Kororoit Creek	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2013	Sheds present in the centre of the site and adjacent the southern boundary. Site appears to be used predominantly for cultivation. Also appears to have been used for bailing hay. A watercourse transects the NW corner of the site. A dam is present in the NE corner of the site within the watercourse. Appears to hold water. Dirt tracks transect the site running N-S (1968). Unidentified objects appear in the 1991 and 1994 aerials; potentially large bails of hay. Earthworks appear to have been completed on the dam to increase its volume prior to 1991. A soil stockpile is visible near the centre of the site in the 2001 aerial. An AST appears north of the shed adjacent the southern boundary; use cannot be identified from the aerial. Three grain silos appear in the centre of the site in the 2013 aerial; farming equipment is also present in the area.	Buildings with unknown use Unknown AST Earthworks/stockpiling/imported fill Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
49	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Old AST and dilapidated cattle stage observed along properties southern boundary, site tilled in areas (refer to site photos for Property 48).	Unknown AST Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site (1951-1991). Several sheds appear in the centre and SW corner of the site in the 1991 aerial. General debris is scattered around the sheds in the centre of the site. Three ASTs are present on the site adjacent the sheds in the centre of the site. Two ASTs appear to be rainwater tanks; the third AST appears to be a grain silo. Site appears to be used predominantly for bailing hay. Also appears to have been used for cultivation. A watercourse transects the centre of the site running in a general N-S direction. Fence lines are present on the site in the SE. A dam appears within the watercourse in the NW corner of the site in the 1979 aerial. Appears to hold water. A second dam appears on site within the watercourse, adjacent the southern boundary in the 1991 aerial. Appears to hold water. A third, smaller, dam appears on site within the watercourse, adjacent the eastern boundary in the 2013 aerial. Appears to hold water. Several dirt roads/tracks transect the site (1991). An unidentified object appears adjacent the western site boundary in the 2001 aerial; may potentially be a truck trailer/horse float. Several vehicles and trucks appear on the site around the sheds (2013). An area of disturbed earth appears on the site in the SW corner, near the boundary with Site 50 and 52 (2013). Several stockpiles of unknown material are also present in this area; these appear to be associated with the adjacent sites (50 and 51).	Buildings with unknown use General debris Earthworks/stockpiling/imported fill Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of all buildings. There are a number of sheds and buildings present on site in the central eastern portion, surrounded by general debris including two portable feeder/water silos, farm machinery, scrap metal, old drums and wrecked vehicles. The remainder of the site is grassed or tilled. (refer to site photos for Property 50). Transmission pressure pipeline runs along western site boundary.	Buildings with unknown use General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			



Appendix A1
Plumpton Precinct
PFC Assessment Table

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
50	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site. Site appears to be used predominantly for bailing hay. Also appears to have been used for cultivation. The site appears to be part of a larger Property (Site 49). A dirt road/track appears on site adjacent the western boundary (1979).	N/A	-	High	High	N/A It is unlikely that investigations could be completed at the Property and GHD understands that as new infrastructure it will be retained as is in the development of the Precinct
		Gas infrastructure	2013	A building with associated piping is present on the site. The building and piping is completely enclosed by fencing and gravel has been laid across the ground within the fenced area.	Gas 'city gate' infrastructure	Metals, PAH, TPH, BTEX			
	Property Owner	Gas infrastructure	2013	Property owned by APA GasNet	Gas 'city gate' infrastructure	Metals, PAH, TPH, BTEX			
	Fence Line Inspection	Gas 'city gate' infrastructure	10/05/2013	Property contains gas 'city gate' infrastructure within a small shed, with associated gas piping protruding. The site is securely fenced and covered in gravel. A stand alone power box is also visible on site (refer to site photos for Property 50). Transmission pressure pipeline running though area associated with gas 'city gate'.	Gas 'city gate' infrastructure Earthworks	Metals, PAH, TPH, BTEX			
51	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to be used predominantly for bailing hay. Also appears to have been used for cultivation. The site appears to be part of a larger Property (Site 49). A dirt road/track transects the southern half of the site running E-W (1991-2001).	N/A	-	High	High	N/A It is unlikely that investigations could be completed at the Property and GHD understands that as new infrastructure it will be retained as is in the development of the Precinct
		Gas infrastructure	2013	A building with associated piping is present on the site. The building and piping is completely enclosed by fencing and gravel has been laid across the ground within the fenced area. Several ASTs are visible on the site.	Gas 'city gate' infrastructure	Metals, PAH, TPH, BTEX			
	Property Owner	Gas infrastructure	2013	Property owned by SP AusNet (SPI Networks).	Gas 'city gate' infrastructure	Metals, PAH, TPH, BTEX			
	Fence Line Inspection	Gas 'city gate' infrastructure	10/05/2013	Property contains gas 'city gate' infrastructure including a small shed, with associated gas piping attached to an AST. The site is securely fenced and covered in gravel (refer to site photos for Property 50). Transmission pressure pipeline running though area associated with gas 'city gate'.	Gas 'city gate' infrastructure Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
52	Aerials	Farming/Agriculture/Grazing	1951 - 2013	No infrastructure present on site. Site appears to be used predominantly for grazing; however this could not be confirmed from the aerials. The site appears to be part of a larger Property (1951-1979). A dirt road/track transects the site in the north (1951-1979). The site appears to be covered by a graveled road, running N-S in aerials after 1991.	N/A	-	Medium	Low	N/A
53	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site. Site appears to be used predominantly for grazing. Also appears to have been used for bailing hay in the NE; a fence line defines this area from the rest of the site. The site appears to be part of a larger Property. A dirt road/track transects the centre of the site running NW-SE.	N/A	-	Medium	Medium	1
		Residential Property	1991 - 2013	A residential Property and associated shed are present in the centre of the site. Small-scale cultivation appears to have occurred adjacent the residential Property. A dirt road runs along the eastern boundary of the site from the road to the Property. A dam is present in the SE corner of the site. Appears to hold water. A small depression in the centre of the site indicates that some earthworks may have also occurred in this area (1994). A large transmission tower is present in the SW corner of the site. Transmission lines run adjacent the eastern site boundary. Six separate soil/rock stockpiles appear in the southern half of the site and around the Property in the 2001 and 2013 aerials. A small amount of general debris appears adjacent the Property in the 2013 aerial.	Buildings with unknown use Earthworks/stockpiling/imported fill General debris Transmission tower construction Small-scale cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Limited visibility from roadway, obstructing the view of the entire Property. The site is tilted with stockpiles of basalt boulders. There are a number of sheds and associated general debris, including scrap metal and farm machinery along the eastern boundary of the Property (refer to site photos for Property 53).	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
54	Aerials	Farming/Agriculture/Grazing	1951 - 2001	No infrastructure present on site (1951-1994). Multiple sheds appear in the NW corner of the site in the 1994 aerial. A fence line surrounds the sheds defining this area from the rest of the site. Site appears to be used predominantly for bailing hay. Also appears to have been used for cultivation. The SW corner may also have potentially been used for grazing; however this could not be confirmed from the aerial. The site appears to be part of a larger Property. A dirt road/track and fence line transect the SW corner of the site. A dam appears in the NW corner of the site in the 1979 aerial. Appears to hold water. A large transmission tower appears adjacent the eastern boundary in the 1991 aerial. Transmission lines run adjacent the eastern site boundary.	Buildings with unknown use Earthworks/stockpiling/imported fill Transmission tower construction Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
		Residential Property	2001 - 2013	A residential Property and additional sheds are present in the NW corner of the site. A larger fence line now defines the NE corner from the rest of the site. Small-scale cultivation appears to have continued at the site. Several fenced areas appear SE of the Property; livestock may have been housed on site. The dam is dry and no longer appears to be used. Some general debris are present adjacent to the Property. An area in front of the Property appears to have been used for burning debris. A stockpile of soil, rock and general debris is present in the centre of the site adjacent the western boundary (2013).	Buildings with unknown use Earthworks/stockpiling/imported fill General debris Debris burning area Small-scale cultivation Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	The site was grassed, with cleared edges. A residential Property and sheep were observed on site.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
55	Aerials	Farming/Agriculture/Grazing	1951 - 1991	No infrastructure present on site (1951-1991). A shed appears in the centre of the site, adjacent the western boundary, in the 1991 aerial. An AST is present adjacent this shed. AST appears to be a rainwater tank. Additional sheds appear in the same area in the 1994 aerial. A fence surrounds this area defining it from the rest of the site. Site appears to be used predominantly for bailing hay. Also appears to have been used for cultivation. Small-scale cultivation appears adjacent the original shed (1994-2013). A small fenced area was present in the NW corner of the site, adjacent the western boundary (1960-1991); livestock may have been housed on site. The site appears to be part of a larger Property. A dirt road/track transects the site, running adjacent the western site boundary. A large transmission tower appears in the SE corner of the site in the 1991 aerial. Transmission lines run adjacent the eastern site boundary. An area adjacent the shed appears to have been used for burning debris (2013). Several unidentified objects are also present near the sheds in the 2013 aerial; one object may potentially be a drum; however this could not be confirmed from the aerial. General debris are present surrounding the sheds (2013).	Buildings with unknown use General debris Debris burning area Transmission tower construction Small-scale cultivation Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Sheds observed in the central western edge of the site.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			



Appendix A2
Kororoit Precinct
PFC Assessment Table

Growth Areas Authority
Plumpton and Kororoit Precincts
Land Capability Assessment

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
1	Aerials	Farming/Agriculture/Grazing Residential Property	1951 - 1991 2001 - 2012	Site is vacant of buildings, with grass cover. Potentially used for grazing in 1979. Residential Property and two sheds and associated infrastructure present in the north west corner of the site. The site is mostly vacant with areas potentially used for grazing, with a dam present in the south of the site, surrounded by disturbed land in 1991 and 2001.	N/A Buildings with unknown use Earthworks/stockpiling/imported fill	- Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Fence Line Inspection	General debris	23/05/2013	General debris, including scrap metal located outside residential building, within a fenced enclosure.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
2	Aerials	Farming/Agriculture/Grazing Residential Property	1951 - 1979 1991 - 2012	Site is vacant of buildings with grass cover. Residential Property and associated infrastructure (potentially animal pens and AST) present in the north east corner of the site. A large, oval shaped track is apparent in the south of the site. Potential horse training/running track. The site is very dry in 2001. House extension and new building visible in 2012 in north east corner.	N/A Buildings with unknown use Livestock	- Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
3	Planning Overlays	Heritage Overlay	2013	Present at the south of the site.	N/A	-	Medium	Medium	2a Targeting the former building and dam locations
	Planning Zones	Urban Floodway Zone	2013	Present through the centre of the site associated with Kororoit Creek.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1968	Site appears vacant of buildings with grass cover. A large dam is present in the south east corner of the site. The dam is almost empty in 1960.	N/A	-			
		Farming/Agriculture/Grazing	1968 - 2001	Disturbed land is evident in the dams former footprint. By 1979, the dams former footprint appears to be filled with the exception of a small remaining section alongside the sites southern boundary. This section appears filled or dry by 1991 and another small dam is present on site. Two buildings present in the south west of the site (2001). Some of the site may be used for grazing.	Buildings with unknown use Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	2001 - 2012	The buildings have been removed from the site. The small dam is still present at the south of the site, and there is pooled surface water present to the east of the dam, in the former dam's footprint. Potentially overflow from the existing dam.	N/A	-			
4	Fence Line Inspection	No visibility from roadway.	10/05/2013	Visibility from roadway is obstructed.	N/A	-	Medium	Medium	1
	Planning Overlays	Environmental Significance	2013	Present at the south west of the site.	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present at the south west of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present at the south west of the site.	N/A	-			
	Aerials	Farming/Agriculture/Grazing Residential Property	1951 - 1991 1991 - 2012	Site appears vacant of buildings with grass cover, potentially used for grazing. Building footprint present in the centre of the site's eastern boundary in 1991. Residential building and associated infrastructure present over the footprint in 2001. Small dam present south east of buildings. Small stockpiles and disturbed land present across the site. By 2012, small dam appears filled and disturbed land to the north of the buildings is now a dam.	N/A Buildings with unknown use Earthworks/stockpiling/imported fill	- Metals, PAH, TPH, BTEX Pesticides/Herbicides			
5	Fence Line Inspection	General debris	23/05/2013	General debris, including small piles of wood and scrap metal located to rear of residential building.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Planning Permits	Animal boarding	2000 - 2005	Two applications for animal boarding and an extension to existing boarding kennels have been approved for this site (PA2000/0205, PA2002/0015, PA2005/0461).	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991 1991 - 2012	Site appears vacant of buildings with grass cover, potentially used for grazing. A number of buildings and associated infrastructure present in north west corner. A new building added in 2001 and a number of new buildings added in 2012.	N/A Buildings with unknown use	- Metals, PAH, TPH, BTEX Pesticides/Herbicides			
6	Fence Line Inspection	Commercial	23/05/2013	Dog Kennel business (It's a dogs life). New prefabricated residential building and 2 new ASTs on site. Property contains a number of buildings, sheds and animal pens (refer to site photos for Property 5).	General debris Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Planning Overlays	Environmental Significance	2013	Present at the south of the site.	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present through the centre of the site and in the south associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present at the south of the site.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991 1991 - 2012	Site appears vacant of buildings with grass cover, potentially used for grazing, from 1968. Dam present from 1979, where waterway was blocked near the south west boundary. Small isolated shed present in the north west corner of the site (1991). Small, fenced, rectangular areas are present in the north central area of the site. Potentially animal pens. An area of cultivated land present.	Livestock Cultivation Livestock	Pesticides/Herbicides Pesticides/Herbicides			
7	Fence Line Inspection	Water body	2012	One medium sized dam present in the south west of the site.	N/A	-	Medium	Medium	1
		No visibility from roadway.	23/05/2013	Visibility from roadway is obstructed, due to private driveway access.	N/A	-			
	Planning Overlays	Environmental Significance	2013	Present at the west of the site.	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present at the west of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present at the west of the site.	N/A	-			
8	Aerials	Farming/Agriculture/Grazing	1951 - 1991	Site is vacant of buildings with grass cover and some peripheral trees on the eastern boundary. A track is present from the south east to the north west of the site. Potential AST (likely to be a silo) noted in the trees in the north east corner of the site (1960). Potential AST removed prior to 1968 aerial.	Unknown AST	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	Buildings developed in north eastern corner of site with associated tracks and stockpiled soils (likely from construction of buildings) present in central northern part of site. Buildings in the north east corner have been consolidated to one large and one medium building, stockpiles removed (2001). Small areas of disturbed earth surround the buildings. Dam present to the south of buildings in the 2001 aerial. General debris surrounds the buildings in the 2012 aerial. Large areas of the site (specifically in the east) appear to have been bailed (2012).	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Property contains shed with farming equipment (refer to site photos for Property 7). Generally tidy Property. Unable to view rear of Property from road.	Farm buildings	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
8	Planning Overlays	Environmental Significance	2013	Present at the south of the site.	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present at the south of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present at the south of the site.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	Site appears grassed with an animal track from the south east of the site to Kororoit Creek. Suggests presence of livestock. A small number of trees scattered around the boundary. Large portion of the site appears to have been bailed for hay (1968).	Livestock	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	Buildings apparent at the north of the site with associated tracks. Potential residential properties and/or sheds. Additional buildings present at the north of the site (2001). A strip of cultivated land present through the centre of the site (2001). More than ten small structures, possibly sheds or shipping containers, present in the north east of the site in the 2012 aerial. Small unidentified structures present in the south east and adjacent the eastern site boundary. Appear to be livestock present on the site (2012).	Buildings with unknown use , General debris, Cultivation and Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Property contains shed with stockpiled wood to NW of residential buildings, and an animal feed silo N of residential buildings. Unable to view SE of Property from road.	Farm buildings	Metals, PAH, TPH, BTEX Pesticides/Herbicides			



Appendix A2
Kororoit Precinct
PFC Assessment Table

Growth Areas Authority
Plumpton and Kororoit Precincts
Land Capability Assessment

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
9	Planning Overlays	Environmental Significance	2013	Present over much of the site.	N/A	-	Medium	Medium	2a Targeting stockpiles, general debris (particularly vehicle parts, drums and batteries), burning areas and areas of fill in the the southern area of the Property
	Planning Zones	Urban Floodway Zone	2013	Present over much of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present over much of the site.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	Site vacant of buildings. Site appears grassed with a small track at the north east of the site.	N/A	-			
		Residential Property	1991 - 2012	Construction of a residential Property in the north east of the site in the 1991 aerial. Disturbed earth surrounding construction. Large areas of disturbed earth over much of the site including stock piles at the south of the site. Debris present at the south east of the site (2001). A large swimming pool adjoining the Property is also visible in the 2001 aerial. Additional buildings present at the north of the site in 2012. A strip of cultivated land present through the centre of the site. A small area of cultivated trees at the east of the site. Two areas of pooled surface water present along the eastern border of the site, close to Kororoit Creek (2012). A medium sized area of land cleared of vegetation also appears at the centre of the site in 2012.	Buildings with unknown use Earthworks/stockpiling/imported fill General debris Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Livestock observed on site.	Livestock	Pesticides/Herbicides			
10		Farming/Agriculture/Grazing	23/05/2013	Limited view of Property from road. The Property has a private driveway. Areas of the Property were visible from Property 29, with general debris, including waste, drums and wrecked cars visible in the south. Cattle and goats were also visible and a large area of disturbed land in the SE corner, potentially levelled land.	General debris Earthwork/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	2a Targeting areas of earthworks, stockpiling and potential imported fill
	Individual Inspection	General debris	6/06/2013	The Property contains a residential building, sheds, garages, animal enclosures, stockpiles, an olive grove, a small tilled area and general debris in the northern portion. The southern portion is largely grassed land used for grazing donkeys and cattle in the river bend, although significant earthworks appear to have taken place in this area. The sheds and garages are used to store farming equipment, vehicles and other items. Minor vehicle maintenance is completed in the garages, with a small oil stain noted on bare earth outside these buildings. There is a significant amount of general debris located in the northern portion of the site, including shipping containers, vehicles, trucks, farming equipment, IBCs, 44 gallon drums, car batteries, tyres, car parts, timber, scrap metal, old tanks, building rubble, crushed rock, mulch and soil stockpiles. Livestock present on site include chicken, pigs, cattle, goats, donkeys and ducks. A burning area was observed in a storage area along the sites northern boundary (refer to site photos for Property 9).	General debris Vehicle maintenance Earthworks Burning areas	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Planning Overlays	Heritage Overlay	2013	Present on a small section of the site on the eastern boundary	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present on a small section of the site in the north west corner associated with Kororoit Creek.	N/A	-			
	Planning Permits	Animal boarding	2002	An application for animal boarding has been approved for this site (PA2002/0024).	Buildings with unknown use.	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings. The site is grassed and animals tracks can be seen. A small section of a very large dam exists at the west of the site. A small section of grass has been bailed for hay at the south east of the site. The large dam appears smaller, potentially in the process of being filled in (1960). Large dam is no longer present in 1968 and has been replaced with two smaller dams on a neighbouring site.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
11		Residential Property	1991 - 2012	A residential Property has been developed in the north east of the site. A small dam is present at the west of the site. A large stockpile is present south of the dam. A track is clearly visible running from the buildings at the north of the site to the south (2001). A small dam present on the western boundary of the site (2012). General debris apparent surrounding a small shed in the north east corner of the site.	Buildings with unknown use Earthworks/stockpiling/imported fill General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	Earthworks	10/05/2013	Significant earthworks, indicated by active earthmoving equipment and the presence of stockpiles. The residential Property contained a number of trucks and trailers and what appeared to be small scale car maintenance in a garage.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
12	Aerials	Farming/Agriculture/Grazing	1951 - 2012	Site is vacant of buildings. The site is covered in grass which has been recently bailed for hay. A dam appears on site from 1991 in the north west corner of the site.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	A residential Property is apparent at the centre of the site with a small shed just south. A small number of cultivated trees present to the north and east of the residential building (2012). One small shed is also present on site near the Property in the 2012 aerial.	Buildings with unknown use Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
13	Aerials	Farming/Agriculture/Grazing	1951 - 2012	Site is vacant of buildings. The site is covered in grass which has been recently bailed for hay. One small dam is apparent at the north west of the site. A small collection of debris is present in the south west corner of the site in the 2001 aerial. One small dam is present on site in the 2012 aerial.	General debris	Metals, PAH, TPH, BTEX	Medium	Medium	1
	Fence Line Inspection	No visibility from roadway.	10/05/2013	Visibility from roadway is obstructed.	N/A	-			
14	Planning Overlays	Environmental Significance	2013	Present along the south west border of the site	N/A	-	Medium	Medium	2a Targeting areas of former buildings, filling and general debris
		Heritage Overlay	2013	Present at the south west corner of the site.	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present on a small section of the site along the south west border associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present on a small section of the site along the south west border.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The north west corner of the site is comprised of a residential Property and a number of sheds, this section of the site has a number of established trees. The remainder of the site appears grassed and sectioned into paddocks. A Long, thin shed is apparent on the northern border of the site. Another small shed is present at the west of the site just west of Kororoit Creek. A small bridge is present nearby crossing Kororoit creek. An AST of unknown use (potentially a silo) is apparent at the north of the site between the residential Property and shed (1968-1979).	Buildings with unknown use Unknown AST	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	The residential building and sheds at the north of the site are no longer present. A well worn track is present running from the south east of the site to the west. A small dam present at the south west of the site (2012). Two areas of apparent dumping of general debris are visible; one at the centre of the site, the other at the north east of the site (2012).	Demolition of buildings General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
15	Fence Line Inspection	No visibility from roadway.	10/05/2013	Visibility from roadway is obstructed.	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	Site is vacant of buildings, covered in grass with a number of animal tracks traversing the site.	N/A	-			
		Farming/Agriculture/Grazing	2001 - 2012	A building can be observed at the centre of the site (2001). A residential Property appears on the site in the 2012 aerial.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
16	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	View from roadway is limited, cannot see all of site. Residential Property and shed visible. Sheep present on site.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Planning Overlays	Environmental Significance	2013	Present along the south border of the site	N/A	-			
		Heritage Overlay	2013	Covers the entire site.	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present along the south west border of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present along the south west border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	A number of buildings are present at the north of the site, including one large shed. A number of animals tracks are apparent on the site.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	The buildings at the north of the site appear to have been demolished with debris apparent surrounding their previous locations (1991). Buildings have been re-built in their existing locations (2001). Stockpiles are present at the centre of the site. A dam is now apparent on the eastern boundary. An additional dam appears in the west (2012)	Demolition of buildings	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	General debris were observed on site surrounding 2 sheds, including an excavator, caravans, portacabins and a rusted AST.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Three large residential buildings visible from SE corner of Property 34.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
17	Planning Overlays	Environmental Significance	2013	Present along the south west border of the site.	N/A	-	Medium	Medium	2a Targeting main shed, stockpiles; general debris (particularly vehicles and parts, drums and batteries) and drum incinerator
	Planning Zones	Urban Floodway Zone	2013	Present along the south west border of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present along the south west border of the site.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover and a small number of trees at the centre of the site. Animal tracks clearly visible on the site. A large area of discoloured earth at the centre of the site surrounding a new dam (1979).	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Commercial/ Industrial	1991 - 2012	A large road is apparent at the north of the site leading to a new shed that has been constructed on the eastern boundary of the site (1991). A large shed is present at the north east of the site with multiple vehicles parked in the vicinity (2001). A well worn track leads from the road to the shed and then around a dam on the site. Potentially commercial/industrial.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	23/05/2013	Visibility from roadway is limited. 3 trucks, an excavator, at least 7 cars and a large shed were observed.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Individual Inspection	General debris	4/06/2013	The Property contains one large steel shed on a concrete slab in the NE corner which is used for vehicle storage and maintenance. There are smaller open sheds used for storage of farm equipment and vehicles with water tanks attached, near the main shed. There is a significant amount of general debris in the vicinity of the main shed and throughout the site, including shipping containers, car bodies (approximately 20-30), trucks, farming equipment, IBCs, 44 gallon drums, car batteries, tyres, car parts, timber, scrap metal, building rubble, crushed rock and soil stockpiles. There is a small drum used an incinerator present in the centre of the turnaround, as well as a dam. There are a number of old ASTs (potentially formerly fuel) located in the vegetable garden at the rear (SW) of the site (refer to site photos for Property 17).	General debris Vehicle maintenance Soil stockpiles/imported fill Burning areas	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
18	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings with grass cover and a small number of trees at the centre of the site. Animal tracks clearly visible on the site. Entire site has been cleared of ground cover (1991). A road is also apparent running down the western boundary of the site.	Livestock	Pesticides/Herbicides	Medium	Low	N/A
		Residential Property	2001 - 2012	A residential Property is now present at the centre of the site.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	4/06/2013	The Property contains residential buildings, water tanks and sheds.	Farm buildings	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
19	Planning Overlays	Environmental Significance	2013	Present along the southern border of the site	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present along the southern border of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present along the southern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings with grass cover and a small number of trees at the centre of the site. Animal tracks clearly visible on the site. A small area of dumped debris apparent in trees on the western border of the site (1968). Appear that small areas in the north of the site were bailed for hay in 1991.	General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Residential Property	2001 - 2012	A number of buildings are now apparent at the centre of the site (2012). Potentially a residential Property and a shed and water tank. A road has been constructed to run down the north of the site to the buildings.	Buildings with unknown use	Metals, PAH, TPH, BTEX			
20	Fence Line Inspection	No visibility from roadway.	10/05/2013	Visibility from roadway is obstructed.	N/A	-	Medium	Low	N/A
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings with grass cover. Animal tracks clearly visible on the site. Construction of a building is apparent at the north of the site in the 1991 aerial. The majority of the south of the site had been bailed for hay. A medium sized shed has been constructed at the south of the site in the 2001 aerial. A medium sized shed is present on the eastern border of the site (2012). The shed at the south of the site is no longer present.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
21	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover and clearly visible animal tracks across the site. A small section at the south east of the site has been bailed for hay (1968).	Livestock	Pesticides/Herbicides	Medium	Medium	1
		Residential Property	1991 - 2012	A residential Property appears on the site (2001). A small dam is present at the north east of the site from 1991. A small building is also present at the west of the site. A small area of cultivated trees apparent at the north west corner (2012). Two square fenced areas are also present on the western border of the site with two associated sheds. Possibly animal pens.	Buildings with unknown use Cultivation Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Residential Property with small olive grove visible.	Buildings with unknown use. Small scale cultivation.	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
22	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site consists of two grassed paddocks. Paddock at the west of the site bailed for hay (1968). Small dam or watering hole present at the west of the site (1979). Tree on western boundary of the site has a number of animal tracks radiating from it. A dam has been constructed in the south east corner of the site with associated stockpiles present to the north (1991). Stockpiles diminished near the dam and small dam/water hole is no longer present in the 2012 aerial. Dam backfilled with material from site.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
23	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings with grass cover. Animal tracks clearly visible on the site. Two small patches of dense vegetation are present at the south east of the site. A dam is now present in the north east corner of the site (1991). A track is apparent running from the east of the site to the southern boundary of the site. There is some minor debris in the south west corner of the Property, potentially corrugated iron sheets.	Earthworks/stockpiling/imported fill General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Small shed present on site in the south east corner.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
24	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings with grass cover. Animal tracks clearly visible on the site. A dam is present in the south east corner of the site in 1991.	Livestock	Pesticides/Herbicides	Medium	Medium	1
		Residential Property	2001 - 2012	A number of buildings are now present on the site including what appears to be a residential Property and associated shed and a number of smaller structures further west. A track is also visible at the north of the site running from the road to the west of the site. At the end of this track is a large amount of exposed soil and stockpiles. Small amounts of general debris visible in the east of the site in the 2012 aerial.	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
25	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Animal tracks clearly visible on the site.	Livestock	Pesticides/Herbicides	Medium	Medium	1
		Residential Property	1991 - 2012	A residential Property has been constructed in the south east of the site. A dam is also present in the north east of the site. A large unidentified structure is apparent to the north of the building noted in the 2001 image. There appear to be eight shipping containers near the structure. The unidentified structure and shipping containers are no longer present on the site in the 2012 aerial. A number of mounds of rock/soil scattered around the site.	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	General debris were observed surrounding the residential Property, including ~20 vehicles in various states, cattle holding areas and a cattle stage. Tilled land and minor car maintenance works were also observed on site.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
26	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover and a small, rectangular area of trees at the centre of the site. Animal tracks are apparent across the site. A dam is present in the north west of the site (1991). The north east corner of the site appears to have been fenced off and early signs of construction are visible.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
		Residential Property	1991 - 2012	A residential Property and shed are now visible in the north east corner of the site. A small dam appears in the north west corner in the 2012 aerial.	Earthworks/stockpiling/imported fill Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	View from roadway is limited, cannot see all of site. Debris is visible around buildings.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
27	Planning Overlays	Environmental Significance	2013	Present along the southern border of the site	N/A	-	Medium	Medium	2a Targeting areas of stockpiles, disturbed soil and debris
	Planning Zones	Urban Floodway Zone	2013	Present along the southern border of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present along the southern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1979	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site.	Livestock	Pesticides/Herbicides			
		Residential Property	1991 - 2012	Construction of a residential Property is apparent in the north east corner of the site along with a track from the road in the 1991 aerial. Another shed is visible near the Property (2001). A number of large stockpiles are visible on the site, particularly at the south of the site. Two areas of disturbed soil at the north of the site, west of the buildings appears to be a pair of excavations. Two medium sized sheds present at the north east corner of the site in the 2012 aerial. An area of dumped debris is also present at the centre of the northern border of the site.	Buildings with unknown use Earthworks/stockpiling/imported fill General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Tilled land observed. Residential Property obscured by trees.	Cultivation	Pesticides/Herbicides			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
28	Planning Overlays	Environmental Significance	2013	Present along the eastern border of the site	N/A	-	Medium	Medium	2a Targeting area noted for potential inland ASS
	Planning Zones	Urban Floodway Zone	2013	Present along the eastern border of the site associated with Kororoit Creek.	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present along the eastern border of the site	N/A	-			
	ASS	Geology	2013	Potential inland acid sulfate soils present over a small section of the site in the south west corner.	Potential Acid Sulfate Soils	Acid Sulfate Soils			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. Areas at the north east of the site appear to have been bailed for hay (1979).	Livestock	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	A residential Property is apparent at the south east corner of the site. A small number of cultivated trees to the west of the building at the south east of the site. Horses appear to be grazing in grassed areas (2012).	Buildings with unknown use Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Residential building in the south east corner of Property. Horses grazing in grassed areas.	Livestock	Pesticides/Herbicides			
29	Planning Overlays	Environmental Significance	2013	Present over much of the site.	N/A	-	Low	Low	N/A
	Planning Zones	Urban Floodway Zone	2013	Present over much of the site associated with Kororoit Creek.	N/A	-			
	Planning Zones	Public and Park Recreation	2013	Present over the entire site.	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over much of the site.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site.	Livestock	Pesticides/Herbicides			
	Fence Line Inspection	Vacant	23/05/2013	The site appears vacant (refer to site photos for Property 29).	N/A	-			
30	Planning Overlays	Environmental Significance	2013	Present along the northern border of the site	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present along the northern border of the site associated with Kororoit Creek.	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present along the northern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings with grass cover. Livestock visible on the site (1968). Site has also been bailed for hay. An area of debris present at the centre of the site in the 2012 aerial.	General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		General debris	23/05/2013	View from roadway is limited, cannot see all of site. Piles of debris are visible across site, including truck bodies, wood, metal, brick and shipping containers (refer to site photos for Property 30).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	23/05/2013	View from roadway is limited, cannot see all of site. Piles of debris are visible across site, including truck bodies, wood, metal, brick and shipping containers (refer to site photos for Property 30).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
31	Planning Overlays	Environmental Significance	2013	Present at the north and east of the site	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present at the north and east of the site associated with Kororoit Creek.	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present at the north and east of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. Bridge over Kororoit Creek apparent at the north of the site. An area of dumped debris appears close to the western boundary of the site (1991).	General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Residential Property	2001 - 2012	Construction of a residential Property is visible near the western boundary of the site (2012). A shed is now present at the north of the site (2001). Dumped debris observed in the 1991 image are no longer present. An area of dumped debris present in the eastern side of the site, close to Kororoit Creek (2012). A small number of cultivated trees are present at the centre of the site.	Buildings with unknown use General debris Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	View from roadway is obstructed. View from SE corner of Property 34 indicated a new residential building, with farm equipment, a small greenhouse and fruit trees nearby.	Farm building Greenhouse	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
32	ASS	Geology	2013	Potential inland acid sulfate soils present over a small section of the site in the north west corner.	Potential Acid Sulfate Soils	Acid Sulfate Soils	Medium	Medium	2a Targeting area noted for potential inland ASS
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. The majority of the site has been bailed for hay (1960). A square building is apparent at the north east corner of the site in the 1968 aerial. A prominent track can be seen from the eastern boundary of the site (1991). Cultivated trees present at the north east of the site (2001). A pair of dams present on the western boundary in the 2012 aerial.	Buildings with unknown use Cultivation Livestock Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	23/05/2013	Vineyard and shed containing old farm machinery in NE corner. Hay bails and old water AST also located in this area. A fenced area containing fruit trees is present in the centre of the site.	Farm building Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Vineyard and shed containing old farm machinery in NE corner. Hay bails and old water AST also located in this area. A fenced area containing fruit trees is present in the centre of the site.	Farm building Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
33	Planning Zones	Urban Floodway Zone	2013	Present on a very small section of the site in the north west corner.	N/A	-	Medium	Medium	2a Targeting fenced enclosure
	Aerials	Farming/Agriculture/Grazing	1951 - 1979	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. A small AST present at the south east of the site in the 1968 aerial. A small shed is present in the south west corner of the site (1979). A large section at the north of the site appears to have been bailed for hay.	Buildings with unknown use Unknown AST Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Residential Property	1991 - 2012	A residential Property is visible at the north of the site and a medium sized shed is apparent at the south west of the site. An additional two buildings are present surrounding the residential Property at the north of the site in the 2001 aerial. A rectangular area of vegetation is present at the west of the site (2012). A portion of this area appears to be covered with a tarpaulin.	Buildings with unknown use Area of unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Vines present along NW boundary. Abandoned vehicle present south of residential buildings. A fenced enclosure partially covered with a tarpaulin, with unknown use is present along the western boundary. Enclosure contains a watering system, potentially used for cultivation (refer to site photos for Property 33).	Cultivation	Pesticides/Herbicides			
34	Planning Overlays	Environmental Significance	2013	Present in the north east corner of the site	N/A	-	Low	Low	N/A
	Planning Zones	Urban Floodway Zone	2013	Present in the north east corner of the site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present in the north east corner of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951-1979	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. A large section through the centre of the site appears to have been bailed for hay. A small dam is apparent at the centre of the site (1991-2001). Dam is no longer present in the 2012 aerial.	Livestock	Pesticides/Herbicides			
35	Planning Overlays	Environmental Significance	2013	Present along the northern border of the site	N/A	-	Medium	Medium	2a Targeting area of workshop (fuel AST, oil and fuel storage and spills), stockpiles (bitumen, soil and gypsum), general debris (particularly vehicles and parts, drums and batteries) and aggregate sorting area.
	Planning Zones	Urban Floodway Zone	2013	Present over much of the northern section of the site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over much of the northern section of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover and two thin strips of trees at the east of the site. Animal tracks are apparent throughout the site. The majority of the site has been bailed for hay (1960). Two small dams are visible in the 1968 aerial in the north of the site, just south of Kororoit Creek.	Livestock	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	A track is visible through the centre of the site leading to a shed that is now present at the centre of the site (1991). An additional dam is present at the west of the site. One or more sheds (unclear from image) are apparent in the north east of the site in the 2001 aerial. A number of stockpiles are present at the north east of the site. A small shed is present at the centre of the site with a number of cars or similarly sized structures around it (2012). What appears to be machinery present at the south east of the site.	Buildings with unknown use Agricultural practices General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Large scale farming equipment present on site, including excavator and conveyers, potentially for sorting aggregate (refer to site photos for Property 35). Other farm machinery, a hay bailing machine, sheds, general debris and an AST, with unknown use also observed on site.	Agricultural practices. General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Individual Inspection	General debris	4/06/2013	The Property contains a residential building (NW) with associated sheds, a workshop and grassed fields with general debris in areas. The general debris located near the residential buildings, workshop and on the grassed areas, included, vehicles, a bus, farming equipment, IBCs, 44 gallon drums, car batteries, tyres, car parts, timber, treated pine, scrap metal, building rubble; crushed rock, bitumen, gypsum and soil stockpiles. There was an old fuel AST located opposite the workshop (Central North) and 44 gallon drums containing oils and fuels with associated spills on bare earth outside the workshop. Some of the workshop flooring was concrete, but there was an apparent mercury spill and fuel storage and spills located on areas over bare earth. Machinery was observed to the south of the residential Property, associated with aggregate sorting (bitumen and crushed rock), including soil, concrete, crushed rock and bitumen stockpiles; a generator; excavator, sorting machinery and a large scale conveyor (refer to site photos for Property 35). Property part of the Deanside Landowners Group.	General debris Old fuel AST Oil and fuel storage in drums Mercury spill Bitumen sorting	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
36	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. Hay bailing is evident at the site.	Livestock	Low level Pesticides/Herbicides	Medium	Medium	1
		Residential Property	1991 - 2012	Approximately 3 buildings (unclear from image) present at the centre of the site and another building, possibly residential, at the east of the site (1991). A major expansion of the residential Property occurred in the east of the site in the 2001 aerial. Two dams were also constructed in the south west corner of the site. A number of buildings and structures are present in the centre of the site with no obvious track or road leading to them (2012).	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Residential building present with a vegetable garden and some debris to its rear, including scrap metal, wood and an old truck. Sheds also observed on site with debris including old trucks, farm equipment, chicken cages and an old AST. Goats were also grazing on site.	General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			



Appendix A2
Kororoit Precinct
PFC Assessment Table

Growth Areas Authority
Plumpton and Kororoit Precincts
Land Capability Assessment

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
37	Planning Overlays	Environmental Significance	2013	Present over the entire site.	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site along with a man-made track from the north east corner of the site to the south west. Hay bailing is evident at the site. A small area in the north east corner has been fenced off (1968). A large area of discoloured earth, possibly a sign of previous sitting water is visible in the 1979 aerial.	Livestock	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	2001 - 2012	An area of dumped debris in the north west corner of the site to the north of a shed that is now visible. A long, thin strip of disturbed land is visible along the west of the site, possibly full of water. A dam is now present at the south west corner of the site. A small, 'U' shaped building is present in the north east corner of the site (2012). Debris at the north west of the site no longer present.	Buildings with unknown use General Debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Sheds present in NE corner of site with a water AST. Debris including scrap metal present in centre and NW corner of site.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
38	Planning Overlays	Environmental Significance	2013	Present over the entire site.	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. Hay bailing is evident at the site (1968).	Livestock	Pesticides/Herbicides			
		Residential Property	1991 - 2012	A residential Property is visible in the south east corner of the site along with a shed. A dam is now present at the north west of the site. An unknown white material has been stockpiled around the shed (2012).	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Residential Property with sheds and active vehicles present on site. Stockpiles not visible from fence line.	Residential Property	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
39	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Animal tracks are apparent throughout the site. Hay bailing is evident at the site	Livestock	Pesticides/Herbicides	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	A residential Property is present in the south west corner of the site. A dam is apparent on the western boundary of the site. Two medium sized sheds present in the south west corner of the site in the 2012 aerial.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Residential building with wood piles and sheds containing farm equipment.	Residential Property	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
40	Planning Overlays	Environmental Significance	2013	Present over the entire site.	N/A	-	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings with grass cover. South west corner of the site appears to have been bailed for hay. A large area of discoloured earth, possibly a sign of previous sitting water is evident in 1979. A dam is present in the south east of the site in the 1991 aerial. A small number of stockpiles are also present spread throughout the site.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Residential Property	2001 - 2012	Two structures are present at the south west of the site, potentially a residential Property and a nearby shed. Two very small dams are now visible, one at the centre of the site and one on the northern boundary of the site. A large, oval shaped track is apparent in the north west corner of the site in the 2012 aerial; potential horse training/running track. A small structure is present to the south west of this track.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Residential Property in central west, containing shipping containers, scrap metal and other debris. Horses, sheep and goats grazing on site and a stabling shed for the horses located in the central east.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
41	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Majority of the site appears to have been bailed for hay. A track is clearly visible running down the western boundary of the site in the 1960 aerial.	N/A	-	Medium	Medium	1
		Residential Property	1991 - 2012	Residential Property and associated small shed is present at the south east of the site. 3 small dams are apparent scattered along the western boundary of the site. Large, fenced, rectangular areas are present in the south east of the site, potentially animal pens (2012). A number of drums are stored north of the shed	Buildings with unknown use Drum storage Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Residential area with horse pens, sheds etc. remainder of site grassed. Drum storage not visible from fence line.	Livestock	Pesticides/Herbicides			
42	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Animal tracks are visible traversing the Property. The entire site appears to have been bailed for hay (1960).	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	A building is present in the south east corner of the site, unclear whether this a residential Property or a shed. A small, oval shaped track is apparent in the south west of the site in the 2012 aerial. Potential horse training/running track. Two large, open sheds present at the south east of the site.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Visibility from roadway limited. Sheds and fenced enclosures partially visible. Unknown AST present in NE corner of residential area, potentially fuel (refer to site photos for Property 42).	Unknown AST Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
43	Planning Overlays	Environmental Significance	2013	Present along the north west border of the site	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present along the north west border of the site	N/A	-			
		Rural Conservation Zone	2013	Present along the north west border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings with grass cover. Animal tracks are visible traversing the Property. Two thin strips of trees are present on the site. Two buildings are present in the south east corner of the site. Large sections of the site appear to have been bailed for hay (1968). Buildings in the south east corner of the site are no longer present in the 1968 aerial.	Demolition of buildings Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Commercial/ Industrial	2012	Several sheds (large and small) present in the east of the site; use is unknown.	Buildings with unknown use Commercial/industrial activities	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Other	10/05/2013	Contains religious building.	N/A	-			
	Fence Line Inspection	Other	23/05/2013	Religious building surrounded by a house, sheds, animal pens and minor debris. A cow was also present on site.	General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
44	Planning Overlays	Environmental Significance	2013	Present along the northern border of the site	N/A	-	Medium	High	2b Targeting area around site buildings focusing on general debris and other storage and site wide screening
	Planning Zones	Urban Floodway Zone	2013	Present along the northern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present along the northern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	A large number of buildings present at the north east corner of the site (unclear from the image exactly how many). A track runs through the centre of the site from north to south. A large, oval shaped track is apparent at the north of the site (1960); potential horse training/running track. Two small, square structures appear on the site (1968). One on the northern boundary very close to Kororoit Creek and the other on the western boundary of the site.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		General debris	2012	A large amount of general debris strewn across the majority of the central section of the site. Buildings previously noted appear dilapidated. At least three structures now present at the west of the site.	General debris	Metals, PAH, TPH, BTEX			
	Fence Line Inspection	General debris	10/05/2013	Contains general debris around residential Property including, dilapidated sheds, rubble, soil stockpiles, vehicles, old ASTs, scrap metal and old farm machinery (refer to site photos for Property 44). Suspected ACM in old buildings.	General debris Suspected ACM	Metals, PAH, TPH, BTEX Asbestos			
	Individual Inspection	General debris	4/06/2013	The Property contains a rundown residential building with associated sheds and workshops with general debris in the northern portion. The general debris, included, vehicles, farming equipment, excavators, IBCs, 44 gallon drums, old ASTs, car batteries, tyres, car parts, timber, treated pine, scrap metal, brick pallets, building rubble, crushed rock and soil stockpiles. Suspected ACM was observed in the derelict sheds and degraded beneath brick pallets. Pesticides were used on site to control weeds. There were also a number of shipping containers located along the western site boundary, NW of the old trotting track. The Property also contains a trotting track in its southern half, with tilled and grassed land covering this portion (refer to site photos for Property 44).	General debris Suspected ACM Minor herbicide storage	Metals, PAH, TPH, BTEX Pesticides/Herbicides Asbestos			
45	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Hay bailing is evident.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	A residential Property and shed are visible at the south west of the site. At least four additional buildings are present to the north of the existing Property (2001). A small patch of land in the south east corner of the site appears to be tilled for planting (2001). Site is predominantly covered with grass in the 2012 aerial.	Buildings with unknown use Livestock Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Visibility from roadway limited, residential Property not visible due to trees along site boundary. Vineyard present in SE corner.	Buildings with unknown use. Cultivation	Metals, PAH, TPH, BTEX Pesticides/Herbicides			



Appendix A2
Kororoit Precinct
PFC Assessment Table

Growth Areas Authority
Plumpton and Kororoit Precincts
Land Capability Assessment

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
46	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Hay bailing is evident.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	A building is apparent at the south west corner of the site with two much smaller structures just to the east. Two dams are present in the south east corner of the site.	Buildings with unknown use. Earthworks/stockpiling/imported fill Livestock.	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	2012	A residential Property is present on the site in the south. The site has been heavily modified in this area. Two additional sheds are present to the north west of the Property. The two dams have been combined to form one large dam to the east of the Property.	Buildings with unknown use. Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Large residential building present along southern site boundary, with gardens, sheds and imported top soil for gardens. Sheep grazing on other parts of site.	Livestock	Pesticides/Herbicides			
47	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings with grass cover. Animal tracks are visible traversing the Property. Majority of the site appears to have been bailed for hay (1968). A very large dam is present in the south west corner of the site in the 1979 aerial.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	Dam has been filled in. A number of buildings have been constructed at the south of the site. Stockpiles present at the south west. A large, oval shaped track is apparent at the north of the site. Potential horse training/running track. A dam is present at the centre of the site. Oval track no longer as prominent.	Unknown buildings Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Visibility from roadway limited, residential Property not clearly visible due to fencing. Horses grazing in grassed areas of site. Potentially a backfilled dam present on site.	In filled Dam, imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
48	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings with grass cover. Animal tracks are visible traversing the Property. Hay bailing is evident across the site.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1991 - 2012	A large building is present at the south of the site. A large, oval shaped track is apparent at the north of the site. Potential horse training/running track. Three small dams are present on the site in the 2012 aerial; one in the north east corner, one in the south east and one to the north of the building.	Buildings with unknown use Earthworks/stockpiling Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Residential Property	23/05/2013	Site divided into 2 residential properties.	Buildings with unknown use.	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
49	Aerials	Farming/Agriculture/Grazing	1951 - 1960	The site is vacant of buildings with grass cover.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1960 - 2001	A portion of a large, oval shaped track is apparent at the north of the site. Potential horse training/running track. Two buildings appear on the site in the 1968 aerial. One at the east of the site the other close to the western boundary of the site. Fences and animal tracks suggest site is used for livestock. Four long, rectangular pens are present at the east of the site, west of the building in the 1979 aerial. Two more buildings are present at the north of the site.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	2001 - 2012	Pens described above no longer present; replaced by cultivated trees. At least five sheds present across the site in the 2012 aerial; includes a large fenced area, potentially for livestock.	Buildings with unknown use Cultivation Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
50	Aerials	Farming/Agriculture/Grazing	1951 - 1960	The site is vacant of buildings and is covered in grass.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1960 - 1991	A portion of a large, oval shaped track is apparent at the north of the site. Potential horse training/running track.	Livestock	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2001	A dam is visible in the north east corner of the site. A building is present on the southern boundary of the site.	Buildings with unknown use. Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Residential Property	2001 - 2012	A residential Property is visible in the south east corner of the site.	Buildings with unknown use.	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
51	Aerials	Farming/Agriculture/Grazing	1951 - 1960	The site is vacant of buildings and is covered in grass.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1960 - 1979	A portion of a large, oval shaped track is apparent on the site. Potential horse training/running track.	Livestock	Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	A large shed appears in the north east corner of the site (1991) with fenced areas extending north from the back appears on site (2001). An additional shed is present in the north east corner of the site. A dam is visible to the north east of the site.	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Commercial Property	10/05/2013	Signage observed at the Property entrance indicated that the site may be a commercial Property with signage for Henry's Tanks. General debris and a cattle stage were observed at the rear of the site.	Commercial	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
52	Aerials	Farming/Agriculture/Grazing	1951 -2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. Hay bailing is evident across the site. Livestock is present on the site in the 2012 aerial.	Livestock	Pesticides/Herbicides	Medium	Low	N/A
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Site contains no infrastructure. Horses grazing on site.	N/A	-			
53	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A strip of trees is present along the northern boundary of the site. Hay bailing is evident across the site.	Livestock	Pesticides/Herbicides	Medium	Medium	1
		Commercial/Industrial	2001 - 2012	Four buildings are visible at the centre of the site (2001). One very large shed and four smaller sheds added to the site (2012). Property contains minor debris and drums around the sheds and in areas across the site.	Buildings with unknown use Drum storage General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Other	23/05/2013	Religious building (Sri Durga Temple) surrounded by smaller sheds and buildings. Site still under construction, contains site offices, soil stockpiles and minor debris (refer to site photos for Property 53).	General debris Soil Stockpiles	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
54	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. Majority of site appears to have been bailed for hay. Track apparent through the centre of the site running north to south in the 1979 aerial.	Livestock	Pesticides/Herbicides	Medium	Medium	1
		Residential Property	1991 - 2012	A residential Property and shed are visible at the centre of the site. These buildings and grounds take up the majority of the site, unlikely that it is still used for agriculture.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Residential Property	23/05/2013	Visibility from roadway limited, residential Property not clearly visible due to trees along fence line.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
55	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. Hay bailing is evident across the site.	N/A	-	Medium	Low	N/A
56	Aerials	Farming/Agriculture/Grazing	1951 - 1968	The site is vacant of buildings and is covered in grass.	N/A	-	Medium	Medium	1
		Farming/Agriculture/Grazing	1968 - 2012	Approximately 10 buildings are visible on the site, mainly concentrated in the south east corner of the site (1968). A pile of debris is present at the centre of the site. A large, oval shaped track is apparent on the site. Potential horse training/running track. There are only 4 buildings on the site in the 1979 aerial, including one large shed at the west of the site. Changes in the layout of the shed at the west of the site occur in the 2001 aerial, including the addition of another shed to the north east. Two sheds present at the east of the site (2012). Four identical, small, square structures present running down the centre of the site in the 2012 aerial.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Buildings and sheds with unknown use and debris observed.	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
57	Aerials	Farming/Agriculture/Grazing	1951 - 1968	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site.	Livestock	Pesticides/Herbicides	Medium	Medium	1
		Farming/Agriculture/Grazing	1968 - 2012	A section of large, oval shaped track is apparent on the site. Potential horse training/running track. Track appears to extend from adjacent site in the north. One large and two smaller sheds are visible at the west of the site in the 1979 aerial. The large shed is extended (2001) and appears approximately twice the size of the original. A residential Property present in the north east corner of the site (1979-2012). Debris apparent across much of the site (2012).	Buildings with unknown use General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	Buildings and sheds with unknown use and general debris observed. Debris included shipping containers, old farm equipment, truck bodies, an old AST and general waste (refer to site photos for Property 57).	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
58	Aerials	Farming/Agriculture/Grazing	1951 - 1968	The site is vacant of buildings and is covered in grass.	N/A	-	Low	Low	N/A
		Farming/Agriculture/Grazing	1968 - 1991	A section of large, oval shaped track is apparent at the north of the site. Potential horse training/running track. Track appears to extend from adjacent site in the north. Track no longer visible in the 1979 aerial.	Livestock	Pesticides/Herbicides			
		Residential Property	1991 - 2012	Residential Property is apparent on the east side of the site.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
59	Fence Line Inspection	General debris	10/05/2013	A house and associated garage/shed present on site. Minor debris also observed on site.	General debris	Metals, PAH, TPH, BTEX	Medium	Medium	1
		Farming/Agriculture/Grazing	1951 - 1968	The site is vacant of buildings and is covered in grass.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1979 - 2012	Four new structures are visible on the site including a large shed on the western boundary of the site (1979). A large, oval shaped track is apparent at the north of the site. Potential horse training/running track.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Commercial Property	10/05/2013	IBC storage in front of site. Signage indicates commercial Property selling IBC water tanks. (refer to site photos for Property 59).	Commercial	Metals, PAH, TPH, BTEX			



Appendix A2
Kororoit Precinct
PFC Assessment Table

Growth Areas Authority
Plumpton and Kororoit Precincts
Land Capability Assessment

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
60	Aerials	Farming/Agriculture/Grazing	1951 - 1968	The site is vacant of buildings and is covered in grass. A dam is apparent at the west of the site (1979). A track is also visible running from north to south of the site down the eastern boundary.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX	High	High	2a Targeting areas of old vehicles and general debris (2b not required due to small size of Property)
		Farming/Agriculture/Grazing	1991 - 2012	A residential Property is visible at the south of the site. A large amount of debris strewn across the majority of the site, particularly the centre of the site (2012). Much of this appears to be made up of old cars and scrap metal.	Buildings with unknown use. General debris including vehicles	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	Contains general debris strewn across site including, a tanker, old trucks and vehicles, rubble, soil stockpiles, old ASTs, scrap metal, skips, portable buildings, tyres, wood stockpiles, waste and old farm machinery (refer to site photos for Property 60).	General debris	Metals, PAH, TPH, BTEX			
61	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings, is covered in grass with a small clump of established trees at the north of the site. A dam is present adjacent the northern site boundary in the 1979 aerial. A track is visible running from the north east of the site to the south west. General debris is evident on the site in the 2012 aerial.	General debris	Metals, PAH, TPH, BTEX	Low	Medium	1
	Fence Line Inspection	General debris	10/05/2013	General debris present, including trees and old vehicles. May be associated with the neighbouring Property 60, bordering the site to the north and east.	General debris	Metals, PAH, TPH, BTEX			
62	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. A dirt track/road is present on the site in the 1979 aerial. A pile of debris is visible adjacent the western site boundary in the 1979 aerial.	General debris Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	General debris	10/05/2013	Brick storage observed on site.	General debris	Metals, PAH, TPH, BTEX			
63	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A large, uniform linear strip of disturbed earth transects the centre of the site, running from north to south and continues through the adjacent sites in the north and south (1979-2012). This strip lacks vegetation and was associated with the installation of a sub-surface gas pipeline. A small shed is apparent on site in the south-east (1991). A small dam is also visible in the south-west corner in the 1991 aerial. Strip of land associated with gas pipeline becomes more apparent in the 2012 aerial.	Buildings with unknown use Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	2a Targeting areas of disturbed ground associated with gas pipeline and cultivated areas
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Majority of site ploughed fields for cultivation. New mobile home observed in SE corner. Shipping containers, sheds and general debris observed in SW corner (refer to site photos for Property 63).	Cultivation Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
64	Aerials	Farming/Agriculture/Grazing	1951-1968	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A dam is visible on the northern boundary of the site in the 1979 aerial.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	High	2b Targeting areas of old vehicles, stockpiled material, general debris and earthworks and site wide screening
		Farming/Agriculture/Grazing	1991 - 2012	An area of scattered debris can be seen in the south west corner of the site (1991). Expansion of the debris evident at the south of the site in the 2001 aerial. An 'L' shaped line of excavation at the south of the site containing the debris area. A larger dam is now visible at the north of the site with associated stockpiles. A very large stockpile is visible at the centre of the site. Debris is now apparent at the north west of the site and extending down the western boundary of the site. Large amounts of somewhat organised debris are present on the site (2012). This may suggest the presence of a scrap yard. Less organised debris runs along the eastern boundary of the site.	General debris Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
		Water body/ Disturbed land	2012	A series of three linear ponds produce an 'L' shaped water body at the southern end of the site.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX.			
	Fence Line Inspection	General debris	10/05/2013	Site resembles a scrap yard. Contains significant levels of general debris strewn across site including, sheds in various states, shipping containers, old trucks and vehicles, rubble, soil stockpiles, old ASTs, scrap metal, tyres, wood stockpiles, waste and old farm machinery (refer to site photos for Property 64). Pigs and earthworks were also observed on site.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
65	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. An area of discoloured earth is apparent in the south east corner of the site, potentially from pooled surface water (1951). A small animal pen is present in the south west corner of the site in the 1968 aerial. A long, thin line of exposed earth at the south east of the site. This line (two dams) appears to hold water in the 1979 aerial. Further development of the south west corner of the site can be seen; however it is unclear from the image exactly what is being built. A number of large trees are present surrounding the development in addition to a number of tracks. A large, uniform linear strip of disturbed earth transects the centre of the site, running from north to south and continues through the adjacent sites in the north and south (1979-2012). This strip lacks vegetation and was associated with the installation of a sub-surface gas pipeline.	Buildings with unknown use Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	2a Targeting areas of disturbed ground associated with gas pipeline
		Farming/Agriculture/Grazing	1991 - 2012	Two sheds are present at the south west of the site in the construction area in the 1991 aerial. A small dam is visible at the centre of the site. A residential Property is apparent near the western boundary of the site at the south of the site in the 2012 aerial. The strip is clearly visible again. This disturbance was associated with the installation of a gas pipeline (see above).	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Residential Property with sheds, farm machinery and general debris observed.	Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
66	Planning Overlays	Environmental Significance	2013	Present along the southern border of the site	N/A	-	Medium	Medium	2a Targeting areas of disturbed ground associated with gas pipeline
	Planning Zones	Urban Floodway Zone	2013	Present along the southern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present along the southern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A large, uniform linear strip of disturbed earth transects the centre of the site, running from north to south and continues through the adjacent sites in the north and south (1979-2012). This strip lacks vegetation and was associated with the installation of a sub-surface gas pipeline.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	2001 - 2012	A residential Property is apparent at the north west of the site. At least 3 other structures are now visible throughout the site; one at the north west, one on the eastern boundary and one on the southern boundary. A number of vehicles are present at the centre of the site. An area of exposed earth can be seen at the centre of the site, potentially a sign of earthworks. Discrete, small patches of debris, including cars and degraded buildings, across the site in the 2007 aerial. Strip of land associated with gas pipeline becomes more apparent in the 2012 aerial.	Buildings with unknown use Earthworks/stockpiling/imported fill General debris, including vehicles	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
67	Planning Overlays	Environmental Significance	2013	Present along the southern border of the site	N/A	-	Low	Low	N/A
	Planning Zones	Urban Floodway Zone	2013	Present along the southern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present along the southern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. Transmission lines are present running north to south along the eastern boundary (1991-2012). Area of exposed earth at the south west corner of the site in the 2012 aerial	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
68	Planning Overlays	Environmental Significance	2013	Present along the southern border of the site	N/A	-	Low	Medium	2a Targeting areas of stockpile burning
	Planning Zones	Urban Floodway Zone	2013	Present along the southern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present along the southern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A dam is present at the east of the site (1968). Transmission lines are present running north to south along the western boundary (1991-2012). A very large dam present at the centre of the site in the 2012 aerial. Earthworks appear to have been undertaken in the southern portion of the Property.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
69	Planning Overlays	Environmental Significance	2013	Present along the southern border of the site	N/A	-	Low	Low	N/A
	Planning Zones	Urban Floodway Zone	2013	Present along the southern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present along the southern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A silo is present on site.	Livestock	Pesticides/Herbicides			
70	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Property contains hay, which has been cut. Site used for cultivation.	Cultivation	Pesticides/Herbicides	Low	Low	N/A
	Planning Overlays	Environmental Significance	2013	Present at the west and south of the site	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present over much of the site.	N/A	-			
		Public and Park Recreation	2013	Present over the entire site	N/A	-			
		Rural Conservation Zone	2013	Present over much of the site.	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A track runs from the north of the site over Kororoit Creek to the south of the site in the 1979 aerial. Limited debris appears scattered across the site in the 2001 aerial.	Livestock General debris	Pesticides/Herbicides Metals, PAH, TPH, BTEX			
70	Fence Line Inspection	Reserve	23/05/2013	Reserve.	N/A	-			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
71	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Medium	Medium	2a Targeting areas of disturbed ground associated with gas pipeline and stockpiled material
	Planning Zones	Urban Floodway Zone	2013	Present along the northern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present along the northern border of the site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A large, uniform linear strip of disturbed earth transects the centre of the site, running from north to south and continues through the adjacent sites in the north and south (1979-2012). This strip lacks vegetation and was associated with the installation of a sub-surface gas pipeline. A series of dirt tracks are also present in the north-east and west (1979).	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	Large stockpiles apparent across the north of the site. Unclear where soil has come from. Construction of a road through the centre of the site. The south west corner of the site appears to be divided into 6 separate parcels of land. Two large, oval tracks cross over parts of the site, potentially horse training tracks. Further development of road / track network across the site in the 2001 aerial. A number of groups of stockpiles can be seen across the site. Disorganised debris can be seen scattered across the north of the site. A large amount of organised debris across the north of the site, mostly metal appears in the 2007 aerials. More debris visible in the south east corner. A series of greater than 20 mounds of exposed soil at the north west corner of the site (2007). May suggest earthworks on the site. Another series of smaller mounds in the south east corner. Small amounts of debris scattered across the north west and south west sections of the site, including what appears to be cars in the 2012 aerials. Strip of land associated with gas pipeline becomes more apparent in the 2012 aerial.	Earthworks/stockpiling/imported fill General debris, including vehicles Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	An excavator and rusting farm machinery and equipment were observed on site. Stockpiled soil was also observed.	Earthworks, imported fill General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
72	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Medium	Medium	2a Targeting areas of disturbed ground associated with gas pipeline
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A large, uniform linear strip of disturbed earth transects the centre of the site, running from north to south and continues through the adjacent sites in the north and south (1979-2012). This strip lacks vegetation and was associated with the installation of a sub-surface gas pipeline. A portion of a large, oval track present in the north east corner of the site in the 1991 aerial. Potentially for horse training. Strip of land associated with gas pipeline becomes more apparent in the 2012 aerial.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Property is grassed.	N/A	-			
73	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Medium	Medium	2a Targeting areas of disturbed ground associated with gas pipeline
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A large, uniform linear strip of disturbed earth transects the centre of the site, running from north to south and continues through the adjacent sites in the north and south (1979-2012). This strip lacks vegetation and was associated with the installation of a sub-surface gas pipeline. A large circular track takes up the majority of the site in the 1991 aerial. Potentially a horse training / running track. A number of small enclosures are present at the west of the site.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Farming/Agriculture/Grazing	1991 - 2012	Track appears much larger in the 1991 aerial. Further expansion of sheds and animal pens in the south west corner of the site. A number of piles of rocks close to three circular bands of raised earth visible in the 2007 aerial. Potentially dry dams. Strip of land associated with gas pipeline becomes more apparent in the 2012 aerial.	Buildings with unknown use Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Livestock observed on site. Limited visibility of buildings in SW corner of site due to fencing. Potentially horse stables.	Livestock	Pesticides/Herbicides			
74	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present along the northern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Planning Permits	Telecommunications Facility	2010	A telecommunications facility has been approved for this site (PA2010/2553).	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A large oval shaped track is present at the north of the site in the 1991 aerial. Potentially a horse training / running track. A large area of exposed earth is present at the north of the site in the 2001 aerial. Possibly a sign of earth works.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
		Residential Property	2001 - 2012	A residential Property and sheds are visible at the south west of the site. There is no evidence in the 2012 aerial of telecommunications infrastructure present on the site; however buildings with unknown use are present on site.	Buildings with unknown use	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Livestock observed on site, horses and sheep. Residential Property present on site, with a number of sheds to the north and east, potentially stables.	Livestock	Pesticides/Herbicides			
75	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Low	Low	N/A
	Planning Zones	Urban Floodway Zone	2013	Present along the northern border of the site	N/A	-			
		Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. Small fenced off area at the north of the site on the western boundary; possibly a cattle yard (1960-1979). Transmission lines are present running north to south through the centre of the site (1991-2012). A track has been constructed around the boundary of the site (2001). There appears to be some stockpiled material along the western boundary of the Property in the north of the site (2012).	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Livestock observed on site, horses. Power lines running through the Property.	Livestock	Pesticides/Herbicides			
76	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Medium	Medium	1
	Planning Zones	Urban Floodway Zone	2013	Present along the northern border of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site.	Livestock	Pesticides/Herbicides			
		Disturbed land	2001 - 2012	An area of exposed soil is present at the north of the site. More than 20 cars are visible nearby but it is unclear if they are debris or simply parked. Two small sheds are apparent on the eastern boundary of the site. A number of derelict sheds / buildings are present to the north of the site in the 2012 aerial.	Earthworks/stockpiling/imported fill Buildings with unknown use General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
77	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Site largely vacant tilled land. Shipping containers observed on site. Location of buildings and sheds are not visible from road. Potentially removed or the shipping containers were initially mistaken for buildings.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present along the northern border of the site associated with Kororoit Creek.	N/A	-			
		Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. An area of exposed soil is present in the north of the site; may indicate potential earthworks (2001).	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
78		Farming/Agriculture/Grazing	2001 - 2012	A number of buildings are now apparent at the south of the site. A number of vehicles parked on the site. Unclear if the cars are scrap or still in use.	Buildings with unknown use General debris, including vehicles	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	Commercial equipment	10/05/2013	Property contains fenced, tree lined storage area in SE corner, containing cranes, vehicles, construction equipment, trucks, temporary buildings, tyres, scrap metal and wood. Horses and geese were present outside of this compound on the remainder of the site (refer to site photos for Property 77).	Commercial equipment	Metals, PAH, TPH, BTEX			
	Planning Overlays	Environmental Significance	2013	Present over much of the site.	N/A	-			
	Planning Zones	Urban Floodway Zone	2013	Present over much of the site associated with Kororoit Creek.	N/A	-			
		Public and Park Recreation	2013	Present over the entire site	N/A	-			
79	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A ditch is apparent running through the south of the site in the 1979 aerial. Potentially a drainage channel. A dam is present in the south east corner of the site in the 1991 aerial.	Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Medium	Medium	1
		Residential Property	2012	A residential Property is visible on the site in the south east corner. A new dam is present at the south of the site along with associated stockpiles nearby to the north.	Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX			
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Residential Property present in SE corner. Site contains sheep and general debris in areas, including wood and scrap metal (refer to site photos for Property 79).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			

Property Number	Data Source	Activity Type	Date	Description	Potential Contamination Sources	Potential Contaminants of Concern	Stage 1 PFC Rating	Stage 2 PFC Rating	Recommended Further Works
80	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Medium	Medium	1
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. Two buildings are present on the site in the north west corner in the 1991 aerial.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Residential Property	2012	A large building is apparent at the east of the site, potentially a residential Property. Small amounts of debris along the western border of the site. A number of cars can be seen on the site, unclear if they are abandoned or simply parked. Additional shed or sheds (unclear in image) are visible on the northern boundary of the site.	Buildings with unknown use General debris, including vehicles	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
81	Planning Overlays	Farming/Agriculture/Grazing	23/05/2013	The site contains a residential Property and material behind house. Sheds are also present along the northern boundary.	Residential Property	Metals, PAH, TPH, BTEX	Medium	Medium	1
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. The south east corner of the site appears to have been fenced off (1991). A small shed is present within this area.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
82	Planning Overlays	Residential Property	2001 - 2012	A residential Property is visible in the fenced off area in the south east corner. Additional sheds are now present. A small dam can be seen to the west of the residential Property with associated stockpiles. Two discrete piles of rock / soil, potentially related to the dam on the site are visible in the 2007 aerial. One stockpile in the north east corner of the site, the other to the west of the residential building at the south east of the site.	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides	High	High	2b Targeting areas of general debris, stockpiles and earthworksand site wide screening
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	The site contains a residential Property and a number of sheds. Most of the site is covered in grass with horses grazing. The sheds are most likely stables for the horses observed on site, however this remains unknown.	Buildings with unknown use Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
83	Aerials	Farming/Agriculture/Grazing	1951 - 1991	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site.	Livestock	Pesticides/Herbicides	Medium	Medium	1
	Aerials	Farming/Agriculture/Grazing	1991 - 2012	A square, fenced off area is visible at the east of the site containing what appears to be a shed and numerous items or large debris, potentially cars. Multiple stockpiles present in the south eastern corner of the site. Scrap yard confined to a square enclosure to the west of the residential building on the site (1994). A large area of excavation in the north of the site (2001), potentially for a new dam. A new building is also visible at the east of the site. A number of new sheds appear on the site around the square shaped enclosure. A building can be seen in the south east corner of the site in the 2012 aerial. Potentially a residential Property. An additional large shed is apparent to the north of the square enclosure. The western half of the site appears to have been bailed for hay. Large amount of debris present in the south east corner (2012). What appears to be a trench extends from the centre of the southern border north west. A series of soil stockpiles are visible in the north west corner of the site	Buildings with unknown use Earthworks/stockpiling/imported fill General debris, including vehicles	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	10/05/2013	Site resembles a scrap yard. Contains significant levels of general debris strewn across site including, sheds in various states, old trucks and vehicles, rubble, soil stockpiles, old ASTs, scrap metal, tyres, wood stockpiles, waste and old farm machinery (refer to site photos for Property 82). A large shed was also observed on site in the eastern portion of the site, surrounded by most of the debris.	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	General debris	23/05/2013	Stockpiles of asphalt present on site. Signage indicates "Good Old Days Working Farm Museum Inc." (refer to site photos for Property 82).	General debris	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
84	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-	Medium	Medium	2a Targeting areas of disturbed ground associated with gas pipeline
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A large, uniform linear strip of disturbed earth transects the centre of the site, running from north to south and continues through the adjacent sites in the north and south (1979-2012). This strip lacks vegetation and was associated with the installation of a sub-surface gas pipeline. A large circular track takes up the majority of the site in the 1991 aerial.	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
	Fence Line Inspection	Residential Property	1991 - 2012	A residential Property is present in the south of the site (1991). It appears as if a dam is being excavated at the centre of the site (2001). Stockpiles are present surrounding the hole. Strip of land associated with gas pipeline becomes more apparent in the 2012 aerial.	Buildings with unknown use. Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
85	Planning Overlays	Environmental Significance	2013	The site is grassed and contains a residential Property. The area of disturbed land refers to a gas pipeline that was installed on site (refer to site photos for Property 84).	Buildings with unknown use.	Metals, PAH, TPH, BTEX, Pesticides/Herbicides.	Low	Low	N/A
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A well worn track can be seen around the boundary of the site (1991). An area of debris is present at the north of the site in the 2012 aerial. Area of exposed earth or pooled water in the south west corner of the site (2012).	Earthworks/stockpiling/imported fill Livestock	Metals, PAH, TPH, BTEX Pesticides/Herbicides			
86	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Livestock observed on site, horses. Sheds used for storage and stables also observed.	Livestock	Low level Pesticides/Herbicides	Low	Low	N/A
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site. A track is present on the site running down the western boundary of the site (2001-2012). Transmission lines are present running north to south along the western boundary (1991-2012).	Livestock	Pesticides/Herbicides			
87	Fence Line Inspection	Farming/Agriculture/Grazing	10/05/2013	Site grassed and contains boulders in areas (refer to site photos for Property 86).	N/A	-	Medium	Low	N/A
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
	Aerials	Farming/Agriculture/Grazing	1951 - 2001	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site.	Livestock	Pesticides/Herbicides			
88	Aerials	Commercial/ Industrial	2001 - 2012	The majority of the north of the site appears as exposed soil, may be an indication of earthworks. Three buildings, possibly sheds, can be seen at the south east of the site. The sheds surround what appears to be a car park, upon which over 10 cars are present. Potentially an industrial or commercial Property.	Buildings with unknown use Earthworks/stockpiling/imported fill	Metals, PAH, TPH, BTEX Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	Other	10/05/2013	The site contains a number of buildings and sheds associated with the Living Springs Baptist Church (refer to site photos for Property 87).	N/A	-			
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site	N/A	-			
89	Aerials	Farming/Agriculture/Grazing	1951 - 2012	The site is vacant of buildings and is covered in grass. Animal tracks are apparent traversing the site.	Livestock	Low level Pesticides/Herbicides	Low	Low	N/A
	Fence Line Inspection	Farming/Agriculture/Grazing	23/05/2013	Grassed site recently burnt.	Back burning	PAH, TPH			
	Planning Overlays	Environmental Significance	2013	Present over the entire site	N/A	-			
	Planning Zones	Rural Conservation Zone	2013	Present over the entire site associated with Kororoit Creek.	N/A	-			

Appendix B – Historical aerial imagery

B1 – 1951

B2 – 1960

B3 – 1968

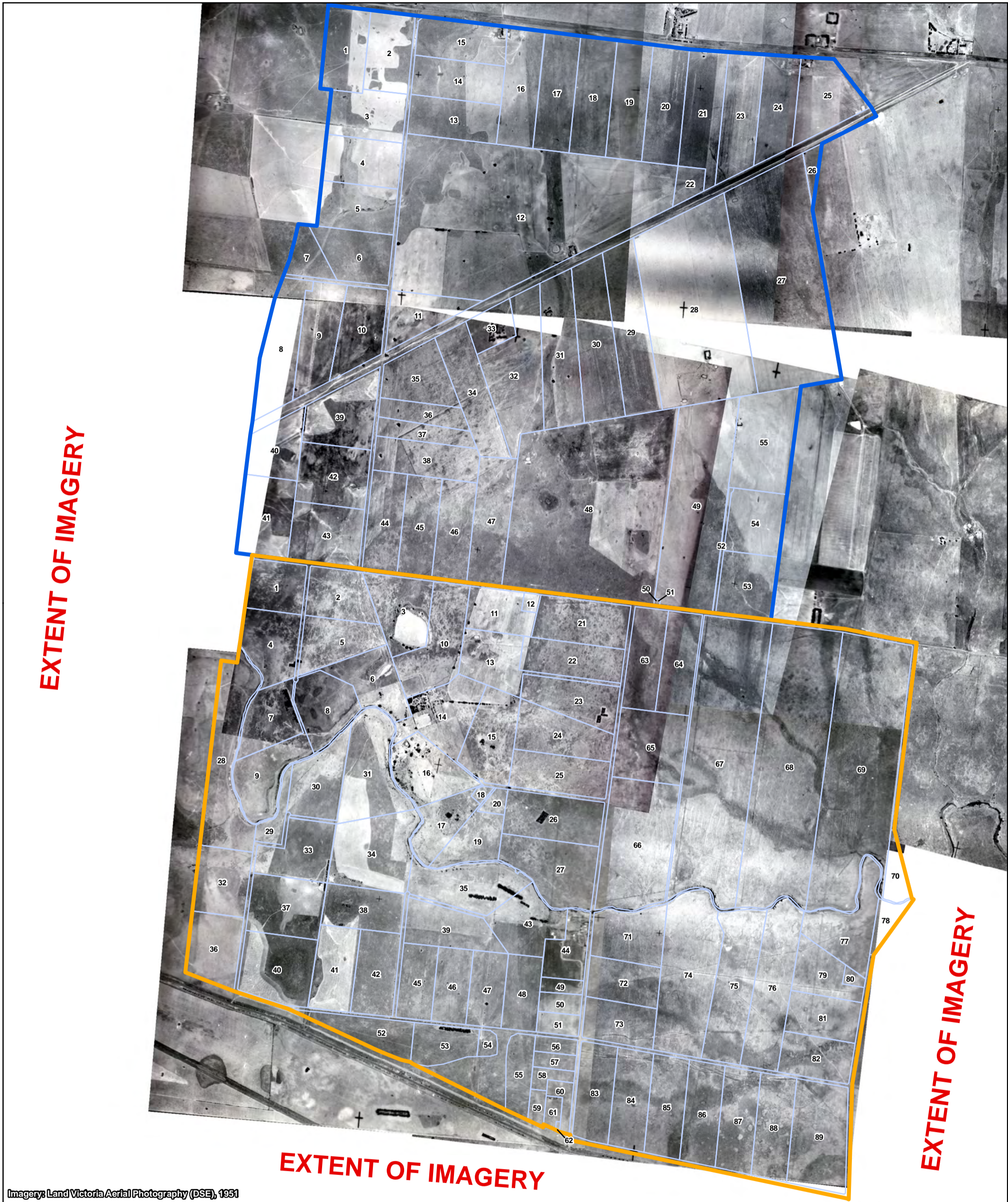
B4 – 1979

B5 – 1991

B6 – 1994

B7 – 2001

B8 – 2012 – 2013 (composite)



Imagery: Land Victoria Aerial Photography (DSE), 1951

LEGEND

- Kororoit Precinct Boundary
- Plumpton Precinct Boundary
- Property Boundaries

EXTENT OF IMAGERY

EXTENT OF IMAGERY

EXTENT OF IMAGERY

Imagery: Land Victoria Aerial Photography (DSE), 1960

LEGEND

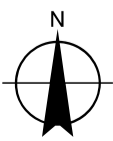
-  Kororoit Precinct Boundary
-  Plumpton Precinct Boundary
-  Property Boundaries

1:21,000 Paper Size A3

0 105 210 420 630 840

Metres

Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



Growth Areas Authority
Plumpton and Kororoit Precincts Land Capability Assessment

Historical Aerial Imagery

Job Number 31-30184
Revision B
Date 05 Sep 2013

Appendix B2 - 1960

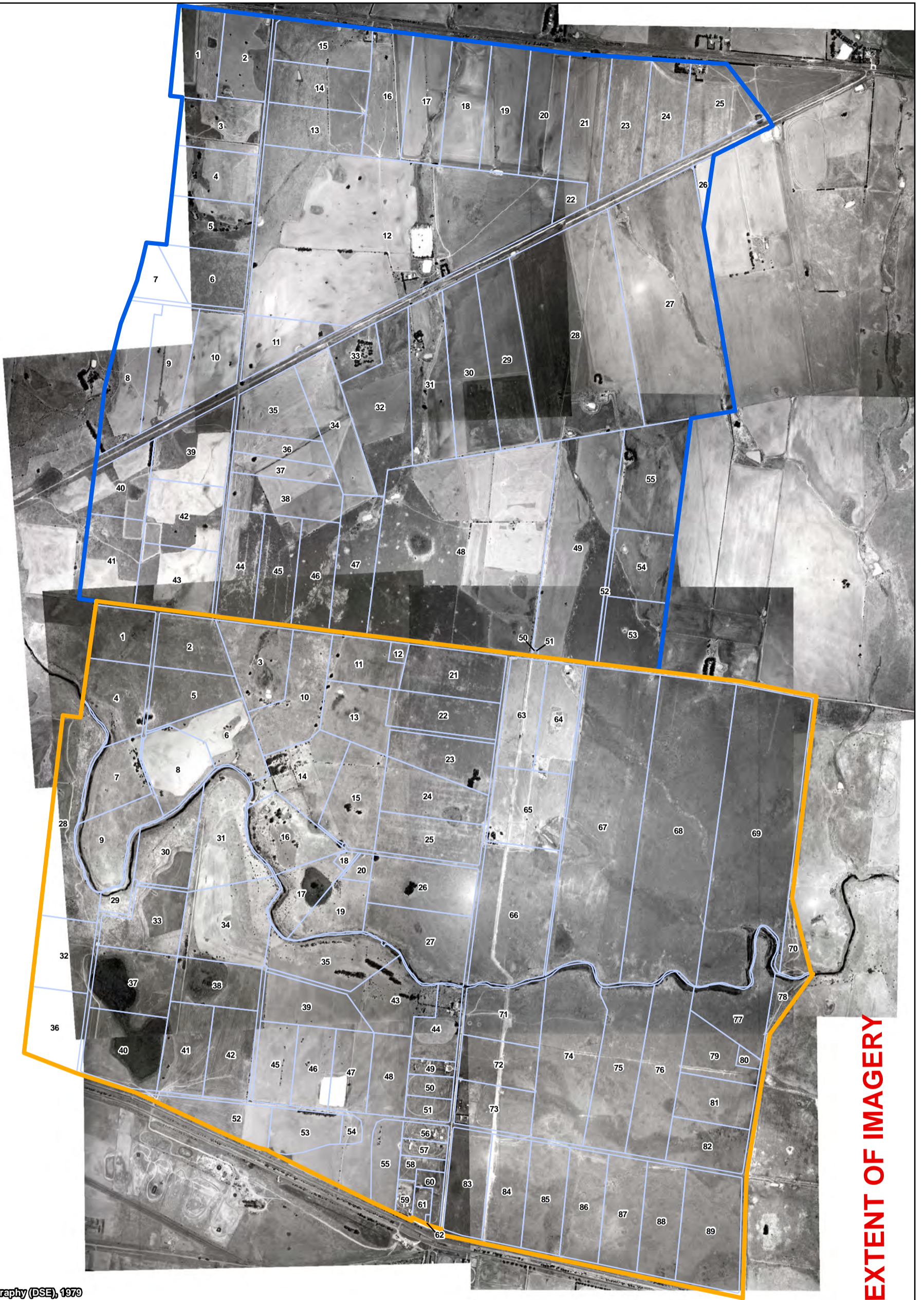


Imagery: Land Victoria Aerial Photography (DSE), 1968

LEGEND

- Kororoit Precinct Boundary
- Plumpton Precinct Boundary
- Property Boundaries

EXTENT OF IMAGERY

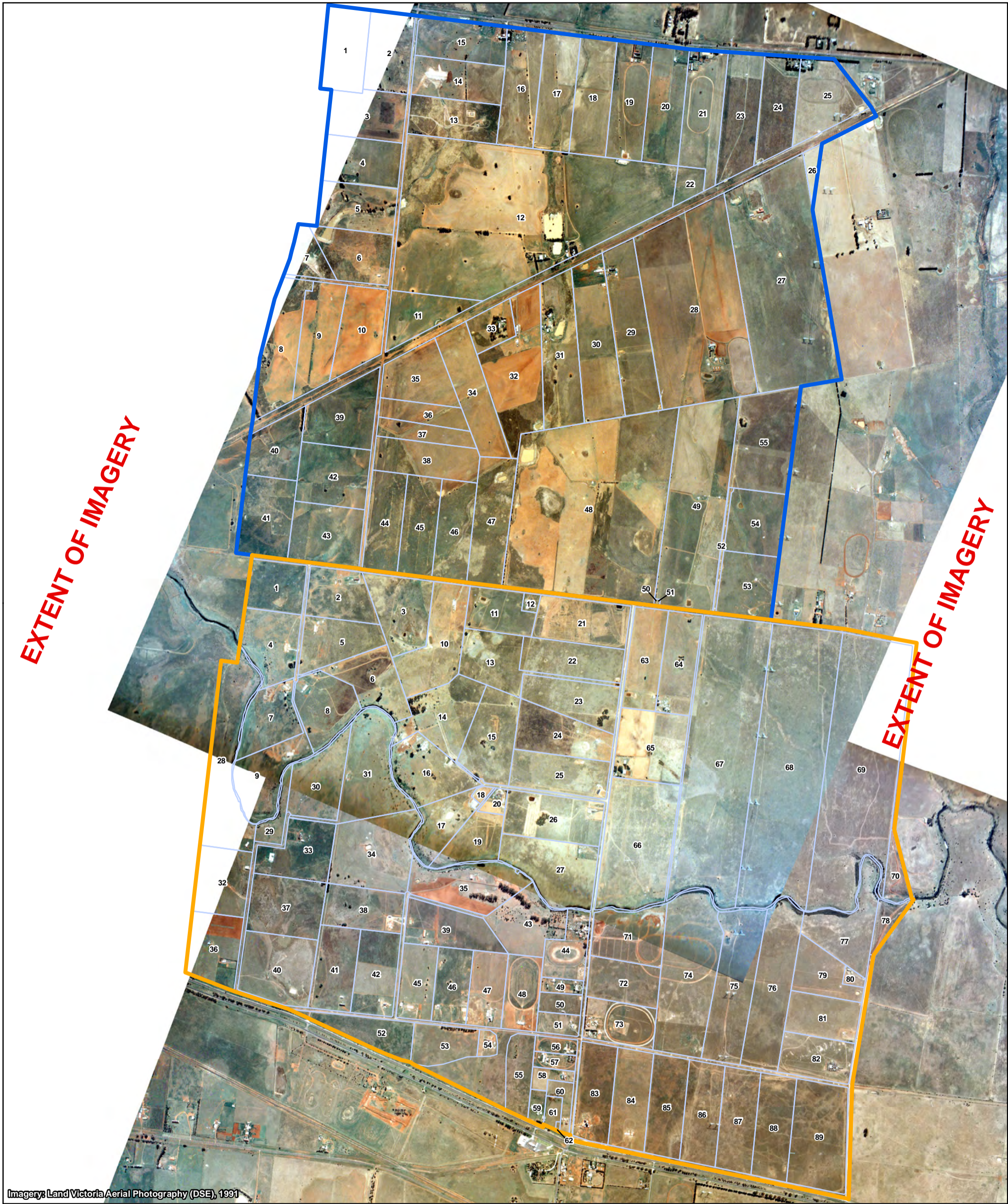


EXTENT OF IMAGERY


Imagery: Land Victoria Aerial Photography (DSE), 1979

LEGEND

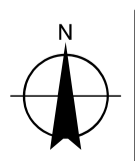
- Kororoit Precinct Boundary
- Plumpton Precinct Boundary
- Property Boundaries



Imagery: Land Victoria Aerial Photography (DSE), 1991

- LEGEND
-  Kororoit Precinct Boundary
 -  Plumpton Precinct Boundary
 -  Property Boundaries

1:21,000 Paper Size A3
0 105 210 420 630 840
Metres
Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



Growth Areas Authority
Plumpton and Kororoit Precincts Land Capability Assessment
Historical Aerial Imagery

Job Number 31-30184
Revision B
Date 05 Sep 2013

Appendix B5 - 1991

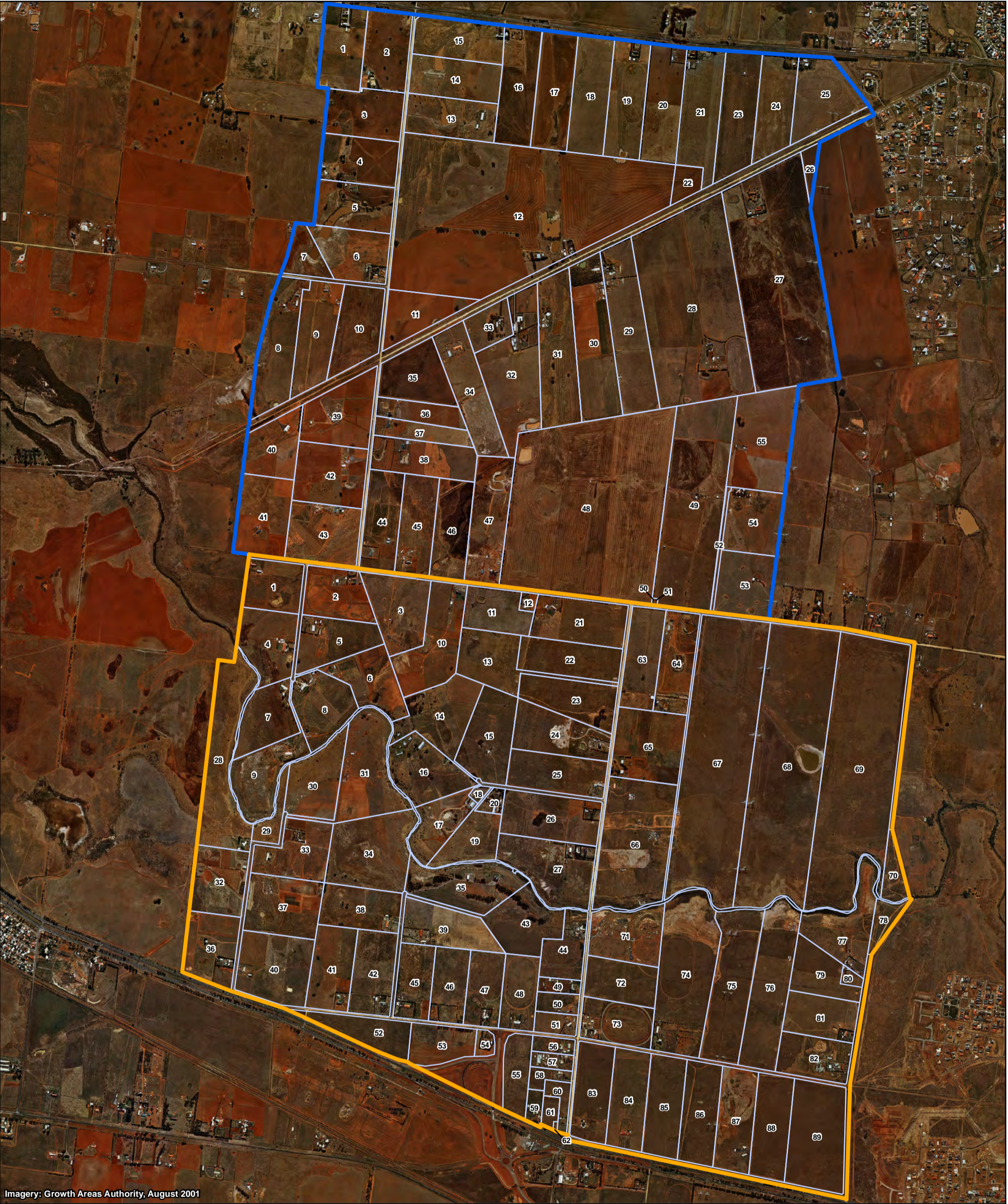
EXTENT OF IMAGERY



Imagery: Growth Areas Authority, March 1994

LEGEND

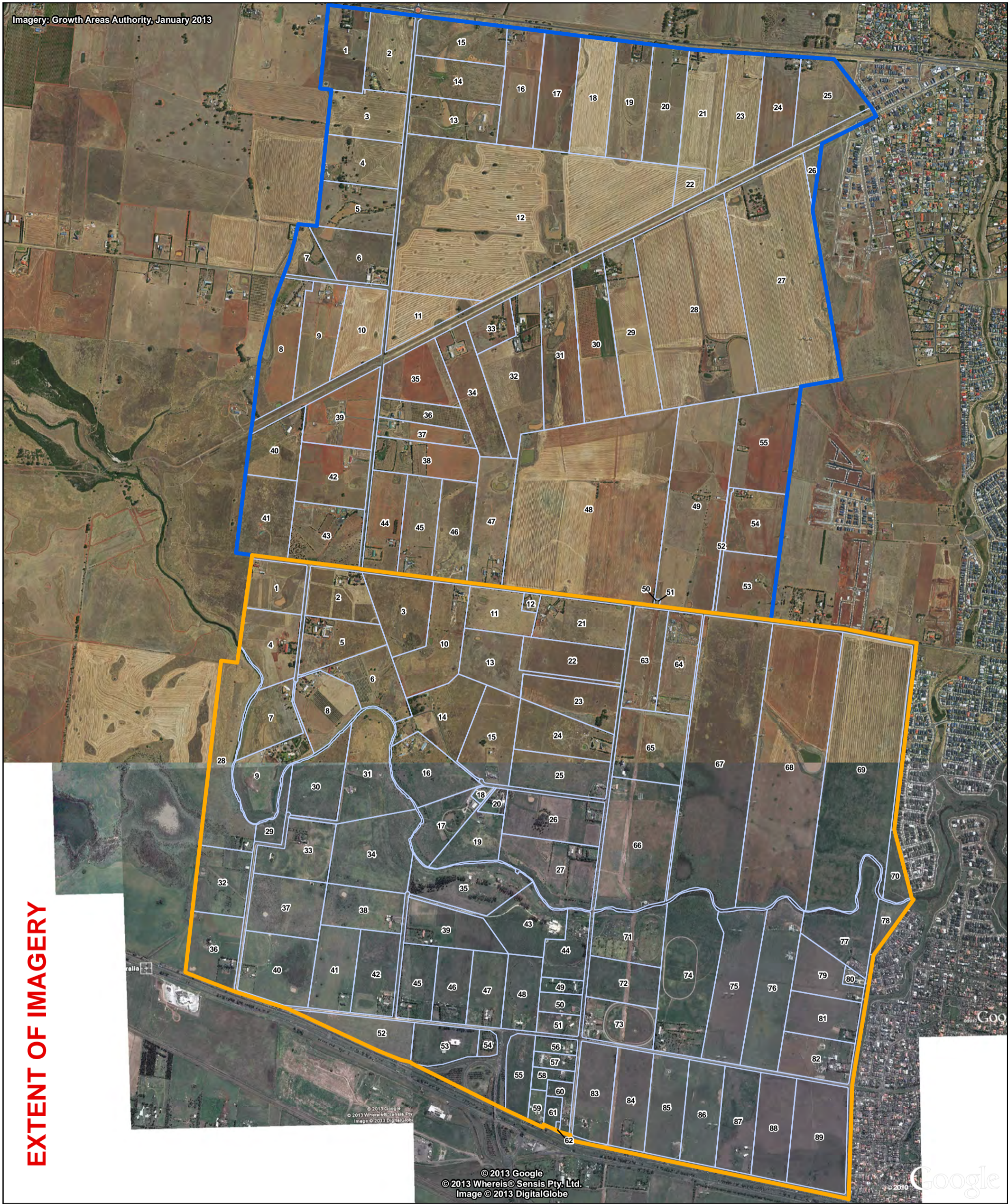
- Kororoit Precinct Boundary
- Plumpton Precinct Boundary
- Property Boundaries



Imagery: Growth Areas Authority, August 2001

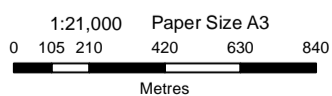
LEGEND

- Kororoit Precinct Boundary
- Plumpton Precinct Boundary
- Property Boundaries

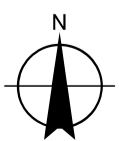


- LEGEND
- Kororoit Precinct Boundary
 - Plumpton Precinct Boundary
 - Property Boundaries

Note: Google Earth Imagery (2012) used for aerial review of Kororoit Precinct



Map Projection: Transverse Mercator
Horizontal Datum: GDA 1994
Grid: GDA 1994 MGA Zone 55



Growth Areas Authority
Plumpton and Kororoit Precincts Land Capability Assessment

Historical Aerial Imagery

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Date 05 Sep 2013

Appendix B8 - 2012-2013 (Composite)

Appendix C – Royal Historical Society of Victoria search



ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

Date: 18 April 2013

Attention: Ben Coughlan

Company: GHD

From: Gerardine Horgan (Administrative Officer)

SITE SEARCH: Plumpton & Kororoit

The site is located in Plumpton, north of Western Freeway and south of Melton Highway. The site is located within the City of Melton (previously the Shire of Melton). According to Google Earth, the site had undergone limited changes in structure between the years 2000 and 2013.

A map of the Shire of Melton dating back to 1987-1990, accessed through Trove, suggests that the site in question was part of the parish of Kororoit. The Victorian Municipal Directories indicate that the parish had been established by 1919 through to 1992 when the directories ceased publication. Although Kororoit was not listed in the directories prior to 1910 when it was listed as a 'part' of the shire of Melton, maps dating back to 1850 and 1878 accessed through Trove suggested that Kororoit had existed prior to this time. According to the Victorian Municipal directory, by 1992 a township had been established in Kororoit consisting of approximately 1000 people, including, but not limited to, several schools, banks and churches; a police station; a post office; a fire brigade; various sports clubs and societies, and a butter factory. It also suggests that the parish of Kororoit was at the heart of the potato-growing district and boasted rich volcanic soil, perhaps for its close proximity to Mt Cottrell and Mt Kororoit. The 1987-1990 map of the parish suggests that the land in the area had been subdivided prior to 1987.

Our previous site searches in the area indicate that Plumpton is a relatively new suburb, dating back to the late 1990s. It is not evident exactly when it was established, but the name 'Plumpton' may be in reference to the popular practice of 'plumpton coursing' in the early 1900s in country Victoria, which is defined by Greyhound Racing Victoria as 'coursing that uses a dragged or mechanical lure rather than live game'. The earliest reference to the word 'plumpton' that we could find within Victoria was in reference to a coursing event in Sunbury in 1883. Our previous site researches in the area also suggest that the site may contain various estates, of which one was used for sheep farming. An article in The Age newspaper on the 13th of April 2013 also suggests that some parcels of land within the site may be located within the Taylors Hill West precinct structure plan. A previous site search reveals that an area within the site along Beattys Road was burnt out three times by grassfires since 1853 and contained remains of artefacts from Aboriginal settlement in the area.

Research by Tatiana Otto



ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

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Appendix D – EPA Victoria priority sites register search

PRIORITY SITES REGISTER

Date generated 20 May 2013

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 Cleanup 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 cleanup, 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 (eg. 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 Cleanup 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
Tel: 03 96952722 Fax: 03 96958610
Media Enquiries: 03 96952704
EPA internet site: www.epa.vic.gov.au

Municipality	Suburb	Address	Issue	Notice Number
Ararat Rural City Council	ARARAT	26 Grano ST AU/3377	Former Industrial Site. Requires assessment and/or clean up	0090001739
Ararat Rural City Council	ARARAT	Mclellan ST AU/3377	Railway yard. Requires assessment and/or clean up	0090001744
Ballarat City Council	BALLARAT	Canadian Gully Reserve Geelong RD AU/3350	Historical deposit of mine tailings. Requires assessment and/or clean up	0090000494
Ballarat City Council	BALLARAT	1003 Humffray ST AU/3350	Former Industrial Site. Requires assessment and/or clean up	0090001857
Ballarat City Council	BALLARAT	Volume 6747 Folio 250 AU/3350	Current Industrial Site. Requires assessment and/or clean up	0090001913
Ballarat City Council	SANDHILL LAKE	C/a 14 Section A - Parish Of Bael Bael AU/3581	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090002097
Ballarat City Council	WARRENHEIP	Ballarat-Burrumbeet RD AU/3352	Accidental spill/leak (non-industrial site). Requires ongoing management	0090002430
Ballarat City Council	MOUNT CLEAR	3 WHITEHORSE RD AU/3350	Former Landfill. Requires ongoing management	0090003912
Banyule City Council	GREENSBOROUGH	131 Grimshaw ST AU/3088	Current Service Station. Requires assessment and/or clean up	0090002585
Bass Coast Shire Council	GRANTVILLE	1685 Bass HWY AU/3984	Current landfill. Requires ongoing management	0090000239
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 58 Cameron St AU/3995	Former Landfill. Requires ongoing management	0090003536
Bass Coast Shire Council	Cowes	Lot 1 PS525135 PHILLIP ISLAND ROAD AU/3922	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003642
Bass Coast Shire Council	Cowes	Lot 1 PS525135 PHILLIP ISLAND ROAD AU/3922	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003776
Bass Coast Shire Council	COWES	9 THE ESPLANADE AU/3922	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090003816
Bayside City Council	BRIGHTON	601 Hampton ST AU/3186	Current Service Station. Requires ongoing management	0090000642
Bayside City Council	CHELTENHAM	18 Hamlet ST AU/3192	Current Industrial Site. Requires ongoing management	0090001671
Bayside City Council	BRIGHTON	316 New ST AU/3186	Former Service Station. Requires assessment and/or clean up	0090001698
Brimbank City Council	SUNSHINE	49 McIntyre RD AU/3020	Current Industrial Site. Requires assessment and/or clean up	0090000284
Brimbank City Council	SYDENHAM	362 SYDENHAM RD AU/3037	Former Landfill. Requires assessment and/or clean up	0090000921
Brimbank City Council	SUNSHINE	47 McIntyre RD AU/3020	Former Industrial Site. Requires ongoing management	0090001549
Brimbank City Council	DEER PARK	765 BALLARAT RD AU/3023	Current Industrial Site. Requires assessment and/or clean up	0090001886
Brimbank City Council	SUNSHINE NORTH	56 Spalding AV AU/3020	Current Industrial Site. Requires assessment and/or clean up	0090002269
Brimbank City Council	SUNSHINE NORTH	56 Spalding AV AU/3020	Current Industrial Site. Requires assessment and/or clean up	0090002270
Brimbank City Council	SUNSHINE	Hulett ST AU/3020	Former Landfill. Requires assessment and/or clean up	0090002476
Brimbank City Council	BROOKLYN	Bunting RD AU/3012	Former Landfill. Requires ongoing management	0090002743
Brimbank City Council	SUNSHINE WEST	527 SOMERVILLE RD AU/3020	Current Industrial Site. Requires assessment and/or clean up	0090003166
Brimbank City Council	BROOKLYN	69 BUNTING RD AU/3012	Illegal dumping. Requires assessment and/or clean up	0090003179
Brimbank City Council	SUNSHINE	16 THIRD AV AU/3020	Current Industrial Site. Requires assessment and/or clean up	0090003227
Brimbank City Council	SUNSHINE NORTH	51 McIntyre RD AU/3020	Current Industrial Site. Requires assessment and/or clean up	0090003274
Brimbank City Council	BROOKLYN	594 Geelong RD AU/3012	Former Landfill. Requires ongoing management	0090003478
Brimbank City Council	KEILOR DOWNS	Green Gully RD AU/3038	Former Landfill. Requires ongoing management	0090003524
Brimbank City Council	BROOKLYN	44 McDonald RD AU/3012	Former Landfill. Requires ongoing management	0090003591
Brimbank City Council	SUNSHINE	Hulett ST AU/3020	Former Landfill. Requires assessment and/or clean up	0090003670

Brimbank City Council	SUNSHINE	Hulett ST AU/3020 Lot 2 Plan Of Subdivision 544316m Parish Of Torrumburry AU/3561	Former Landfill. Requires assessment and/or clean up	0090003671
Campaspe Shire Council	BAMAWM		Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001745
Campaspe Shire Council	KYABRAM	Graham RD AU/3620	Former Landfill. Requires ongoing management	0090003563
Campaspe Shire Council	ECHUCA	Echuca Landfill Echuca-Kyabram RD AU/3564	Former Landfill. Requires ongoing management	0090003569
Campaspe Shire Council	DIGGORA	ODONNELL RD AU/3561	Former Landfill. Requires ongoing management	0090003588
Cardinia Shire Council	NAR NAR GOON	Five Mile RD AU/3812	Former Landfill. Requires ongoing management	0090003597
Casey City Council	NARRE WARREN NOR	Quarry RD AU/3804	Former Landfill. Requires ongoing management	0090003600
Central Goldfields Shire Council	CARISBROOK	Potts LANE AU/3464	Former Landfill. Requires ongoing management	0090003566
Colac-Otway Shire Council	COLAC	Bruce ST AU/3250	Former Landfill. Requires ongoing management	0090001464
Colac-Otway Shire Council	COROROOKE	Factory RD AU/3254	Current Industrial Site. Requires assessment and/or clean up	0090002082
Colac-Otway Shire Council	MARENGO	Roberts RD AU/3233	Former Landfill. Requires ongoing management	0090003634
Colac-Otway Shire Council	COLAC	Bruce ST AU/3250	Former Landfill. Requires ongoing management	0090003696
Corangamite Shire Council	COBRICO	County Boundary RD AU/3266	Current landfill. Requires ongoing management	0090000292
Corangamite Shire Council	GLENORMISTON	Terang-Mortlake RD AU/3265	Former Landfill. Requires ongoing management	0090003622
Darebin City Council	PRESTON	62 Albert ST AU/3072	Current Industrial Site. Requires ongoing management	0090000535
Darebin City Council	PRESTON	140 High ST AU/3072	Former Industrial Site. Requires assessment and/or clean up	0090000660
Darebin City Council	PRESTON	67 High ST AU/3072	Former Service Station. Requires assessment and/or clean up	0090001449
Darebin City Council	PRESTON	194 Bell ST AU/3072	Former Industrial Site. Requires assessment and/or clean up	0090002088
Darebin City Council	NORTHCOTE	24 Leinster GR AU/3070	Current Industrial Site. Requires assessment and/or clean up	0090002323
Darebin City Council	PRESTON	140 High ST AU/3072	Former Industrial Site. Requires assessment and/or clean up	0090002948
Darebin City Council	PRESTON	3 & 7 NEWMAN ST AU/3072	Former Industrial Site. Requires assessment and/or clean up	0090003150
Darebin City Council	NORTHCOTE	Clifton ST AU/3070	Former Landfill. Requires ongoing management	0090003493
Darebin City Council	RESERVOIR	87 Newlands RD AU/3073	Former Landfill. Requires ongoing management	0090003508
East Gippsland Shire Council	SWIFTS CREEK	349 Swifts Creek East RD AU/3896	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000114
East Gippsland Shire Council	BAIRNSDALE	201 Main ST AU/3875	Former Service Station. Requires assessment and/or clean up	0090001552
East Gippsland Shire Council	BAIRNSDALE	205 Main ST AU/3875	Former Service Station. Requires assessment and/or clean up	0090001553
East Gippsland Shire Council	ORBOST	44 Salsibury ST AU/3888	Former Service Station. Requires assessment and/or clean up	0090001588
East Gippsland Shire Council	BAIRNSDALE	BOSWORTH RD AU/3875	Former Landfill. Requires ongoing management	0090003783
East Gippsland Shire Council	BAIRNSDALE	BOSWORTH RD AU/3875	Former Landfill. Requires ongoing management	0090003784
Frankston City Council	FRANKSTON	3 Rosella ST AU/3199	Former Industrial Site. Requires assessment and/or clean up	0090003211
Frankston City Council	FRANKSTON	3 Rosella ST AU/3199	Former Industrial Site. Requires assessment and/or clean up	0090003213
Frankston City Council	Frankston	McClelland DR AU/3199	Former Landfill. Requires ongoing management	0090003594
Gannawarra Shire Council	MURRABIT	179 MURRABIT WEST RD AU/3579	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003728
Glen Eira City Council	CAULFIELD SOUTH	371 Hawthorn RD AU/3162	Former Service Station. Requires assessment and/or clean up	0090001532
Glen Eira City Council	CAULFIELD SOUTH	818 Glen Huntly RD AU/3162	Former Service Station. Requires assessment and/or clean up	0090001761
Glenelg Shire Council	PORTLAND	210 Cape Nelson RD AU/3305	Current landfill. Requires ongoing management	0090001966
Greater Bendigo City Council	MAIDEN GULLY	195 Marong RD AU/3551 Crown lots: 67A-L/PP3473, 2088\PP3 2106\PP3473, AU/3000	Historical deposit of mine tailings. Requires ongoing management	0090002451
Greater Bendigo City Council	West Bendigo	Crown lots: 67A-L/PP3473, 2088\PP3 2106\PP3473, AU/3000	Historical deposit of mine tailings. Requires assessment and/or clean up	0090003327
Greater Bendigo City Council	West Bendigo	Crown lots: 67A-L/PP3473, 2088\PP3 2106\PP3473, AU/3000	Historical deposit of mine tailings. Requires assessment and/or clean up	0090003884
Greater Dandenong City Council	DANDENONG	2 Hazel AV AU/3175	Current Industrial Site. Requires assessment and/or clean up	0090000108
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD AU/3172	Former Landfill. Requires ongoing management	0090000608
Greater Dandenong City Council	SPRINGVALE	917 Princes HWY AU/3171	Former Industrial Site. Requires assessment and/or clean up	0090001557
Greater Dandenong City Council	SPRINGVALE	310 Springvale RD AU/3171	Former Service Station. Requires ongoing management	0090001607
Greater Dandenong City Council	DANDENONG SOUTH	20 Cahill ST AU/3175	Former Industrial Site. Requires assessment and/or clean up	0090002115
Greater Dandenong City Council	BANGHOLME	790 Frankston Dandenong RD AU/3175	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090002377
Greater Dandenong City Council	DANDENONG	230 Frankston-Dandenong RD AU/3175	Current Service Station. Requires assessment and/or clean up	0090002792
Greater Dandenong City Council	DANDENONG SOUTH	125 COLEMANS RD AU/3175	Former Landfill. Requires assessment and/or clean up	0090003201
Greater Dandenong City Council	DANDENONG SOUTH	3 SWIFT WAY AU/3175	Current Industrial Site. Requires assessment and/or clean up	0090003386
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD AU/3172	Former Landfill. Requires ongoing management	0090003693
Greater Dandenong City Council	SPRINGVALE SOUTH	Clarke RD AU/3172	Former Landfill. Requires ongoing management	0090003850
Greater Geelong City Council	NORLANE	5 PRINCES HWY AU/3214	Former Industrial Site. Requires assessment and/or clean up	0090000011
Greater Geelong City Council	CORIO	Refinery RD AU/3214	Current petroleum storage site. Requires ongoing management	0090000024
Greater Geelong City Council	GEE LONG NORTH	455 Melbourne RD AU/3215	Former Industrial Site. Requires assessment and/or clean up	0090000091
Greater Geelong City Council	WAURN PONDS	5 Katelyn CT AU/3216	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000113
Greater Geelong City Council	CORIO	246 Princes HWY AU/3214	Current Service Station. Requires assessment and/or clean up	0090000150
Greater Geelong City Council	NORTH GEE LONG	Foreshore Area At End Of Crowle ST AU/3215	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000226
Greater Geelong City Council	GEE LONG EAST	Eastern Botanical Gardens AU/3219	Gun, pistol or rifle range. Requires assessment and/or clean up	0090000498
Greater Geelong City Council	CORIO	Of Harpur RD AU/3214	Former Service Station. Requires assessment and/or clean up	0090000782
Greater Geelong City Council	LARA	Princes HWY AU/3212	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090001012

Greater Geelong City Council	GEE LONG NORTH	1 Roseneath ST AU/3215	Former chemical storage facility. Requires assessment and/or clean up	0090001664
Greater Geelong City Council	MANIFOLD HEIGHTS	35 Shannon AV AU/3218	Current Service Station. Requires assessment and/or clean up	0090001688
Greater Geelong City Council	DRYSDALE	97 High ST AU/3222	Current Service Station. Requires ongoing management	0090001808
Greater Geelong City Council	MOOLAP	132 Point Henry RD AU/3221	Current Industrial Site. Requires assessment and/or clean up	0090001832
Greater Geelong City Council	MOOLAP	132 Point Henry RD AU/3221	Current Industrial Site. Requires assessment and/or clean up	0090001833
Greater Geelong City Council	North Geelong	1 Roseneath ST AU/3215	Current Industrial Site. Requires assessment and/or clean up	0090001994
Greater Geelong City Council	BALLAN	1 6511 Western FWY AU/3342	Former Service Station. Requires assessment and/or clean up	0090002139
Greater Geelong City Council	CORIO	391 Princes HWY AU/3214	Former Service Station. Requires assessment and/or clean up	0090002217
Greater Geelong City Council	GEE LONG WEST	151 Church ST AU/3218	Former Service Station. Requires assessment and/or clean up	0090002218
Greater Geelong City Council	BELMONT	180 Barwon Heads RD AU/3216	Former Service Station. Requires assessment and/or clean up	0090002289
Greater Geelong City Council	CORIO	83 Pumell RD AU/3214	Current Service Station. Requires ongoing management	0090002343
Greater Geelong City Council	CORIO	1500 Biddlecombe AV AU/3214	Current landfill. Requires assessment and/or clean up	0090002361
Greater Geelong City Council	NORLANE	60 NORTH SHORE RD AU/3214	Current Industrial Site. Requires assessment and/or clean up	0090002362
Greater Geelong City Council	PORTARLINGTON	46 Fenwick ST AU/3223	Current petroleum storage site. Requires assessment and/or clean up	0090002499
Greater Geelong City Council	NORLANE	60 NORTH SHORE RD AU/3214	Current Industrial Site. Requires assessment and/or clean up	0090003651
Greater Shepparton City Council	KIALLA WEST	7358 Goulburn Valley HWY AU/3631	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000083
Greater Shepparton City Council	SHEPPARTON	60 Old Dookie RD AU/3630	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000289
Greater Shepparton City Council	SHEPPARTON NORTH	280 Daldy RD AU/3631	Former Industrial Site. Requires assessment and/or clean up	0090001776
Greater Shepparton City Council	COSGROVE	Lot 1 Subdivision Plan 404181s AU/3631	Former Landfill. Requires ongoing management	0090003551
Hepburn Shire Council	CRESWICK	18 Clunes RD AU/3363	Former Service Station. Requires assessment and/or clean up	0090000263
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot AU/3363	Former Landfill. Requires ongoing management	0090003560
Hobsons Bay City Council	ALTONA	401 Kororoit Creek RD AU/3018	Current Industrial Site. Requires assessment and/or clean up	0090000009
Hobsons Bay City Council	ALTONA	541 Kororoit Creek RD AU/3018	Current chemical storage facility. Requires assessment and/or clean up	0090000425
Hobsons Bay City Council	ALTONA	351 MILLERS RD AU/3018	Current Industrial Site. Requires assessment and/or clean up	0090000597
Hobsons Bay City Council	SPOTSWOOD	512 Melbourne RD AU/3015	Railway yard. Requires assessment and/or clean up	0090000799
Hobsons Bay City Council	NEWPORT	Burleigh ST AU/3015	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 AU/3015	Current Industrial Site. Requires assessment and/or clean up	0090001459
Hobsons Bay City Council	SPOTSWOOD	18 Drake ST AU/3015	Current petroleum storage site. Requires assessment and/or clean up	0090001709
Hobsons Bay City Council	SOUTH KINGSVILLE	22 New ST AU/3013	Former Landfill. Requires assessment and/or clean up	0090001727
Hobsons Bay City Council	NEWPORT	411 Douglas PDE AU/3015	Current Industrial Site. Requires assessment and/or clean up	0090002086
Hobsons Bay City Council	SPOTSWOOD	42 Simcock AV AU/3015	Former Industrial Site. Requires assessment and/or clean up	0090002179
Hobsons Bay City Council	ALTONA MEADOWS	306 Queen ST AU/3028	Current Service Station. Requires assessment and/or clean up	0090002186
Hobsons Bay City Council	SOUTH KINGSVILLE	38 Blackshaws RD AU/3013	Former Industrial Site. Requires ongoing management	0090002381
Hobsons Bay City Council	WILLIAMSTOWN	12 Seaview PDE AU/3016	Current Industrial Site. Requires ongoing management	0090002444
Hobsons Bay City Council	ALTONA	Elfield Meadows Estate Defined By Volume 10426 AU/3018	Waste Acid Sulfate Soils. Requires ongoing management	0090002765
Hobsons Bay City Council	SPOTSWOOD	144 HALL ST AU/3015	Current Industrial Site. Requires assessment and/or clean up	0090003301
Hobsons Bay City Council	ALTONA	401 Kororoit Creek RD AU/3018	Current Industrial Site. Requires assessment and/or clean up	0090003368
Hobsons Bay City Council	ALTONA	Queen ST AU/3018	Former Landfill. Requires ongoing management	0090003472
Hobsons Bay City Council	BROOKLYN	Hardie RD AU/3025	Former Landfill. Requires ongoing management	0090003487
Hobsons Bay City Council	ALTONA NORTH	Kyle RD AU/3025	Former Landfill. Requires ongoing management	0090003527
Horsham Rural City Council	HORSHAM	15 MILL ST AU/3400	Former petroleum storage site. Requires assessment and/or clean up	0090003761
Hume City Council	DIGGERS REST	50 Edwards RD AU/3427	Illegal dumping. Requires assessment and/or clean up	0090000070
Hume City Council	BULLA	315 Loemans RD AU/3428	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000177
Hume City Council	GREENVALE	Woodlands Historical Park AU/3059	Illegal dumping. Requires ongoing management	0090001856
Hume City Council	CAMPBELLFIELD	1735 Sydney RD AU/3061	Current Industrial Site. Requires assessment and/or clean up	0090002373
Hume City Council	SOMERTON	Cliffords RD AU/3062	Former Industrial Site. Requires assessment and/or clean up	0090002446
Hume City Council	CRAIGIEBURN	Craigieburn RD AU/3064	Former Landfill. Requires ongoing management	0090003107
Hume City Council	CAMPBELLFIELD	5 - 11 Reo CR AU/3061	Current Industrial Site. Requires assessment and/or clean up	0090003276
Hume City Council	CAMPBELLFIELD	26 GLENBARRY RD AU/3061	Illegal dumping. Requires assessment and/or clean up	0090003380
Hume City Council	CRAIGIEBURN	Craigieburn RD AU/3064	Former Landfill. Requires ongoing management	0090003475
Hume City Council	CAMPBELLFIELD	Mahoneys RD AU/3061	Former Landfill. Requires ongoing management	0090003496
Hume City Council	TULLAMARINE	Western AV AU/3043	Former Landfill. Requires ongoing management	0090003530
Hume City Council	DIGGERS REST	65 EDWARDS RD AU/3427	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003640
Hume City Council	KEILOR	Annandale RD AU/3036	Former Landfill. Requires ongoing management	0090003689
Hume City Council	DIGGERS REST	95 MCLEODS RD AU/3427	Illegal dumping. Requires assessment and/or clean up	0090003710
Hume City Council	KEILOR	Annandale RD AU/3036	Former Landfill. Requires ongoing management	0090003730
Hume City Council	CAMPBELLFIELD	Bolinda RD AU/3061	Former Landfill. Requires ongoing management	0090003793
Hume City Council	CAMPBELLFIELD	Bolinda RD AU/3061	Former Landfill. Requires ongoing management	0090003794
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD AU/3172	Current landfill. Requires ongoing management	0090000093

Kingston City Council	CHELSEA	Former Chelsea Landfill Mulkarra DR AU/3196	Former Landfill. Requires ongoing management	0090000311
Kingston City Council	CHELSEA	476 Nepean HWY AU/3196	Former Service Station. Requires assessment and/or clean up	0090001389
Kingston City Council	Dingley Village	Waterway East of Boundary Road AU/#	Former Industrial Site. Requires assessment and/or clean up	0090001391
Kingston City Council	MORDIALLOC	78 White ST AU/3195	Former Industrial Site. Requires assessment and/or clean up	0090002256
Kingston City Council	MOORABBIN	1 10 Ebdon ST AU/3189	Former Industrial Site. Requires ongoing management	0090002273
Kingston City Council	CLAYTON SOUTH	Fraser RD AU/3169	Current landfill. Requires ongoing management	0090003226
Kingston City Council	CLAYTON SOUTH	RYANS RD AU/3169	Former Landfill. Requires ongoing management	0090003604
Kingston City Council	CLAYTON SOUTH	Ryans RD AU/3169	Former Landfill. Requires ongoing management	0090003607
Kingston City Council	CLAYTON SOUTH	8 Elder ST AU/3169	Former Landfill. Requires ongoing management	0090003610
Kingston City Council	CHELSEA	Scotch PDE AU/3196	Former Landfill. Requires ongoing management	0090003613
Kingston City Council	CLAYTON SOUTH	Cnr Deals RD & Heatherston RD AU/3169	Former Landfill. Requires ongoing management	0090003759
Kingston City Council	CLAYTON SOUTH	Cnr Deals RD & Heatherston RD AU/3169	Former Landfill. Requires ongoing management	0090003780
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD AU/3172	Former Landfill. Requires ongoing management	0090003831
Kingston City Council	DINGLEY VILLAGE	370 Old Dandenong RD AU/3172	Former Landfill. Requires ongoing management	0090003832
Knox City Council	WANTIRNA	706 Boronia RD AU/3152	Illegal dumping. Requires assessment and/or clean up	0090000181
Knox City Council	WANTIRNA SOUTH	Cathies LANE AU/3152	Former Landfill. Requires ongoing management	0090000475
Knox City Council	WANTIRNA SOUTH	14 Coppelia Street RD AU/3152	Former Landfill. Requires ongoing management	0090003344
Knox City Council	BAYSWATER	836 Mountain HWY AU/3153	Current Industrial Site. Requires assessment and/or clean up	0090003366
Knox City Council	WANTIRNA SOUTH	Cathies LANE AU/3152	Former Landfill. Requires ongoing management	0090003738
Latrobe City Council	TRARALGON	3 4 Bench Bartons LANE AU/3844	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management	0090002894
Latrobe City Council	NEWBOROUGH	Haunted Hills RD AU/3825	Former Landfill. Requires ongoing management	0090003785
Latrobe City Council	NEWBOROUGH	Haunted Hills RD AU/3825 PT CA 86B & CA 104A Parish of Maryvale AU/3840	Former Landfill. Requires ongoing management	0090003786
Latrobe City Council	MORWELL	PT CA 86B & CA 104A Parish of Maryvale AU/3840	Former Landfill. Requires ongoing management	0090003787
Latrobe City Council	MORWELL	PT CA 86B & CA 104A Parish of Maryvale AU/3840	Former Landfill. Requires ongoing management	0090003788
Macedon Ranges Shire Council	LANCEFIELD	Baynton (Lot 16 LP208950) RD AU/3435	Former Landfill. Requires assessment and/or clean up	0090000241
Macedon Ranges Shire Council	KYNETON	Redesdale RD AU/3444	Former Landfill. Requires ongoing management	0090003557
Macedon Ranges Shire Council	BULLENGAROOK	Hobbs RD AU/3437	Former Landfill. Requires ongoing management	0090003582
Macedon Ranges Shire Council	DARRAWEIT GUIM	1387 BOLINDA-DARRAWEIT RD AU/3756	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003726
Macedon Ranges Shire Council	MALMSBURY	43 OLD QUARRY ROAD AU/3446	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003758
Mansfield Shire Council	MANSFIELD	Monkey Gully RD AU/3722	Former Landfill. Requires ongoing management	0090003844
Mansfield Shire Council	MANSFIELD	Monkey Gully RD AU/3722	Former Landfill. Requires ongoing management	0090003845
Maribyrnong City Council	YARRAVILLE	1 High ST AU/3013	Former Industrial Site. Requires ongoing management	0090000134
Maribyrnong City Council	WEST FOOTSCRAY	1 Graingers RD AU/3012	Current chemical storage facility. Requires assessment and/or clean up	0090000266
Maribyrnong City Council	YARRAVILLE	Yarraville Terminal Francis ST AU/3013	Current petroleum storage site. Requires assessment and/or clean up	0090000989
Maribyrnong City Council	YARRAVILLE	2A FRANCIS ST AU/3013	Current Industrial Site. Requires assessment and/or clean up	0090001122
Maribyrnong City Council	MAIDSTONE	9 WILLIAMSON RD AU/3012	Former Industrial Site. Requires assessment and/or clean up	0090001771
Maribyrnong City Council	Yarraville	325 Whitehall Street AU/3013	Former Industrial Site. Requires ongoing management	0090001941
Maribyrnong City Council	Yarraville	325 Whitehall Street AU/3013	Former Industrial Site. Requires assessment and/or clean up	0090001942
Maribyrnong City Council	BROOKLYN	550 Geelong RD AU/3012	Former Industrial Site. Requires assessment and/or clean up	0090002056
Maribyrnong City Council	WEST FOOTSCRAY	Somerville RD AU/3012	Former Industrial Site. Requires assessment and/or clean up	0090002163
Maribyrnong City Council	BRAYBROOK	30 SOUTH RD AU/3019	Former Industrial Site. Requires assessment and/or clean up	0090002546
Maribyrnong City Council	BRAYBROOK	30 SOUTH RD AU/3019	Former Industrial Site. Requires assessment and/or clean up	0090002547
Maribyrnong City Council	FOOTSCRAY	Farnsworth AV AU/3011	Former Landfill. Requires ongoing management	0090003484
Maribyrnong City Council	MAIDSTONE	9 WILLIAMSON RD AU/3012	Former Industrial Site. Requires assessment and/or clean up	0090003767
Maroondah City Council	RINGWOOD EAST	18 Mount Dandenong RD AU/3135	Current Service Station. Requires assessment and/or clean up	0090001804
Maroondah City Council	CROYDON	Mt Dandenong RD AU/3136	Former Service Station. Requires ongoing management	0090002862
Maroondah City Council	RINGWOOD	385 Canterbury RD AU/3134	Current Service Station. Requires assessment and/or clean up	0090002884
Melton Shire Council	PLUMPTON	1 Holden RD AU/3335	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000159
Melton Shire Council	MOUNT COTTRELL	180 Faulknors RD AU/3030	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000259
Melton Shire Council	PLUMPTON	627 Plumpton RD AU/3335	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000300
Melton Shire Council	MOUNT COTTRELL	180 Faulknors RD AU/3030	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000416
Melton Shire Council	RAVENHALL	53 Rebecca DR AU/3030	Industrial waste has been dumped at the site. Requires ongoing management	0090001469
Melton Shire Council	RAVENHALL	53 Rebecca DR AU/3030	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001470
Melton Shire Council	RAVENHALL	48A ORBIS DR AU/3023	Illegal dumping. Requires assessment and/or clean up	0090003361
Melton Shire Council	MELTON	Ferris RD AU/3337	Former Landfill. Requires ongoing management	0090003481
Melton Shire Council	PLUMPTON	1 HOLDEN RD AU/3335	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090003652
Melton Shire Council	PLUMPTON	627 PLUMPTON RD AU/3335	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090003861
Mildura Rural City Council	MILDURA	42 Ninth ST AU/3500	Current Service Station. Requires assessment and/or clean up	0090001869
Mildura Rural City Council	OUYEN	48 FARRELL ST AU/3490	Former petroleum storage site. Requires assessment and/or clean up	0090003224

Mildura Rural City Council	MILDURA	LOTS 12 & 13 ETIWANDA AV AU/3500	Former Landfill. Requires ongoing management	0090003306
Mildura Rural City Council	KOORLONG	Twentieth ST AU/3501	Former Landfill. Requires ongoing management	0090003585
Mildura Rural City Council	MILDURA	211 TENTH ST AU/3500	Former petroleum storage site. Requires assessment and/or clean up	0090003682
Mildura Rural City Council	MILDURA	LOTS 12 & 13 ETIWANDA AV AU/3500	Former Landfill. Requires ongoing management	0090003941
Mitchell Shire Council	NORTHWOOD	1630 Northwood RD AU/3660	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090001730
Mitchell Shire Council	NORTHWOOD	1630 Northwood RD AU/3660	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090001731
Mitchell Shire Council	SEYMOUR	117 Wimble ST AU/3660	Current Industrial Site. Requires assessment and/or clean up	0090001737
Mitchell Shire Council	BROADFORD	High ST AU/3658	Former Landfill. Requires ongoing management	0090003542
Mitchell Shire Council	KILMORE	Walders RD AU/3764	Former Landfill. Requires ongoing management	0090003834
Mitchell Shire Council	KILMORE	Walders RD AU/3764	Former Landfill. Requires ongoing management	0090003835
Mitchell Shire Council	SEYMOUR	Hume and Hovell Road AU/3660	Former Landfill. Requires ongoing management	0090003836
Moir Shire Council	YARRAWONGA	81 Channel RD AU/3730	Former Landfill. Requires ongoing management	0090003539
Moir Shire Council	NUMURKAH	Parish Of Katunga C/a 14 Sect D Naring Rd AU/3636	Former Landfill. Requires ongoing management	0090003545
Monash City Council	GLEN WAVERLEY	310 SPRINGVALE RD AU/3150	Current Industrial Site. Requires assessment and/or clean up	0090002027
Monash City Council	OAKLEIGH	1386 Dandenong RD AU/3166	Current Service Station. Requires assessment and/or clean up	0090003367
Monash City Council	CLAYTON	1555 Centre RD AU/3168	Current Industrial Site. Requires assessment and/or clean up	0090003725
Monash City Council	CLAYTON	1555 Centre RD AU/3168	Current Industrial Site. Requires assessment and/or clean up	0090003892
Moonee Valley City Council	MOONEE PONDS	783 Mt Alexander RD AU/3039	Current Service Station. Requires assessment and/or clean up	0090000664
Moonee Valley City Council	ASCOT VALE	421 Mt Alexander RD AU/3032	Former Service Station. Requires assessment and/or clean up	0090002031
Moonee Valley City Council	ASCOT VALE	Mt Alexander RD AU/3032 Cnr Yendon-Egerton Rd & Ballan-Egerton Rd AU/3352	Current Service Station. Requires assessment and/or clean up	0090002299
Moorabool Shire Council	MOUNT EGERTON		Former Landfill. Requires ongoing management	0090001283
Moorabool Shire Council	BACCHUS MARSH	Halletts Way Bacchys Marsh AU/3340 C/a 5e Section 13 Parish Of Gorrockburkgap County Of Grant AU/3340	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001880
Moorabool Shire Council	ROWSLEY		Gun, pistol or rifle range. Requires ongoing management	0090002652
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD AU/3342	Current Industrial Site. Requires assessment and/or clean up	0090003174
Moorabool Shire Council	FISKVILLE	Geelong-Ballan RD AU/3342	Current Industrial Site. Requires assessment and/or clean up	0090003319
Moorabool Shire Council	MADDINGLEY	Side Of Kerrs RD AU/3340	Former Landfill. Requires ongoing management	0090003631
Moreland City Council	COBURG NORTH	46 Newlands RD AU/3058	Current Service Station. Requires assessment and/or clean up	0090000000
Moreland City Council	BRUNSWICK	227 Barkly ST AU/3056	Former Industrial Site. Requires assessment and/or clean up	0090000624
Moreland City Council	BRUNSWICK	225 Barkly ST AU/3056	Former Industrial Site. Requires assessment and/or clean up	0090000747
Moreland City Council	BRUNSWICK	227 Barkly ST AU/3056	Former Industrial Site. Requires assessment and/or clean up	0090001205
Moreland City Council	BRUNSWICK	225 Barkly ST AU/3056	Former Industrial Site. Requires assessment and/or clean up	0090001206
Moreland City Council	COBURG NORTH	737 Sydney RD AU/3058	Former Service Station. Requires assessment and/or clean up	0090001860
Moreland City Council	PASCOE VALE	512 PASCOE VALE RD AU/3044	Current Service Station. Requires assessment and/or clean up	0090002542
Moreland City Council	COBURG NORTH	46 Newlands RD AU/3058	Current Service Station. Requires assessment and/or clean up	0090003800
Mornington Peninsula Shire Council	SOMERVILLE	182 Eramosa RD AU/3912	Illegal dumping. Requires assessment and/or clean up	0090000097
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Moorooduc HWY AU/3930	Former Landfill. Requires ongoing management	0090000477
Mornington Peninsula Shire Council	RYE	Point Nepean RD AU/3941	Current Service Station. Requires ongoing management	0090000658
Mornington Peninsula Shire Council	MORNINGTON	25 Mayne AV AU/3931	Former Landfill. Requires assessment and/or clean up	0090000855
Mornington Peninsula Shire Council	RED HILL	87 Arthurs Seat RD AU/3937	Current Service Station. Requires assessment and/or clean up	0090002114
Mornington Peninsula Shire Council	CRIB POINT	The ESP AU/3919	Former Industrial Site. Requires ongoing management	0090002897
Mornington Peninsula Shire Council	ROSEBUD WEST	119 Truemans RD AU/3940	Former Landfill. Requires ongoing management	0090003616
Mornington Peninsula Shire Council	CRIB POINT	2 Lens ST AU/3919	Former Landfill. Requires ongoing management	0090003619
Mornington Peninsula Shire Council	MOUNT ELIZA	250 Moorooduc HWY AU/3930	Former Landfill. Requires ongoing management	0090003744
Mount Alexander Shire Council	CASTLEMAINE	74 TOMKIES LANE AU/3450	Contaminated soil is retained and managed onsite. Requires ongoing management	0090000189
Mount Alexander Shire Council	CASTLEMAINE	74 TOMKIES LANE AU/3450	Contaminated soil is retained and managed onsite. Requires ongoing management	0090003388
Mount Alexander Shire Council	ELPHINSTONE	17 TURNER ST AU/3448	Illegal dumping. #	0090003943
Moyne Shire Council	ALLANSFORD	5331 Great Ocean RD AU/3277 Allotment 36a (pt) Parish Of Koroi Township Of Port Fairy - AU/3284	Current Industrial Site. Requires ongoing management	0090002367
Moyne Shire Council	PORT FAIRY		Former Landfill. Requires assessment and/or clean up	0090003337
Moyne Shire Council	PORT FAIRY	Badhams LANE AU/3284	Former Landfill. Requires ongoing management	0090003625
Murrindindi Shire Council	THORNTON	969 Goulburn Valley HWY AU/3712 67 Homewood-Ghin Ghin Rd (crown Allotment 167b Parish Of Yea) & AU/3717	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000149
Murrindindi Shire Council	GHIN GHIN	67 Homewood-Ghin Ghin Rd (crown Allotment 167b Parish Of Yea) & AU/3717	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001636
Murrindindi Shire Council	GHIN GHIN		Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001680
Nilumbik Shire Council	ELTHAM	197 Sherbourne RD AU/3095	Former Industrial Site. Requires assessment and/or clean up	0090000158
Nilumbik Shire Council	PANTON HILL	165 MOTSCHALL RD AU/3759	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090002083
Nilumbik Shire Council	DIAMOND CREEK	50 Fraser ST AU/3089	Historical deposit of mine tailings. Requires assessment and/or clean up	0090002671
Nilumbik Shire Council	PANTON HILL	165 MOTSCHALL RD AU/3759	Current Industrial Site. Requires ongoing management	0090002787
Nilumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD AU/3097 25-39 Horsham RD AU/3380 (crown allotment 136K Parish of Illawarra)	Former Landfill. Requires ongoing management	0090003505
Northern Grampians Shire Council	STAWELL	25-39 Horsham RD AU/3380 (crown allotment 136H Parish of Illawarra)	Former Industrial Site. Requires ongoing management	0090002140
Northern Grampians Shire Council	STAWELL		Former Industrial Site. Requires ongoing management	0090002142

Port Phillip City Council	ELWOOD	54A MARINE PDE AU/3184	Current Service Station. Requires assessment and/or clean up	0090000663
Port Phillip City Council	PORT MELBOURNE	14 Woodruff ST AU/3207	Former Industrial Site. Requires assessment and/or clean up	0090003384
South Gippsland Shire Council	FOSTER	Gippsland HWY AU/3960	Former Landfill. Requires ongoing management	0090003533
South Gippsland Shire Council	KOONWARRA	Roughheads RD AU/3954	Former Landfill. Requires ongoing management	0090003789
South Gippsland Shire Council	KOONWARRA	Roughheads RD AU/3954	Former Landfill. Requires ongoing management	0090003790
Southern Grampians Shire Council	HAMILTON	358 Glenelg HWY AU/3300	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090002058
Stonnington City Council	PRAHRAN	549 High ST AU/3181	Current Service Station. Requires assessment and/or clean up	0090000662
Strathbogie Shire Council	WAHRING	4615 GOULBURN VALLEY HWY AU/3608	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090003519
Surf Coast Shire Council	WINCHELSEA	114 Trebeck CT AU/3241	Illegal dumping. Requires assessment and/or clean up	0090001935
Surf Coast Shire Council	MOUNT MORIAC	450 Hendy Main RD AU/3240	Former Industrial Site. Requires assessment and/or clean up	0090003712
Swan Hill Rural City Council	TOL TOL	3216 Murray Valley HWY AU/3549	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090000256
Swan Hill Rural City Council	ROBINVALE	Happy Valley Track AU/3459	Illegal dumping. Requires assessment and/or clean up	0090003340
Towong Shire Council	BETHANGA	4 Martins RD AU/3691	Former Landfill. Requires ongoing management	0090003554
Wangaratta Rural City Council	NORTH WANGARATTA	150 STAMPS LANE AU/3678	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003900
Wangaratta Rural City Council	NORTH WANGARATTA	150 STAMPS LANE AU/3678	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090003901
Warrnambool City Council	ALLANSFORD	137 Ziegler PDE AU/3277	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up	0090000492
Warrnambool City Council	WARRNAMBOOL	52 ROACHES RD AU/3280	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	0090003440
Warrnambool City Council	WARRNAMBOOL	Braithwaite ST AU/3280 Part C/a 41 Parish Of Toongabbie Nth Cert Of Title Vol 8713 Folio 830 AU/3857	Former Landfill. Requires ongoing management	0090003637
Wellington Shire Council	COWWARR		Former Landfill. Requires assessment and/or clean up	0090000036
Wellington Shire Council	MAFFRA	57 Johnson ST AU/3860	Current Industrial Site. Requires assessment and/or clean up	0090001587
Wellington Shire Council	SALE	35 Mcghee ST AU/3850	Former Industrial Site. Requires assessment and/or clean up	0090001928
Wellington Shire Council	TRARALGON	Loy Yang Switchyard Bartons LANE AU/3844	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management	0090002893
Wellington Shire Council	YARRAM	Off Yarram-Traralgon RD AU/3971	Former Landfill. Requires ongoing management	0090003055
Wellington Shire Council	YARRAM	Off Yarram-Traralgon RD AU/3971 Lot 1 PS631513 SALE-HEYFIELD ROAD Sale- Heyfield RD AU/3851	Former Landfill. Requires ongoing management	0090003747
Wellington Shire Council	FULHAM		Illegal dumping. Requires assessment and/or clean up	0090003795
Whitehorse City Council	BLACKBURN	2 Central RD AU/3130	Former Service Station. Requires assessment and/or clean up	0090002076
Whitehorse City Council	BLACKBURN	21 Blackburn RD AU/3130	Current Service Station. Requires ongoing management	0090002839
Whitehorse City Council	BLACKBURN	21 Blackburn RD AU/3130	Current Service Station. Requires ongoing management	0090003034
Whitehorse City Council	BOX HILL	14 Federation ST AU/3128	Former Landfill. Requires ongoing management	0090003134
Whitehorse City Council	BLACKBURN	24 Blackburn RD AU/3130	Former Service Station. Requires assessment and/or clean up	0090003153
Whitehorse City Council	BOX HILL	14 Federation ST AU/3128	Former Landfill. Requires ongoing management	0090003499
Whittlesea City Council	KEON PARK	6 Dunstons CT AU/3073	Former Industrial Site. Requires assessment and/or clean up	0090000016
Whittlesea City Council	THOMASTOWN	51 High ST AU/3074	Current Industrial Site. Requires assessment and/or clean up	0090000059
Whittlesea City Council	THOMASTOWN	342 Settlement RD AU/3074	Former Service Station. Requires assessment and/or clean up	0090001959
Whittlesea City Council	EPPING	215 COOPER ST AU/3076	Current landfill. Requires ongoing management	0090003348
Whittlesea City Council	EPPING	500 Cooper ST AU/3076	Former Landfill. Requires ongoing management	0090003490
Whittlesea City Council	EPPING	500 Cooper ST AU/3076	Former Landfill. Requires ongoing management	0090003502
Wodonga Rural City Council	WODONGA	3437 Beechworth-Wodonga RD AU/3690	Former Landfill. Requires ongoing management	0090003548
Wyndham City Council	LAVERTON NORTH	19 Little Boundary RD AU/3026	Current Industrial Site. Requires assessment and/or clean up	0090000003
Wyndham City Council	QUANDONG	1225 Ballan RD AU/3030	Illegal dumping. Requires assessment and/or clean up	0090000073
Wyndham City Council	LITTLE RIVER	LOT 1 EDGARS RD (1PS544576) AU/3211	Solid inert waste has been dumped at the site. Requires assessment and/or clean up	0090000121
Wyndham City Council	LAVERTON NORTH	41 LEAKES RD AU/3026	Former Industrial Site. Requires assessment and/or clean up	0090000864
Wyndham City Council	LAVERTON NORTH	87 Pipe RD AU/3026	Current Industrial Site. Requires assessment and/or clean up	0090002450
Wyndham City Council	TRUGANINA	99 Palmers RD AU/3029 3-21a Kent St 1/4-14/4 Little Buckingham St AU/3121	Solid inert waste has been dumped at the site. Requires ongoing management	0090002914
Yarra City Council	RICHMOND		Former Industrial Site. Requires ongoing management	0090001920
Yarra Ranges Shire Council	KILSYTH	1 76 Fussell RD AU/3137	Former Industrial Site. Requires assessment and/or clean up	0090000004
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD AU/3137	Former Industrial Site. Requires assessment and/or clean up	0090000005
Yarra Ranges Shire Council	KILSYTH	1 76 Fussell RD AU/3137	Former Industrial Site. Requires assessment and/or clean up	0090000006
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD AU/3137	Former Industrial Site. Requires assessment and/or clean up	0090000007
Yarra Ranges Shire Council	GRUYERE	108 Killara RD AU/3770	Industrial waste has been dumped at the site. Requires assessment and/or clean up	0090001184
Yarra Ranges Shire Council	BELGRAVE	2 Monbulk RD AU/3160	Former petroleum storage site. Requires assessment and/or clean up	0090002405
Yarra Ranges Shire Council	HEALESVILLE	271 MAROONDAH HWY AU/3777	Former Industrial Site. Requires assessment and/or clean up	0090003356
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD AU/3770	Former Landfill. Requires ongoing management	0090003838
Yarra Ranges Shire Council	COLDSTREAM	Ingram RD AU/3770	Former Landfill. Requires ongoing management	0090003839
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddell RD AU/3777	Former Landfill. Requires ongoing management	0090003840
Yarra Ranges Shire Council	HEALESVILLE	Mt Riddell RD AU/3777	Former Landfill. Requires ongoing management	0090003841

Appendix E – Property inspection photographs

Appendix E1

Photo Log – Initial Property Inspections

Plumpton Precinct



Property 12
Buildings and debris in centre of south eastern boundary.



Property 24
Buildings, farm machinery and debris in north east corner.



Property 49
Tilled land, buildings, machinery and debris in central portion.



Property 50
APA GasNet - Gas 'city gate'.



Property 51
SP AusNet - Gas 'city gate'.

Appendix E1

Photo Log – Initial Property Inspections

Kororoit Precinct



Property 33
Unknown enclosure in south west corner.



Property 42
Potential fuel AST in south east corner.



Property 53
Sri Durga Temple.



Property 60
General debris along eastern boundary.



Property 63
Tilled land with gas pipeline warning signage.



Property 64
Buildings and general debris in south west corner.

Appendix E1

Photo Log – Initial Property Inspections

Kororoit Precinct



Property 77
Cranes and heavy machinery in south east corner.



Property 82
General debris across site.



Property 84
Gas pipeline intersecting site.



Property 86
Grassed site with boulders and transmission towers.

Appendix E2

Photo Log – Individual Property Inspections

Plumpton Precinct



Property 4
Bitumen drums with spilling evident, alongside southern driveway.



Property 4
Incinerator in south west corner.



Property 4
Sheds containing suspected ACM sheeting.



Property 4
General debris storage, including coke.



Property 6
Electronic waste stored for recycling with associated debris, in south east corner.



Property 6
Drum used as incinerator, with overflow.

Appendix E2

Photo Log – Individual Property Inspections

Plumpton Precinct



Property 6
Dead trees along western property boundary, adjacent to where caravan was burnt.



Property 6
Evidence of caravan fire on compound fence.



Property 25
Burning area in south west corner.



Property 25
Shed containing suspected ACM sheeting and old sheds.



Property 25
Burning areas, where trees were removed.



Property 28
General debris, sheds and vehicles in south east corner.

Appendix E2

Photo Log – Individual Property Inspections

Plumpton Precinct



Property 28
Burning area with suspected ACM sheeting, potentially friable.



Property 28
Potential importation of fill material associated with installation of gas pipeline.



Property 32
Water UST in northern portion.



Property 32
Debris, including old AST and scrap metal.



Property 32
Gas bottles, metal off-cuts and metal storage.



Property 32
Metal storage.

Appendix E2

Photo Log – Individual Property Inspections

Plumpton Precinct



Property 43
Former worm enhanced composting windrows



Property 43
Compost stockpiles.



Property 43
Composting material, former worm farm building footprint and general debris, with Christmas trees in background.

Appendix E2

Photo Log – Individual Property Inspections

Kororoit Precinct



Property 9
Minor car maintenance in garage area.



Property 9
General debris along southern boundary.



Property 9
Animals grazing in southern portion, where earthworks appear to have occurred.



Property 9
Burning area in north east corner.



Property 17
Incinerator in central portion.



Property 17
Soil stockpiles containing waste.

Appendix E2

Photo Log – Individual Property Inspections

Kororoit Precinct



Property 17
General debris including vehicles.



Property 17
General debris and shed used for vehicle storage and minor maintenance.



Property 35
Aggregate sorting equipment along southern boundary.



Property 35
Fuel AST outside workshop.



Property 35
Fuel and oil storage outside workshop.



Property 35
Unknown spill inside workshop, near fuel storage.

Appendix E2

Photo Log – Individual Property Inspections

Kororoit Precinct



Property 44
General debris and residential building.



Property 44
General debris and minor herbicide storage.



Property 44
General debris including minor chemical storage and dilapidated sheds.



Property 44
Dilapidated sheds containing suspected ACM.

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