

Land Capability Assessment

East of Aberline PSP

Client

Victorian Planning Authority (VPA)

Issued

27/05/2025

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List of Abbreviations and Units

ACM	Asbestos Containing Material	PCB	Polychlorinated biphenyl
ANZECC	Australia and New Zealand Environment and Conservation Council	PID	Photo-ionisation detector
ARMCANZ	Agriculture and Resource Management Council of Australia and New Zealand	PSH	Phase Separated Hydrocarbons
AST	Above-ground Storage Tank	QA/QC	Quality Assurance/Quality Control
BaP	Benzo(a)pyrene	RL	Reduced Level
BTEX	Benzene, Toluene, Ethyl benzene & Xylene	RPD	Relative Percentage Difference
CHC	Chlorinated hydrocarbons	SEPP	State Environment Protection Policy
COC	Chain of Custody	SVOC	Semi Volatile Organic Compounds
CUTEP	Clean Up to the Extent Practicable	SWL	Standing Water Level
DNAPL	Dense Non-Aqueous Phase Liquid	TDS	Total Dissolved Solids
DO	Dissolved Oxygen	TEQ	Toxicity Equivalent Quotient
EC	Electrical Conductivity	TPH	Total Petroleum Hydrocarbons
EIL	Environmental Investigation Level	TRH	Total Recoverable Hydrocarbons
EPA	Victorian Environmental Protection Authority	UST	Underground Storage Tank
GWDB	Groundwater Data Base	VOC	Volatile Organic Compounds
HIL	Health Investigation Level	VVG	Visualising Victoria's Groundwater
HM	Heavy Metal	-	On tables is no data
HVO	Halogenated Volatile Organics	Units	
LNAPL	Light Non-Aqueous Phase Liquid	µg/kg	micrograms per kilogram (ppb)
LOR	Limit of Reporting	µg/L	micrograms per litre
MAH	Monocyclic Aromatic Hydrocarbons	µs/cm	microseimens per centimetre
NATA	National Association of Testing Authorities	mg/kg	milligrams per kilogram (ppm)
ND	Non Detect	mg/L	milligrams per litre
NEPM	National Environmental Protection Measure	mBGL	Metres below ground level
NHMRC	National Health and Medical Research Council	mTOC	Metres below top of casing
NAPL	Non-Aqueous Phase Liquid	mAHD	Metres Australian Height Datum
OCP	Organochlorine Pesticides	ppb	parts per billion
OPP	Organophosphate Pesticides	ppm	parts per million
PAH	Polycyclic Aromatic Hydrocarbons	Ha	Hectare

1 EXECUTIVE SUMMARY

This report presents the findings of a Land Capability Assessment conducted by Beveridge Williams & Co P/L for the Victorian Planning Authority (VPA) within the East of Aberline Precinct Structure Plan (PSP) area in Warrnambool, Victoria. The assessment aims to evaluate site conditions, identify potential development constraints, and recommend further investigations to support future development planning.

The objectives of the Land Capability Assessment are to identify the existing environmental conditions and potential impacts on the future development of the PSP area, including:

- Geotechnical and hydrological variables.
- Potential soil and/or groundwater contamination
- Areas of potential sodic/dispersive soils.
- Existing adverse amenity land uses.

1.1 Methodology

A desktop review was conducted to establish current and historical site uses and practices across the PSP area. The following scope of works was undertaken:

- A high-level review of historical data to assess contamination risks. Including:
 - o Previous assessment information
 - o Planning information (zoning and overlay details).
 - o Geotechnical, geomorphological, and geological information (geological maps, topographic maps, soil classification information, acid sulfate soils map, sodic/dispersive soils).
 - o Hydrological and hydrogeological information.
 - o Review of EPA Victoria for records (Priority Sites Register, EPA Licensed Sites, environmental audit reports, landfills, Groundwater Quality Restricted Use Zones and landfills, environmental audit overlay areas).
 - o EnergySafe Victoria Cathodic Protection Search.
 - o Current and historical titles.
 - o Current and historical aerial photos.
 - o Historical business directories.
 - o Heritage information.
- A preliminary site inspection to identify general landforms and potential soil issues.
- Limited soil sampling and analysis across the study area.
- Application of a Risk Rating for identified site activities/conditions to each parcel based on the highest risk rating.

1.2 Current Site Details

The PSP area encompasses 37 properties over approximately 4.079 km², featuring:

- A Bushfire Management Overlay in Tozer Reserve.
- Areas of Aboriginal Cultural Heritage Sensitivity along Russell Creek.

1.3 Surrounding Land Use

The PSP area is bordered by various zones, including:

- **North:** Farming Zone (FZ) used for grazing.
- **West:** Residential zones (GRZ-1, RLZ), Public Park and Recreation Zone (PPRZ), and Transport Zone 3 (TRZ3).

- **South:** Residential, farming, and commercial zones (GRZ-1, PPRZ, FZ, C1Z).
- **East:** Farming, industrial, rural living, and public conservation zones (FZ, IN3Z, RLZ, PCRZ).

1.4 Desktop Review & Site Inspection

Historical data, including aerial photographs and council records, were reviewed. Site inspections identified various landforms, potential contamination sources such as former dairies, stockyards and commercial/industrial activities, and existing land uses.

1.5 Geotechnical Review

The geotechnical assessment identified two distinct zones:

1. **Zone 1:** Quaternary Aged Volcanics with clayey silts and silty clays.
2. **Zone 2:** Quaternary Alluvium along Russell Creek with variable soil profiles.

1.5.1 Acid Sulfate and Sodic Soils

Victoria Mapping indicates that the study area is classified as non-sodic, with an Exchangeable Sodium Percentage (ESP) of less than 6%. However, mapping by the Department of Natural Resources and Environment for the Glenelg Hopkins Region suggests that the area is part of the minor occurrence group Brown Sodosols, associated with Brown Chromosols and Kurosols.

Given that the surface geological mapping shows Quaternary aged Newer Volcanics, it is likely that the latter classification is more accurate indicating a medium risk for sodic soils across the site and potential higher risk in proximity to Russell Creek. To confirm the presence and extent of sodic soils, it is recommended to conduct targeted sampling in higher-risk areas, particularly those exhibiting signs of erosion or mass movement. This approach will help assess the potential risk of sodic soils, which could significantly impact geotechnical stability as development in the area progresses.

1.6 Contamination Risks

Potential contamination sources include:

- Automotive repair and scrap metal recovery.
- Disused dairies and stockyards.
- Metal finishing and treatments.
- Areas of filling and unknown material burying.

1.7 Conclusion

The report concludes that while the majority of the PSP area has a medium risk of contamination, specific high-risk areas require detailed investigations. Recommendations include conducting environmental audits, preliminary site investigations, and geotechnical assessments to ensure the suitability of the PSP area for future development.

This executive summary provides an overview of the key findings and recommendations of the Land Capability Assessment, highlighting the necessary steps to address potential development constraints and support informed planning decisions.

1.8 Recommendations

Further investigations are recommended for high-risk areas, including:

- Environmental audits for proposed sensitive land uses (i.e. residential, childcare, schools).
- Preliminary site investigations for other land uses (i.e. commercial/industrial, public open space).
- Geotechnical assessments to confirm soil conditions and manage risks.

In Line with Planning Note 30 the PSP area has been separated into the following risk ratings:

RISK RATING	PROPERTY ADDRESS	
High	110 Boiling Down Road 310 Horne Road 214 Horne Road 174 Aberline Road 75 Rodgers Road 75 Boiling Down Road 140 Boiling Down Road	102 Boiling Down Road 135 Boiling Down Road Warrnambool 250 Wangoom Road 270-288 Wangoom Road (Two Stock Pens in the North Portion) 105 Boiling Down Road 94 Boiling Down Road 174 Aberline Road 150 Horne Road
Medium	53 Rodgers Road 75 Rodgers Road 75 Boiling Down Road 76-78 Boiling Down Road 79-81 Boiling Down Road 94 Boiling Down Road	110 Boiling Down Road 135 Boiling Down Road 140 Boiling Down Road 15 Boiling Down Road 76 Boiling Down Road 246 Horne Road
Considered Not Potentially Contaminated	124 Boiling Down Road 80 Aberline Road 235 Horne Road (1\TP808681) 256 Wangoom Road (Tozer Reserve) 200 Wangoom Road 208 Wangoom Road 31 Boiling Down Road	43 Boiling Down Road 48 Boiling Down Road 60 Boiling Down Road 286 Wangoom Road 83-119 Dales Road 81 Horne Road 180 Horne Road

Considered Not Potentially Contaminated - For sites that are classified as 'Not Potentially Contaminated' there is no recommended action under PPN30 and the normal General Environmental Duty (GED) under the Environment Protection Act 2017 applies.

Where sensitive uses are proposed, as part of a planning scheme amendment and/or planning permit application, a Preliminary Site Investigation with some limited intrusive assessment, if considered appropriate, can confirm the contamination status of the land.

Medium Risk Areas - Broad acreage grazing/vacant land (areas with no marked high-risk activities, Figure 6):

- Sensitive Land Use (Residential, childcare, kindergarten etc., Children's playground, Secondary school): a preliminary site investigation and Preliminary Risk Screen Assessment will be required to confirm the site conditions and if an Environmental Audit is required
- Open space Agriculture Retail or office Industry or warehouse: a preliminary site investigation will be required to confirm the site conditions and suitability for the intended land use

High Risk Areas – Former dairies, areas of filling, stockyards, automotive repair/ scrap metal recovery and metal finishing and treatments (See Figure 6):

- Sensitive Land Use (Residential, childcare, kindergarten etc., Children's playground, Secondary school): An Environmental Audit is required
- Open space Agriculture Retail or office Industry or warehouse: A preliminary site investigation and Preliminary Risk Screen Assessment will be required to confirm the site conditions and if an Environmental Audit is required

Areas of identified high risk activities with a limited extent of potential impacts such as standalone stockyards may be reduced to a medium risk through a targeted sampling and analysis for potential contamination.

2 INTRODUCTION

At the request of the Victorian Planning Authority, Beveridge Williams & Co P/L (Beveridge Williams) has conducted a Land Capability Assessment within the East of Aberline PSP, the work was authorised by the Victorian Planning Authority (VPA) in an email dated 23 May 2024.

The purpose of the Land Capability Assessment was to assess site conditions within the PSP area and provide high-level advice with regards to potential development constraints (if any) and recommendations for additional physical investigations needed confirm the findings of the desktop investigation detailed in this report.

This report presents information from desktop resources, an evaluation of collated desktop information with respect to beneficial uses of the PSP area and recommendations for further assessment prior to development.

3 SCOPE OF WORK

The land capability assessment includes the following:

- A high level review of available historical data to assess the risk of contamination including maps, reports, borehole data and historic aerial photographs
- A preliminary site inspection from the site boundaries to identify general landforms and areas of potential sodic soils, salinity or acid sulfate soils
- A limited contamination and geotechnical soil sampling and analysis program across the study area through different potential contamination areas identified during the desktop assessment and site inspection for which a lower risk rating may be considered.

3.1 Assessment Guidelines and Criteria

This report is based on the Planning Practice Note 30 for Potentially Contaminated Land (July 2021), issued by the Department of Environment, Land, Water and Planning (DELWP) now Department of Transport and Planning (DTP). The note provides comprehensive guidance on the identification, assessment, and planning actions for potentially contaminated land as per the Planning and Environment Act 1987, Environmental Duties under the Environmental Protection Act (2017) and Ministerial Direction No. 1 – Potentially Contaminated Land (Direction No. 1).

Final risk ratings for each parcel are based on the highest risk activity identified on each parcel.

The guidelines specify three levels of assessment, determined by proposed future land uses and known prior land uses.

Table 3-1: Recommended Approach to Assessing Potentially Contaminated Land¹

PROPOSED LAND USE		POTENTIAL FOR CONTAMINATION	
		HIGH	MEDIUM
Uses defined in Ministerial Direction No. 1, the EAO, and clause 13.04-1S			
• Sensitive uses: Residential use, childcare centre, kindergarten, preschool centre, primary school, even if ancillary to another use. • Children's playground • Secondary school	New use, or buildings and works associated with a new use	A	B
	Buildings and works associated with an existing use	B	B
Other land use			
• Open space • Agriculture • Retail or office • Industry or warehouse	New use, or buildings and works associated with a new or existing use	C	D

This land capability assessment has broadly been undertaken in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (ASC NEPM).

¹ Derived from Table 3: Planning Practice Note 30 for Potentially Contaminated Land (July 2021) (accessed June 2024)

In line with PN30 recommended approaches in a Planning Scheme Amendment the following recommendations will be applied to the respective risk ratings:

- A - PRSA or audit option applies, Proceeding directly to an audit is recommended
- B - PRSA or audit option applies, PRSA to determine need for audit is recommended
- C - PSI to inform need for audit is recommended
- D - Planning authority to document consideration of potential for contamination to impact proposal

4 LIMITATIONS

As a high-level assessment, designed to meet the objectives identified in the brief, this study is not a Preliminary Risk Screen Assessment or environmental audit as defined by the Environment Protection Act 2017. This report was based on information from desktop sources and site inspections from publicly accessed road where access was not granted. Consent to access was not provided for all properties.

It is assumed that future urban development will be sewerage. As such, no assessment of the potential for onsite wastewater treatment has been included.

Soil and rock formations are variable. The regional maps are based on borehole, and surface sample logs indicating the approximate subsurface conditions only at the specific test locations. Boundaries between zones on the logs are often not distinct, but rather are transitional and have been interpreted. The precision with which subsurface conditions are indicated depends largely on the frequency and method of sampling, and the uniformity of subsurface conditions.

Chemical conditions described in this report refer only to those conditions indicated by analysis of samples obtained at the points and under the circumstances noted in the report.

These conditions may differ due to the variability of contaminant concentrations in imported fill material or in natural soil as a consequence of activities on the site or adjacent sites. Where conditions encountered at the site or the proposed development differ significantly from those anticipated in this report, it is a condition of this report that Beveridge Williams & Co Pty Ltd be notified of the changes and provided with an opportunity to review the recommendations of this report.

This report has been prepared as per the scope of works agreed between Beveridge Williams & Co Pty Ltd and the VPA which commissioned the report. This report cannot be relied on by any other third party for any purpose except with our prior written consent. The VPA may distribute this report to other parties and in doing so warrants that the report is suitable for the purpose it was intended for. However, any party intending to rely on this report should contact Beveridge Williams to determine the suitability of this report for their specific purpose.

5 CURRENT SITE DETAILS

The East of Aberline PSP area is located north east of existing Warrnambool urban development extents and is comprised by a total of 37 properties over approximately 4.079 km² and made up of a total of 43 parcels.

Site details are presented in Table 5-1.

Table 5-1: List of PSP Properties

PROPERTY ADDRESS	PROPERTY AREA (HECTARES) AND NUMBER OF PARCELS	CURRENT LAND USE (ZONING)
208 Wangoom Road Warrnambool	0.55, 1 parcel	Fz - Farming Zone
200 Wangoom Road Warrnambool	4.46 (1 parcel)	
174 Aberline Road Warrnambool	29.65 (1 parcel)	
80 Aberline Road Warrnambool	19.88 (1 parcel)	
15 Boiling Down Road Warrnambool	1.63 (1 parcel)	
31 Boiling Down Road Warrnambool	19.64 (1 parcel)	
43 Boiling Down Road Warrnambool	6.07 & 1.31 (2 parcels)	
75 Boiling Down Road Warrnambool	22.06 (1 parcel)	

PROPERTY ADDRESS	PROPERTY AREA (HECTARES) AND NUMBER OF PARCELS	CURRENT LAND USE (ZONING)
79-81 Boiling Down Road Warrnambool	1.94 (2 parcels)	Fz - Farming Zone
250 Wangoom Road Warrnambool	44.16 (1 parcel)	
220 Wangoom Road Warrnambool	1.24 (1 parcel)	
222 Wangoom Road Warrnambool	1.24 (1 parcel)	
256 Wangoom Road Warrnambool	19.62 (1 parcel)	
270-288 Wangoom Road Warrnambool	26.70 & 22.00 (2 parcels)	
286 Wangoom Road Warrnambool	0.41 (1 parcel)	
235 Horne Road Warrnambool	27.77 (1 parcel)	
135 Boiling Down Road Warrnambool	20.61 (1 parcel)	
105 Boiling Down Road Warrnambool	23.87 (1 parcel)	
140 Boiling Down Road Warrnambool	5.97 (1 parcel)	
124 Boiling Down Road Warrnambool	2.00 (1 parcel)	
110 Boiling Down Road Warrnambool	2.82 (1 parcel)	
102 Boiling Down Road Warrnambool	1.98 (1 parcel)	
94 Boiling Down Road Warrnambool	3.97 (1 parcel)	
76-78 Boiling Down Road Warrnambool	6.06 (2 parcels)	
70 Boiling Down Road Warrnambool	0.77 (1 parcel)	
60 Boiling Down Road Warrnambool	13.35 (1 parcel)	
48 Boiling Down Road Warrnambool	0.81 (1 parcel)	
83-119 Dales Road Warrnambool	12.25 (1 parcel)	Puz1 - Public Use Zone - Service and Utility
81 Horne Road Warrnambool	11.58 (1 parcel)	
310 Horne Road Warrnambool	1.56 (1 parcel)	Fz - Farming Zone
246 Horne Road Warrnambool	14.67 (1 parcel)	
210-214 Horne Road Warrnambool (referred to as 214)	16.77 (2 parcel)	
180 Horne Road Warrnambool	1.97 (1 parcel)	
150 Horne Road Warrnambool	14.04 (1 parcel)	
53 Rodgers Road Warrnambool	14.99 (1 parcel)	
75 Rodgers Road Warrnambool	2.08 (1 parcel)	
Boiling Down Road	Road asset	
Horne Road	Road asset (east portion of the PSP)	TRZ3 - Transport Zone 3 - Significant Municipal Road

The only overlay in the area is a Bushfire Management Overlay (BMO) in the area of Tozer Reserve. The entire area is considered Bushfire Prone and a strip of land with Aboriginal Cultural Heritage Sensitivity follows Russell Creek through the centre of the growth corridor.

5.1 Surrounding land use

The PSP area is bound by TRZ3 - Transport Zone 3 - Significant Municipal Road zoning along Wangoom Road to the north, Aberline Road to the west, Horne Road to the south east.

North – Land north of the PSP area is noted to comprise land zoned Fz - Farming Zone and utilised for predominantly grazing.

WEST – Land west of the PSP area is noted to comprise residential land zoned:

- GRZ-1: General Residential Zone - Schedule 1
- RLZ: Rural Living Zone
- PPRZ: Public Park And Recreation Zone
- TRZ3: Transport Zone 3 - Significant Municipal Road

SOUTH – Land south of the PSP area is noted to comprise predominantly residential and farm land zoned:

- GRZ-1: General Residential Zone - Schedule 1
- PPRZ: Public Park And Recreation Zone
- FZ: Farming Zone
- C1Z: Commercial 1 Zone approximately 360m south

EAST - Land East of the PSP area is noted to comprise predominantly farm land used for grazing with areas of industrial land, rural living and Public Conservation zoned:

- FZ: Farming Zone
- IN3Z: Industrial 3 Zone
- RLZ: Rural Living Zone
- PCRZ: Public Conservation and Resource Zone

The industrial land uses are noted to be partially developed with recently constructed industrial buildings in which current listed industrial activities including:

A breakdown of the recommended separation distances for the respective activity is provided in Table 5-2

Table 5-2: Summary of IN3Z Activities and Recommended Separation Distances

LAND USE	ADDRESS	DISTANCE FROM NEAREST POTENTIAL SENSITIVE LAND USE IN PSP AREA (M)	SPERATION DISTANCE ACCTIVITY APPLIED ²
Caravan Repairs	4 Mason St, Warrnambool VIC 3280	250	NA
Vehicle mechanics	Unit 2/1 Jenkins St, Warrnambool VIC 3280	40	NA
Cabinet maker	2 Jenkins St, Warrnambool VIC 3280	40	NA
Metal fabricator	3 Mason St, Warrnambool VIC 3280	160	NA
Concrete pumping (vehicle storage)	102 Horne Rd, Warrnambool VIC 3280	30	NA

² NA = no applicable separation distance

LAND USE	ADDRESS	DISTANCE FROM NEAREST POTENTIAL SENSITIVE LAND USE IN PSP AREA (M)	SEPARATION DISTANCE ACTIVITY APPLIED ²
Concrete supply (office/no batching plant present)	5 Jenkins St, Warrnambool VIC, Australia	120	NA
Fitness studios	92 Horne Rd, Warrnambool VIC 3280	60	NA
Warehousing space	88-90 Horne Rd, Warrnambool VIC 3280	60	NA
Farming equipment fabrication	4 Jenkins St, Warrnambool VIC 3280	120	NA
Glass recycling waste transfer station	10 Mason St, Warrnambool VIC 3280	270	Materials recovery and recycling facility (250)
Concrete and asphalt batching plant (Fulton Hogan, under construction)	20 Mason St, Warrnambool VIC 3280	400	Concrete batching (>5000t/yr) 100m Asphalt plant (>100t/week), 1,000m

It is noted that based on the majority of the current industrial activities present in the IN3Z area are observed to comprise industries that do not require specific separation distances or required a separation distance greater than the distance to the nearest lot within the PSP area which may be used of sensitive land use.

An Adverse Amenity Impact Assessment was undertaken by GHD (East of Aberline Adverse Amenity Impact Assessment, May 2025) across the IN3Z to guide the future development of East of Aberline PSP including an assessment of air quality, noise/Vibration and appropriate mitigation measures where appropriate.

Based on the AAIA undertaken by GHD It is anticipated that amenities associated with sensitive land uses (i.e. residential) will not be adversely impacted from the nearby IN3Z. Please refer to the AAIA for specific separation distances and clarifications.

6 DESKTOP REVIEW & SITE INSPECTION

The following sources of historical information were reviewed:

- VPA supplied documentation including:
 - o Land Capability Assessment for the Aberline to Horne Growth Corridor (Austral Research and Consulting - Austral, 2019) with records of:
 - Aerial photographs (1947, 1960, 1971, 1982, 1990, 2001, 2010, 2015 and 2016)
 - Council records
 - Historical records
 - Site inspections
- Review of additional and updated desktop information:
 - o Aerial photographs held by the Department of Environment, Land, Water and Planning (DEECA) and Nearmap
 - o List of issued Certificates and Statements of Environmental Audit and EPA Priority Sites Register
 - o Geology plans
 - o Hydrogeology plans
 - o WMIS Database search

- o Topography, surface water and drainage plans

6.1 Previous Assessment Report - Land Capability Assessment for the Aberline to Horne Growth Corridor (Austral, 2019)

6.1.1 Council Records Review and Property Attributes

As part of the Austral, 2019 land capability assessment a permit history search for the growth area, conducted by WCC on 2/11/2018 (excluding associated plans), summarised in Table 6-1. It was considered by Austral that with the exception of a permit for stockyards at 140 Boiling Down Rd granted in 2002, all permitted uses are considered low risk for potential contamination.

As part of the Austral 2019 land capability assessment, a permit history search for the growth area was conducted by WCC on 2/11/2018 (excluding associated plans) and is summarised in Table 5-1. The reviewed permit history aligns with the observed development patterns from the historical imagery assessment (Appendix B and the revered aerials of the Austral report Section 3.1 in Appendix C). Further as raised by Austral, some records of observed developments were missing from the information provided including the absence of records for a subdivision for 220 & 222 Wangoom Rd and documents related to development at 94 Boiling Down Rd.

A record of the permit history search is included in Appendix C

Table 6-1: Summary of Planning Documents from WCC History Search³

DATE	SUMMARY	PROPERTY
27/10/1999	Subdivision (2 lots)	70 & 78 Boiling Down Rd
1/3/2000	New dwelling and shed	70 Boiling Down Rd
6/4/2010	New veranda	70 Boiling Down Rd
25/7/2018	New golf driving range	78 Boiling Down Rd
9/6/2005	Refusal of building addition	94 Boiling Down Rd
26/11/1996	Additions to existing dwelling	110 Boiling Down Rd
7/2/2006	New dwelling (not constructed?)	110 Boiling Down Rd
21/11/1986	kennels/cattery	124 Boiling Down Rd
13/4/2000	Subdivision (2 lots)	124 & 140 Boiling Down Rd
22/4/2002	New dwelling, shed, yards	140 Boiling Down Rd
13/7/2006	Extension to dwelling	124 Boiling Down Rd
7/9/2007	Works for water storage pond	83-119 Dales Rd
13/8/2013	New telecommunications tower	81 Horne Rd (83-119 Dales Rd)
18/4/2017	Subdivision (2 lots)	180 Horne Rd
12/7/2007	Refusal of subdivision (2 lots)	180 Horne Rd
24/5/2011	New sheds (2)	246 Horne Rd

³ Extracted from Land Capability Assessment for the Aberline to Horne Growth Corridor (Austral, 2019), Table 3.

DATE	SUMMARY	PROPERTY
18/12/2001	Subdivision (2 lots)	246 & 310 Horne Rd
25/5/2005	New dwelling	50 Dixons Lane (out of area)
26/9/1990	Refusal of subdivision (3 lots)	270 & 286 Wangoom Rd
23/11/1994	New dwelling and sheds (2)	270 & 286 Wangoom Rd
12/7/2005	Subdivision (2 lots)	270 & 286 Wangoom Rd
1/2/2013	Subdivision (2 lots)	286 Wangoom Rd
15/6/2005	New dwelling	222 Wangoom Rd
8/1/2004	New dwelling	220 Wangoom Rd
22/1/1997	New shed	220 Wangoom Rd
26/9/1990	Refusal of subdivision (3 lots)	270 & 286 Wangoom Rd
23/11/1994	New dwelling and sheds (2)	270 & 286 Wangoom Rd

6.1.2 Historical Records

Austral completed a historical records search for the region including local records, historical photographs and maps from local and State libraries and the Warrnambool & District Historical Society. No indications of land uses with significant potential for contamination were reported to be found in the study area from these records. Beveridge Williams considers that this is likely the case with the investigation area comprised of open grazing land.

The nearest tannery operated downstream on Russell Creek, near Mortlake Rd, in the 1860s and 70s subsequent to which all major activity was based on the Merri River while small-scale and short-term brickmaking and orchards were anecdotally located along Aberline Rd to the west in the early 20th century.

6.1.3 Site Inspections

In 2018, Austral undertook inspections of all properties within the PSP area (excluding the 53 and 75 Rodgers Road included in this assessment) from public access points including:

- nearby roads
- within the Tozer Memorial Reserve

Observations and photographs were recorded for each property and previously identified location of interest which included:

Table 6-2: Site Inspection Observations (Astral, 2019)

ADDRESS	OBSERVATION
110 Boiling Down Rd	Informal auto/scrapyard. Note that majority of vehicles not visible from the road
214 Horne Rd	Disused dairy
235 Horne Rd	Stockyards (temporary)
105 Boiling Down Rd	Stockyards
174 Aberline Rd	Stockyards

ADDRESS	OBSERVATION
94 Boiling Down Rd	Shedding/former light industry
80 Horne Rd	Russell Creek with rock banking and old filling

6.2 Aerial Photographs

Historic aerals reviewed in the previous land capability report (Austral, 2019) from 1947, 1971, 1982, 1990, 2001, 2010, 2013, 2015 and 2016 were reviewed. Additional infill aerial photographs held by the Geoscience Australia from 1966, 1975, 1979, and 1989 along with aerial photographs from 2018, 2020, 2022 and 2024 obtained from Nearmap were also reviewed. Copies of the aerial photographs are shown in Appendix B and Appendix C.

Table 6-3: Aerial Photograph Review

YEAR / SOURCE	SUMMARY
1947*	The PSP area appears to be largely vacant used for grazing with 5-6 residences across the PSP area. Plantation in the northern part of Tozer Reserve. Roads all unsealed. Creek mostly cleared. Insufficient resolution to identify stockyards
1966 Geoscience Australia	The PSP area appears to be largely vacant and used for grazing with 5-6 residences across the PSP. A medium sized dam is observed in the west portion of the site south of Russell Creek. Insufficient resolution to identify stockyards
1971*	Rural uses with 5 residences in the growth area. Partially cleared plantation in the northern part of Tozer Reserve. Wangoom Road sealed. Insufficient resolution to identify stockyards
1975 Geoscience Australia	The PSP area appears to be largely vacant and used for grazing with the north portion of 270-288 WANGOOM Road in the north east part of the PSP recently been slashed/cropped (hay feedstock). Broader PSP are contains 6-8 residences. Insufficient resolution to identify stockyards
1979 Geoscience Australia	The PSP area appears to be largely vacant and used for grazing. Broader PSP are contains 6-8 residences. A horse training track is visible in the north portion of 28 Boiling Down Road located south portion of the PSP area. Two sets of Dairy structures are noted to be present in the east portion of the PSP at 310 and 214 Horne Road. Insufficient resolution to identify stockyards
1982*	Broader PSP are contains 6-8 residences. Plantation in northern 275 m of Tozer Reserve. Resolution not generally sufficient for identifying smaller stockyards.
1989 Geoscience Australia	No significant changes are observed across the broad PSP area. A large storage pond has been constructed in the south portion of the PSP at 81 Horne Road. Insufficient resolution to identify smaller stockyards.
1990*	Mostly rural uses – some residential development on Boiling Down and Horne Roads. Plantation in northern part of Tozer Reserve. Ten houses in the growth area. First observation of old vehicles at 110 Boiling Down Road. Single eastern storage pond at Dales Road

YEAR / SOURCE	SUMMARY
2001*	Further rural residential development, fifteen houses in the area. Tozer Reserve plantation cleared. First industrial shed at 94 Boiling Down Road. Resolution not generally sufficient to identify stockyards
2010*	Continuing rural residential development, twenty houses in the area. Pond with stormwater drainage present next to light industry shed at 94 Boiling Down Road. A second storage pond has been constructed at 83-119 Dales Road in the south portion of the PSP area. Austral indicated a possible petroleum/oil leakage visible, however this was not able to be identified. Regeneration of trees and shrubs in northern part of Tozer Reserve. Second storage pond at Dales Road. Boiling Down Road, parts of Horne and Aberline Roads sealed.
2015*	No further residential development. All roads apart from Dales Road sealed. 0.45ha of fresh fill at 180 Horne Road, south of Russell Creek adjacent to Horne Road. ~1ha of stockpiles at 270 Wangoom Road. Substantial regeneration throughout, carpark and shed/toilets present in Tozer Reserve. Sufficient resolution to confirm dairy and stockyards in: • 310 Horne Road • 214 Horne Road • 174 Aberline Road • 235 Horne Road (stockyards only) • 75 Rodgers Road • 75 Boiling Down Road And standalone stockyards in: • 140 Boiling Down Road • 102 Boiling Down Road • 250 Wangoom Road • 270-288 Wangoom Road (two stock pens in the north portion) • 310 Horne Road
2016*	Rocks placed in bed of Russell Creek at 180 Horne Road, ~0.5 ha additional fill at corner of Horne and Rodgers Roads. Telecommunication tower at 81 Horne Road.
2018 Nearmap	Continued stockpiling evident at 270 Wangoom Road and 150 Horne Road. Industrial Park development is underway to the south east of the PSP area along Horne Road. Scrap appears to have been removed from the north portion of 110 Boiling Down Road. No other significant changes were noted within the PSP area.
2020 Nearmap	Continued stockpiling evident at previously identified properties, no other significant changes within the PSP area between 2020-2024.
2022 Nearmap	
2024 Nearmap	

*Aerial photographs reviewed as part of previous assessment report, *Land Capability Assessment for the Aberline to Horne Growth Corridor* (Austral, 2019), provided separately in Appendix C.

6.3 List of Issued Certificates and Statements of Environmental Audit and EPA Priority Sites Register

There are no sites in a 2 km radius or within the PSP area listed on the EPA Priority Sites Register or EPA Register of Issued Certificates or Statements of Environmental Audit.

Two properties (10693 and 10699 Princes Highway, Warrnambool) are located approximately 830 m south of the PSP area is noted to contain an Environmental Audit Overlay with the current land use comprising a hotel/bar and brewery and petrol service station.

6.4 Potential Acid Sulfate Soils

Based on a review of The Soil Health Knowledge Base database⁴, the site and surrounding areas are underlain by soils with a low probability of acid sulfate soil occurrence. The nearest area of high potential for acid sulfate soils is located 2.2km west of the site along the Merri River.



Figure 6-1: Potential ASS Map

6.5 Sodic Soils

A review of the sodic soil maps of Victoria (Ford et al, 1993)⁵ was undertaken. Based on the major sodic soil classes across Victoria, the Warrnambool region is identified as a neutral sodic soils region (see extract below).

⁴ <https://soilhealth.ccmaknowledgebase.vic.gov.au/> - online) accessed June 2024.

⁵ Ford, G.W., Martin, J.J., Rengasamy, P., Boucher, S.C. and Ellington, A., 1993: Soil sodicity in Victoria. Australian Journal of Soil Research 31, 869-909.



Figure 6-2: Map of Soid Soils and Major Sodic Class

6.6 Geology

Based on a review of the GeoVic 3⁶ database the site is predominantly underlain by Miocene to Holocene aged Newer Volcanic Group - basalt flows (Neo) comprising olivine tholeiite, quartz tholeiite, basanite, basaltic icelandite, hawaiite, mugearite, minor scoria and ash, fluvial sediments: tholeiitic to alkaline; includes sheet flows, valley flows and intercalated gravel, sand and clay.

A plan of the regional geology is presented in Figure 2.

6.7 Victorian Landfill Register

The Victoria Unearthed Database⁷, which includes the information from the Victorian Landfill Register, was reviewed. The search revealed no former landfills within 1 km of the site.

6.8 Topography Plans

The topographical high point within the PSP area is in the east portion along Horne Road, with an elevation of approximately 40 mAH. The topographical low point is in the centre of the site extending to the west along Russell Creek of approximately 190 mAH. There are two hills in the vicinity of the PSP area; one located 700 m west of the PSP area centre (approximate elevation of less than 30 mAH). The PSP area generally slopes to the west towards Point Richie and Lady Bay

Regional topography is sloping to the south west with Point Richie and Lady Bay being the main regional low point and is located approximately 3 km south west of the PSP area.

6.9 Climate

The local climate information presented on Figure 3-1 was extracted from a meteorological station located at Warrnambool Racecourse approximately 1.1 km southwest of the PSP area. The mean maximum annual temperature is approximately 19.9°C and the mean minimum annual temperature is approximately 9.6°C. Mean annual precipitation at Warrnambool Racecourse (weather station 90196) is about 819.9 mm/yr.

⁶ http://er-info.dpi.vic.gov.au/sd_weave/anonymous.html - (online) accessed June 2024.

⁷ <http://mapshare.maps.vic.gov.au/victoriaunearthed/> - (online) accessed June 2024.

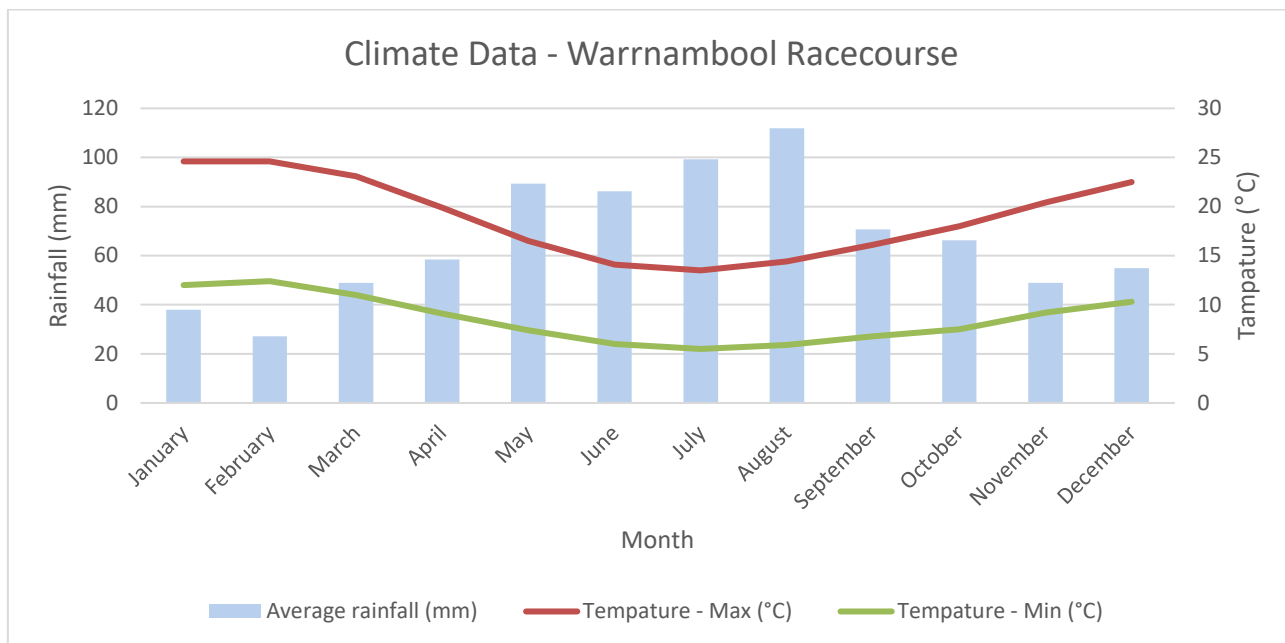


Figure 3-1: Mean (since 1970) and Observed (Year 2009-2023) Weather Data for Warrnambool Racecourse⁸

The PSP area is located in a region which has a mean actual evapotranspiration of between 600 and 700 mm/year (presented in Figure 3-2). The PSP area is expected to receive an average of between 0 and 200 mm/year of infiltrated precipitation.

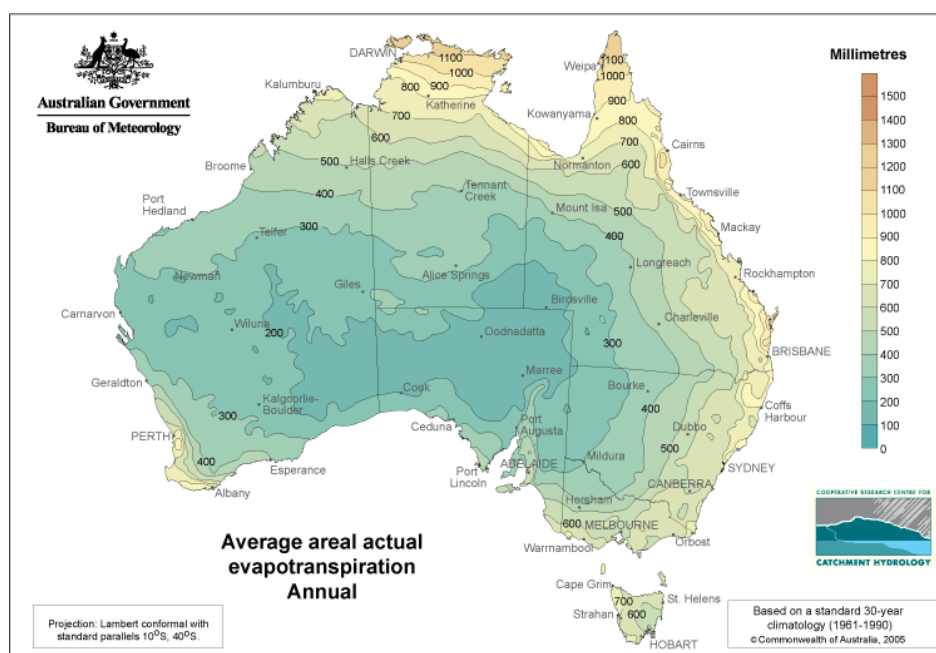


Figure 3-2: Average Annual Areal Actual Evapotranspiration data⁹

6.10 Surface Water and Drainage

Approximately 19 small to medium sized dams for minor stock watering/irrigation are present within the PSP area. Two larger storage ponds managed by Wannon Water are located in the south portion of the PSP at 83-119 Dales Road Warrnambool and 81 Horne Road Warrnambool.

⁸ http://www.bom.gov.au/climate/averages/tables/cw_086282_All.shtml - (online) accessed June 2024 - Bureau of Meteorology, Warrnambool Racecourse, Victoria, Station 90196, 142.51°E, 38.38°S, 14 mASD

⁹ http://www.bom.gov.au/jsp/ncc/climate_averages/evapotranspiration/index.jsp - (online) accessed June 2024 - Bureau of Meteorology, 2018, Average areal actual evapotranspiration (Annual)

One major waterway (Russell Creek) traverses the central portion of the PSP area from the east with water flows moving west before continuing west outside the PSP area.

Minor drain pathways including a branched channel was noted to be present in the north east portion of the PSP area extending across the north portion of 270-288 Wangoom Road Warrnambool towards the south west and Russell Creek.

Surface water runoff is expected to occur in varying directions across the PSP area with discharge ultimately via Russell Creek.

6.10.1 Hydrology and Wetlands

A review of the available information from Barwon Water, Yarra Valley Water and Port Phillip & Westernport Catchment Management Authorities show that one semi-ephemeral creek, Russell Creek is located in the central portion of the PSP area. Russell Creek is noted to drain to the west before draining into Merri River approximately 3.6 km to the west.

The creek is fed from catchments in the north and north east, flowing to the south and west where the Merri Creek eventually joins the Warrnambool Bay.

6.10.2 Dams

There are approximately 19 small wetlands/dams scattered across the PSP Area with most dams appearing to be located on flat land and with a limited run-off catchment. All dams and artificial/natural wetlands, although unmapped by DELWP, are discussed for Tozer Memorial Reserve by EHP (2018).

It is noted that a number of factors may influence water levels in dams, so the water level in dams is not necessarily an indication of the depth to groundwater.

Two large dams are located in the south portion of the PSP area (refer to Figure 6-3 below). These have been identified as two large water storage ponds managed by Wannon Water.

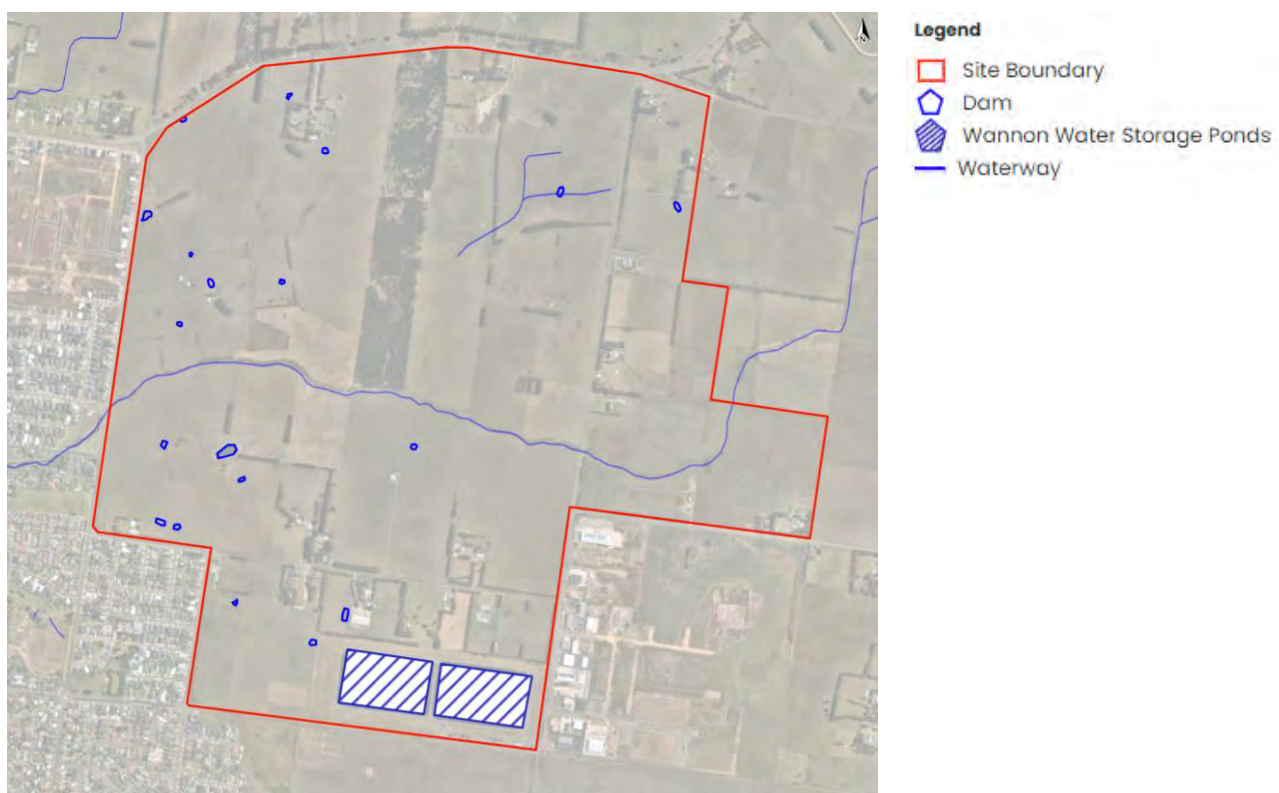


Figure 6-3: Storage Pond and Dam Locations

It is considered that dams while potentially and ambulation point for contaminants the risk rating for the identified dams are considered to be consistent with that of the surrounding land.

6.10.3 Onsite Wastewater Treatment

The PSP area currently lacks a sewer system, and onsite wastewater treatment systems of varying ages are in place for existing residential and industrial properties. WCC provided approximate locations for these systems (see Austral report

provided in Appendix C). Upon review of the current PSP land uses in the additional PSP area (approximately 17.1 ha in the south east portion) in 2024. There are an estimated 20 waste water systems within the PSP area, with an additional five systems north of Wangoom Rd, opposite the growth corridor, and a denser cluster of systems along Wangoom Rd to the west.

While there is potential for small-scale nutrient contamination from the existing, especially older, wastewater systems, these pose a relatively low risk of contamination but should be considered as part of any site specific investigations. It is assumed that any future development in the area will include sewer connections for all premises.

6.11 Hydrogeology

6.11.1 Protected Environmental Values

A search of the Visualising Victoria's Groundwater¹⁰ database showed the site and surrounding region to be underlain by groundwaters with total dissolved solids (TDS) between 500-1000mg/L east of Horne Road and 1,000 and 3,500 mg/L west of Horne Road. Groundwater is inferred to be between 5 and 10 m below ground level in the north and south portions of the site between less than 5 m to 10 meters across the PSP area. This would conservatively classify the groundwater beneath the site as Segment A1 (east of Horne Road) and B waters (west of Horne Road), as per the Environmental Reference Standards (2021).

The protected environmental values of Segment A1 and B are listed below:

Segment A1

- Water dependent ecosystems and species
- Potable Water Supply (desirable)
- Potable mineral water supply
- Agriculture and irrigation (irrigation and stock watering)
- Industrial and commercial
- Water-based recreation (primary contact recreation)
- Traditional Owner cultural values
- Buildings and structures
- Geothermal properties

Segment B

- Water dependent ecosystems and species
- Potable mineral water supply
- Agriculture and irrigation (irrigation and stock watering)
- Industrial and commercial
- Water-based recreation (primary contact recreation)
- Traditional Owner cultural values
- Buildings and structures
- Geothermal properties

6.11.2 Flow Direction and Recharge

Regional groundwater flow will likely follow the general topography of the area, directing surface and local groundwater flow towards Russell Creek in the central portion of the PSP area. Overall regional flow direction is anticipated to be to the south west towards the Warrnambool Bay and the Southern Ocean.

¹⁰ <http://www.vvg.org.au/> - (online) accessed July 2024.

Regional groundwater recharge is most likely to occur predominantly from rainfall in the open grassland across the PSP and surrounding area occupied by agricultural land use.

6.12 Groundwater Users and Management Authority

The site is located within an area administered by Southern Rural Water. A search was completed for registered groundwater bores within a 2km radius of the approximate centre of the PSP area.

6.12.1 Registered Users

A total of 50 groundwater bores were registered within the 2km search radius of which 10 were recorded within the PSP area. Majority of the groundwater bores registered within the PSP area and the surrounding region were listed as observation and domestic &/or stock. The total depths of these registered bores range from 30 m to 60 m below ground surface. The summary of the registered groundwater uses are provide in Table 6-4.

The location of the groundwater bores are shown on Figure 2. The Water Information System (WMIS)¹¹ search data is presented in Appendix E.

Table 6-4: Registered Groundwater Bore Summary Table

LOCATION	NUMBER OF BORES	REGISATERED GROUNDWATER USE	CONSTRUCTED DEPTH (MBGL)	GROUNDWATER CONDUCTIVITY (MS/CM)
Within PSP Area	3	Unspecified Groundwater Use	30-60	1,200-8,080
	5	Stock		
	1	Domestic		
	1	Domestic and Stock		
Surrounding Region	14	Un specified Groundwater Use	21.33-80	
	13	Stock		
	13	Domestic		
	3	Domestic and Stock		
	2	Dairy		

6.12.2 Groundwater Levels

Of the 50 groundwater bores registered within the 2 km radius, none contained a recorded groundwater level were within the bores listed. Seven (7) of the listed bores within the PSP area have screens listed: from between 28.95-36.57m to 32-42.67m, targeting a deeper aquifer unit comprising the limestone underlying the regional newer volcanics geology present across the region.

A review of the Visualising Victoria's Groundwater (VVG) database identified that depth to surface groundwater aquifer across the PSP area is inferred to range between less than 5 m to 10 meters (shown on Figure 5).

The majority of potential contamination sources were located in the deeper groundwater (approximately 10mBGL), however areas of shallow groundwater are inferred to be present underlying the following potential sources contamination which may pose a higher risk of adversely impacting groundwater (as shown on Figure 5):

- Automotive repair/ scrap metal recovery

¹¹ WMIS managed by Department of Environment, Land, Water and Planning: <http://data.water.vic.gov.au/monitoring.htm> (accessed July 2024).

- Metal finishing and treatments
- Disused dairies
- Stockyards
- Burn piles
- Inferred septic wastewater systems

6.12.3 Groundwater Yields

Groundwater levels were reported within 39 of the registered groundwater bores within the 2.0 km radius.

The recorded yields from the registered bores within the area ranged from 0.0 to 2.63 litres/second. Of the registered bores within the PSP area groundwater yields were typically recorded at less than 0.8L/second.

7 SITE INSPECTION

On the 1 and 2 August 2024, a Beveridge Williams Environmental Professional undertook a site inspection across the PSP area and adjacent Commercial Centre to the south east during which the following observations were made:

Table 7-1: Site Inspection Observations

LOCATION	PHOTO NO. (APPENDIX D)	OBSERVATIONS
PSP Parcel 1 – 200 Wangoom Road, Warrnambool	1-3	• No approved access, viewed from road/adjacent property • The site was predominantly grassed, and sloping down slightly towards the south • A small dam was visible along the northern boundary, appearing to be dug into a small amount of topsoil and then through basalt • Several small stockpiles are visible around the dam area • No fences delineate the boundary between Parcel 1 and Parcels 2 and 13
PSP Parcel 2 – 208 Wangoom Road, Warrnambool	NA	• No approved access, viewed from road/adjacent property • A small lot that was predominantly grassed and a line of trees along the eastern boundary • No fences delineate the boundary between Parcel 2 and Parcel 1

LOCATION	PHOTO NO. (APPENDIX D)	OBSERVATIONS
PSP Parcel 3 – 250 Wangoom Road, Warrnambool	4-9	- Site was accessed between a shared driveway between Parcels 3, 4 and 5 - The site was predominantly grassed and sloped down towards the south - A dry dam, stockyard and burn off pile were visible in the north western portion of site - The dam was dry and grass covered, with considerable basaltic outcropping/boulders - The stockyard and burn off pile were adjacent and very close to the north western boundary - An old tractor was stored next to the western boundary - The burn off pile consisted primarily wood cuttings/organics, but does contain hard wastes/rubbish including struck/twine, metal, plastic and pieces of potential asbestos containing material - The northern portion of site contained large amounts of basaltic outcrops at surface - A hay shed was visible in the northern portion of site behind the residences (Parcels 4 and 5) in a grove of trees. - The grove of trees also contained discarded waste (metals (old trailer, aluminium shed wall)) - Two additional dams in the eastern and southern boundaries of site, both dams appeared to be primarily cut into basalt - A windmill with adjacent above ground tank assumed to be pumping groundwater was visible in the centre portion of site. - The southern portion of site was primarily flat
PSP Parcel 4 – 220 Wangoom Road, Warrnambool	10-11	- Parcel 4 was access from a shared driveway between Parcels 3, 4 and 5 - The driveway was slightly built up above natural level, approximately 40 cm - The site is bound by trees along all boundaries and contains a single residence - No other notable features were visible
PSP Parcel 5 – 222 Wangoom Road, Warrnambool	12-13	- No approved access, viewed from road/adjacent property - Parcel 5 has a shared driveway between Parcels 3, 4 and 5 - The driveway was slightly built up above natural level, approximately 40 cm - The site contains two residences and a medium sized shed - A small chicken coup was visible against the southern boundary of site
PSP Parcel 6 – 256 Wangoom Road, Warrnambool	14	- Francis Tozer Memorial Reserve - Site is predominantly covered in trees and native vegetation

LOCATION	PHOTO NO. (APPENDIX D)	OBSERVATIONS
PSP Parcel 7 – Lot 2 PS710426	15-17	- No access, viewed from road/adjacent properties - A large area of earthworks and two sheds were visible in the northern portion of site - A hay shed is visible in the centre portion of site, near the western boundary
PSP Parcel 8 – 286 Wangoom Road, Warrnambool	18	- No access, viewed from road/adjacent properties - A residence occupies most of site - No other notable features were visible
PSP Parcel 9 – Lot 1 TP244571	19	A stockyard was visible in the northern portion of site
PSP Parcel 10 – Lot 2 TP244571	20-21	- No access, viewed from road/adjacent properties - An above ground tank (concrete) is visible in the centre of site - A stockpile was visible in the centre of site, overgrown with grass
PSP Parcel 11 – 310 Horne Road, Warrnambool	22-25	- No access, viewed from road/adjacent property - One residence and four sheds were visible onsite - Two large burn off piles in the southern portion of site, mix of burnt and to-be burnt material, predominantly wood products, and some other inclusions - A stockpile or hard waste (metals, rubbish) in the eastern portion of site
PSP Parcel 12 – 246 Horne Road, Warrnambool	26-32	- Site was predominantly grazing and sloped down to the south - An enclosed shed area along the eastern boundary of site was visible containing two sheds, a small garden, some farm equipment/rubbish (tractors, trailers, IBCs, pallets, old oil/fuel jerry cans), random hard waste and a burn off area - The burn off area mainly consisted of organics (wood cuttings, process wood) but was mixed with some crushed rock and domestic waste (plastics, bags, cardboard boxes) - A small depression was visible (potential old dam) that was filled with bricks, basalt bricks, basalt cobble and some hard waste - Adjacent to the pit of bricks was a pile of old tyres, and another small pile of basalt bricks/bluestone - Increasing basaltic outcrops/cobbles to the north - Dam in the centre portion of site dug into a slope - Southern site of the dam wall was built up - A separate residence with shed and greenhouse was visible in the south western portion of site - Adjacent to the residence was a small scraped area containing topsoil mixed with fill material (rubbish, wood, rocks, tile)

LOCATION	PHOTO NO. (APPENDIX D)	OBSERVATIONS
PSP Parcel 13 – 174 Aberline Road, Warrnambool	33-34	- No access, viewed from road/adjacent property - The site is predominantly grazing land - A large built up area is visible in the north western portion, containing fill inclusions of brick, metal, concrete - A residence and sheds are visible in the centre portion of site, - A concrete rainwater tank and stockyard were visible around the shed
PSP Parcel 14 – 235 Horne Road, Warrnambool	36-39	- The site was predominantly used for grazing - A shed and stockyard were visible in the centre portion of site - A pile of hard waste, old rainwater tank, disused cars, hard waste and tyres were visible in and around the shed - A square grove of trees was visible in the southern portion of site, anecdotally it is to provide a wind break from all directions
PSP Parcel 15 – 214 Horne Road, Warrnambool	40-43	- The site is predominantly used for horse paddocks - A residence and shed in the along the western boundary, with a nearby horse rink/circle - A stockyards and dairy in the south western corner of site, with three above ground tanks/silos
PSP Parcel 16 – Russell Creek	NA	Russell Creek
PSP Parcel 17 – 180 Horne Road, Warrnambool	44-45	- No access, viewed from road/adjacent property - The site consisted of a residence and shed - A built up stockpile/fill platform was visible near the eastern boundary of site
PSP Parcel 18 – 150 Horne Road, Warrnambool	46-51	- The site was predominantly used for grazing - A shed was visible in the south east corner of site, surrounded by large stockpiles of fill - Fill contained inclusions of asphalt, crushed rock, metal, concrete) - A track built up ~200mm above ground level trending east-west across site, contained asphalt and crushed rock inclusions - Large area of deep filling in the western portion of site, similar composition to stockpiles
PSP Parcel 19 – 53 Rodgers Road, Warrnambool	52-55	- The site was predominantly used for grazing - Windmill pumping groundwater into two above ground tanks was visible in the south western portion of site - A residence was visible in the south eastern portion of site

LOCATION	PHOTO NO. (APPENDIX D)	OBSERVATIONS
PSP Parcel 20 – 75 Rodgers Road, Warrnambool	56-57	- No access, viewed from road/adjacent property - The site was occupied by a residence in the southern portion of site and grazing/paddock in the northern portion of site - Some potential filling is visible near the residence
PSP Parcel 21 – 80 Aberline Road, Warrnambool	58-59	- No access, viewed from road/adjacent property - The site was predominantly used for grazing - No notable features were visible
PSP Parcels 22 and 23 – 43 Boiling Down Road, Warrnambool	60	'Water Reserve Off Boiling Down Road' - Site entirely consists of a water reservoir
PSP Parcel 24 – 75 Boiling Down Road, Warrnambool	61-68	- The site was predominantly used for grazing - A residence animal enclosure and sheds were visible in the south eastern portion of site - A stockyard and piles of hard waste were visible along the south eastern boundary - Discarded hard waste (tyres, oil cans, batteries, metals, wood products) were visible - A small burn off pile was visible with traces of metals and processed wood - A bonfire pile was visible in the north western portion of site - The bonfire pile consisted entirely of wood/tree cuttings - A burn off pile is visible in the southern portion of site - The burn off pile contained processed wood (pallets, building wood), metals and brick
PSP Parcel 25 – 79 and 81 Boiling Down Road, Warrnambool	69-70	- No access, viewed from road/adjacent property - Site consists of a shed and residence in the southern portion of site, and horse paddocks in the northern portion of site - A shed, chicken coup and hard wastes (metals, tyres, wood cuttings, paint cans) are visible along the western boundary
PSP Parcel 26 – 105 Boiling Down Road, Warrnambool	71-72	- No access, viewed from road/adjacent property - The site was predominantly used for grazing - A large shed and stockyards are visible in the centre of site
PSP Parcel 27 – 135 Boiling Down Road, Warrnambool	73-77	- The site was predominantly used for grazing - A homestead area is visible in the south western portion of site - Contains a residence, sheds and stockyards - A area is present in the southern portion containing burnt wood and manure

LOCATION	PHOTO NO. (APPENDIX D)	OBSERVATIONS
PSP Parcel 29 – 15 Boiling Down Road, Warrnambool	78-79	- The eastern portion of site contains a residence and large shed, two water tanks, a pile of wood cuttings and a small soil bay that was grown over with grass - The western portion of site was being used as a small depot for a civil contractor. A small site office and a few small stockpiles of topsoil and crushed rock were visible
PSP Parcel 30 – 31 Boiling Down Road, Warrnambool	80-81	- Two dams are visible in the western portion of site - A small stockpile of topsoil mixed with crushed rock was visible in the centre of site
PSP Parcel 32 and 33 – 48 Boiling Down Road, Warrnambool	82	- Both PSP parcels within one title - No access, viewed from road/adjacent property - Parcel 32 comprised the northern portion of the title, containing - A residence and garage and a large shed with hardstand area - Two above ground tanks are visible onsite - Parcel 33 comprised the southern portion of the title and consists of two sheds
PSP Parcel 34 – 60 Boiling down Road	83-84	- No access, viewed from road/adjacent property - The site was predominantly used for grazing - A small stockpile of wood cuttings was visible in the western portion of site - No other notable features were visible
PSP Parcel 35 – 70 Boiling Down Road, Warrnambool	85-86	- No access, viewed from road/adjacent property - The site was primarily a residence - Multiple sheds and rainwater tanks were visible onsite
PSP Parcel 36 – 76 and 78 Boiling Down Road, Warrnambool	87-89	- The majority of site is a golf driving range (centre and southern portions of site) - The driving/tee area is slightly built up above natural ground level - The northern portion of site comprised a residence, a small shed, several rainwater tanks and multiple burn off piles
PSP Parcel 37 – 94 Boiling down Road, Warrnambool	90-91	- No access, viewed from road/adjacent property - The site comprises a residence, some small sheds and large shed in the centre portion of site - A dam is visible in the western portion of site
PSP Parcel 38 – 102 Boiling Down Road, Warrnambool	92	- No access, viewed from road/adjacent property - A stockyard and shed/horse shed is visible in the western portion of site - Undulating ground surface/ minor filling is visible in the northern portion of site

LOCATION	PHOTO NO. (APPENDIX D)	OBSERVATIONS
PSP Parcel 39 – 110 Boiling Down Road, Warrnambool	93-94	- No access, viewed from road/adjacent property - Site appears predominantly vacant - A dilapidated house and structures are visible in the southwestern portion of site - Some stockpiles of wood and tyres are visible in the eastern portion of site
PSP Parcel 40 – 124 Boiling Down Road, Warrnambool	95	- No access, viewed from road/adjacent property - Site comprises a residence and shed
PSP Parcel 41 – 140 boiling Down road, Warrnambool	96-99	- The site was predominantly used for grazing - A homestead area was visible in the north western portion of site comprising a residence and sheds with hardstand around the shed - A stockyard was visible in the centre portion of site - Two sheds were visible in the southern portion of site, containing current and discarded farm equipment and vehicles - A small burn off pile was visible behind the shed, containing ash, wood and some metals
PSP Parcel 42 and 43 – 83 to 119 Dales Road, and 81 Horne Road, Warrnambool	100	- No access, viewed from road/adjacent property - Two large reservoirs take up most of the area of both lots

8 DESKTOP GEOTECHNICAL REVIEW – STRATA GEOSCIENCE & ENVIRONMENTAL (JUNE 2024)

A desktop geotechnical review was undertaken by Strata Geoscience in support of the Land Capability assessment being undertaken for the East of Aberline PSP area. A copy of the desktop geotechnical investigation is provided in Appendix F.

Two distinct geotechnical zones were identified within the PSP area:

Zone 1: Soils/landforms associated with Quaternary Aged Volcanics to the North and South of Russell Creek (QNV). This zone exists as a rolling plain containing Quaternary Basalts and its derivatives at higher elevations. Soils developing from this unit are likely associated with Clayey SILTS (ML/MH) and possibly higher plasticity Silty CLAYS (CL/CH) possibly to significant depth up to 5-10m. They are likely to show moderate to high amounts of soil reactivity, area relatively stable with lower potential for erosion and dispersion.

Zone 2: Soils associated with Quaternary Alluvium associated with Russell Creek (QAA). This zone is associated with landforms immediately in and surrounding Russell Creek. It possibly contains deeper and more variable soil profiles ranging from SANDS (SM/SP/SC), SILTS (ML/MH) and CLAYS (CL/CH), possibly locally interbedded depending upon specific alluvial processes controlling their deposition.

Rock and cobble inclusion in profiles may also occur locally.

8.1 Sodic Soils

Sodicity Victoria Mapping indicates the site is mapped as Non – sodic with an Exchangeable Sodium Percentage (ESP) <6%. However, the Department of Natural Resources and Environment Mapping for the Glenelg Hopkins Region the study area is mapped in the minor occurrence group Brown Sodosols (associated with Brown Chromosols and Kurosols).

Subject to ground truthing the surface geological mapping of Quaternary aged Newer Volcanics it is likely that the latter mapping is correct. It would be prudent to conduct a limited sampling effort of sodic soils from identified higher risk areas associated with areas showing erosion or other signs of mass movement to further determine risk of sodic soil occurrence within the study area given the significant implications such soils have on geotechnical stability with increasing site development.

8.2 Seismic Variables

There is no known or mapped faulting or soils prone to liquefaction within or nearby the study area.

8.3 Landslides and Erosion Risks

The potential for minor landslides or erosion within the Russell Creek Corridor is significant and dependent upon several factors including:

- Presences of existing erosion
- Streambank vegetation cover
- Anthropogenic disturbance
- Hydraulic flows and concentration
- Localised soil stratigraphy.

8.4 Flood Risk

Referring to the Glenelg Hopkins Catchment Management Authority flood risk mapping for the site, the Russell Creek Corridor has an increased risk of 1% AEP flooding. This should be considered in future planning and stormwater management of the precinct.

9 DISCUSSION

9.1 Soil

9.1.1 Contamination

Based on the information provided by the site history review and site inspection, the following activities and potential contaminants have been listed in Table 9-1.

Table 9-1: Potential Contamination Sources

CONTAMINATION RISK	SOURCE / SITE ACTIVITIES	LOCATION	CONTAMINANTS
High	Automotive repair/ scrap metal recovery	110 Boiling Down Road	Metals, polycyclic aromatic hydrocarbons (PAH), petroleum hydrocarbons (PHC), benzene, toluene, ethyl benzene and xylene compounds (BTEX), chlorinated solvents, phenolic compounds
	Disused dairies	310 Horne Road 214 Horne Road 174 Aberline Road 75 Rodgers Road 75 Boiling Down Road	Metals, Nutrients, organochlorine and organophosphate pesticides (OCP, OPP), pathogens
	Stockyards/Stock dipping sites	140 Boiling Down Road 105 Boiling Down Road 102 Boiling Down Road 135 Boiling Down Road 250 Wangoom Road 270-288 Wangoom Road (Two Stock Pens in the North Portion) 310 Horne Road	Nutrients, organochlorine and organophosphate pesticides (OCP, OPP), arsenic, pathogens
	Metal finishing and treatments	94 Boiling Down Road	Metals, PAH, PHC, BTEX, chlorinated solvents, phenolic compounds
	Filling and or unknown material burying	270-288 Wangoom Road 174 Aberline Road 150 Horne Road	Asbestos, metals, PAH, PHC, BTEX, nutrients, OCP, OPP

CONTAMINATION RISK	SOURCE / SITE ACTIVITIES	LOCATION	CONTAMINANTS
Medium	Septic System (within areas of inferred shallow groundwater)	53 Rodgers Road 75 Rodgers Road 310 Horne Road 75 Boiling Down Road 76-78 Boiling Down Road 79-81 Boiling Down Road 94 Boiling Down Road 110 Boiling Down Road 135 Boiling Down Road 140 Boiling Down Road	Metals, PAH, TRH, nitrates, phosphate, organic/biological
	Unknown green waste/material burning	15 Boiling Down Road 76 Boiling Down Road 246 Horne Road	Metals, PAH, OCP, TRH, asbestos
Considered Not Potentially Contaminated – No Sources of potential Contamination Identified (Broad agricultural activities (grazing), residential and water reservoirs)	124 Boiling Down Road 80 Aberline Road 235 Horne Road (1\TP808681) 256 Wangoom Road (Tozer Reserve) 200 Wangoom Road 208 Wangoom Road 31 Boiling Down Road 43 Boiling Down Road 48 Boiling Down Road 60 Boiling Down Road 286 Wangoom Road 83-119 Dales Road 81 Horne Road 180 Horne Road		

Beveridge Williams considers that the main risk of contamination is from filling activities, burnt material residue in burn off areas, former dairies and isolated areas of light industrial and waste/scrap impacts.

The majority of the PSP area used as agricultural grazing has no potential for contamination to medium risk of contamination.

Final risk ratings for each Parcel are based on the highest risk activity present on the site.

9.2 Separation Distances from Adverse Amenity Uses

A desktop review of the buffers from existing nearby land uses adopted from the separation distances EPA Victoria publication Separation distance guideline (2024). The following adverse amenity uses have been identified.

- Fulton Hogan, Concrete and Asphalt batching plant - 20 Mason St, Warrnambool VIC 3280. Separation distance 350m

Recommended separation buffer of 350m for this activity has been applied conservatively based on the Adverse Amenity Impact Assessment (GHD, 2025) and is presented on Figure 5.

It is recommended that further studies are completed to understand the scale of current and planned activities at the concrete and asphalt batching facility to review the suitability of the recommended buffers.

9.3 Geotechnical Considerations

9.3.1 Landslides and Erosion Risks

The potential for minor landslides or erosion within the Russell Creek Corridor is significant and dependent upon several factors including:

- Previously reported presence of existing erosion
- Streambank vegetation cover
- Anthropogenic disturbance
- Hydraulic flows and concentration
- Localised soil stratigraphy and embankment battering.

9.3.2 Acid Sulfate and Sodic Soils

Based on the desktop assessment it is considered to be low risk for occurrences acid sulfate soils to be present within the PSP area. However, a medium risk for dispersive sodic soils and for high soil reactivity soils remains present across the PSP area with a considered high risk area of dispersive to be present in proximity to Russell Creek.

9.4 Hydrological/Hydrogeological

9.4.1 Flood Risk

The PSP remains outside of identified flood plains within the catchment area, however areas in the vicinity for Russell Creek have been identified as having an increased risk of water logging and flooding through the following properties:

- | | | |
|-------------------------|---------------------|------------------------|
| • 80 Aberline Road | • 150 Horne Road | • 256 Wangoom Road |
| • 75 Boiling Down Road | • 53 Rodgers Road | • 270-288 Wangoom Road |
| • 105 Boiling Down Road | • 174 Aberline Road | • 235 Horne Road |
| • 135 Boiling Down Road | • 250 Wangoom Road | |

Based on the relatively shallow topographic gradient, development is generally not encouraged in proximity to Russell Creek (as indicated on Figure 5) due to the increased risk.

9.4.2 Groundwater

Groundwater below the site is likely to be suitable for a range of environmental values depending on salinity and bore yield. The inferred groundwater depth at the site is between <5 to 10 m below ground level. Potential for widespread groundwater contamination from onsite and offsite farming practices is considered to be low with area of increased risk present in the west portion of the PSP around wastewater systems, former dairies areas of extensive filling due to the shallower groundwater within this region. The contaminants of concern are considered to be heavy metals and nitrate (from nitrogenous fertilisers).

9.5 Offsite Contamination Risks

Three potential sources of offsite contamination were recognised as being relevant to future development in the growth corridor. Although close inspection of these sources was considered outside the scope of this report, recommendations for future assessment are made in Section 5.1.

- The Horne Rd industrial area is immediately adjacent to the growth corridor to the east. While it is currently mostly undeveloped, there is potential for conflicting uses in this area in future and planning decisions should take this into consideration.

- Two large dairy effluent ponds are located 350 m north of Wangoom Rd, opposite 270 Wangoom Rd. There may be nutrient seepage potential from these ponds due to the topography and shallow depth to groundwater. In addition, while not a contamination issue per se, future planning should consider potential conflicts of use adjacent to this area.

10 CONCLUSIONS

Based on the current risks identified across the PSP area and in line with PN30, Beveridge Williams recommends the following further investigation works will be required for site properties as part of development proposals and land use changes post PSP.

10.1 Contamination

In line with the recommended approach to assessing potentially contaminated land under Ministerial Direction 1 and Planning Note 30 the PSP area has been assessed to determine the recommended levels of assessment as part of the planning approval process (see Table 10-1).

Final risk ratings for each parcel are based on the highest risk activity identified on each parcel.

Table 10-1: Recommended Approach to Assessing Potentially Contaminated Land¹²

PROPOSED LAND USE		POTENTIAL FOR CONTAMINATION	
		HIGH	MEDIUM
Uses defined in Ministerial Direction No. 1, the EAO, and clause 13.04-1S			
- Sensitive uses: Residential use, childcare centre, kindergarten, preschool centre, primary school, even if ancillary to another use. - Children's playground - Secondary school	New use, or buildings and works associated with a new use	A	B
	Buildings and works associated with an existing use	B	B
Other land use			
- Open space - Agriculture - Retail or office - Industry or warehouse	New use, or buildings and works associated with a new or existing use	C	D

Parcels are classified by the highest risk activity present on the site. In Line with Planning Note 30 the PSP area has been separated into the following areas and summarised in Table 9-1:

Not Potentially Contaminated

For sites that are classified as 'Not Potentially Contaminated' there is no recommended action under PPN30 and the normal General Environmental Duty (GED) under the Environment Protection Act 2017 applies.

Where sensitive uses are proposed, as part of a planning scheme amendment and/or planning permit application, a Preliminary Site Investigation with some limited intrusive assessment, if considered appropriate, can confirm the contamination status of the land.

Medium Risk Areas - Broad acreage grazing/vacant land (areas with no marked high-risk activities, Figure 6):

- Sensitive Land Use (Residential, childcare, kindergarten etc., Children's playground, Secondary school): a preliminary site investigation and Preliminary Risk Screen Assessment will be required to confirm the site conditions and if an Environmental Audit is required
- Open space Agriculture Retail or office Industry or warehouse: a preliminary site investigation will be required to confirm the site conditions and suitability for the intended land use

High Risk Areas – Former dairies, areas of filling, stockyards, automotive repair/ scrap metal recovery and metal finishing and treatments (See Figure 6):

¹² Derived from Table 3: Planning Practice Note 30 for Potentially Contaminated Land (July 2021) (accessed June 2024)

- Sensitive Land Use (Residential, childcare, kindergarten etc., Children's playground, Secondary school): An Environmental Audit is required
- Open space Agriculture Retail or office Industry or warehouse: A preliminary site investigation and Preliminary Risk Screen Assessment will be required to confirm the site conditions and if an Environmental Audit is required

Areas of identified high risk activities with a limited extent of potential impacts such as standalone stockyards may be reduced to a medium risk through a targeted sampling and analysis for potential contamination.

10.2 Geotechnical Considerations

At the time of this investigation the information is based on the preliminary desktop and indicative site conditions. As such the following recommendations are general in nature. Given the size of the PSP investigation area and potential geotechnical constraints it is recommended that further geotechnical assessment be undertaken during the subsequent development process post the PSP, to inform proposed designs including a physical assessment in line with a standard methodology utilising boreholes and/or test pits and DCP testing to approximately 3m depth along with appropriate laboratory testing to confirm the geotechnical conclusions:

Acid Sulfate Soil Risk – Low

Sodic and Dispersive Soils Risk – Medium to High (in the vicinity of Russell Creek)

Landslides and Erosion Risk – Medium (in the vicinity of Russell Creek)

As a guide it is recommended that test pits be excavated on a 100-150m grid through the areas medium to high risk around Russell Creek and should be logged by a suitably experienced geotechnical engineer. Samples (both large bulk and small disturbed samples) should be recovered for testing along with 'undisturbed' U50 samples.

It is considered that the following broad geotechnical laboratory testing across the PSP is considered appropriate:

- Atterberg Limit
- California Bearing Ratio
- Shrink Swell
- Particle size distribution
- Acid Sulfate Soil Screen
- Soil aggressivity testing (pH, sulfate and chloride)
- Emerson Class

It is also considered to be prudent and undertake salinity testing to confirm the presence/absence of Sodic soils on site and in particular in the high-risk area in the vicinity of Russell Creek.

10.2.1 Sodic/Dispersive Soils, Landslides and Erosion Risks

The majority of the PSP area is considered to be medium risk for dispersive sodic soils and high soil reactivity soils. However, soil in proximity to Russell Creek are considered to be a high risk area of dispersive sodic soils based on the presence of areas with existing signs of erosion. Further site reconnaissance and ground truthing of potential risk areas (notably along Russell Creek) should be undertaken during the subsequent development process post the PSP.

Where, presence of sodic soils is confirmed preparation of a Sodic Soil Management Plan should be prepared providing site specific details with regards to:

- Gypsum/liming rates
- Engineered stabilisation requirements
- Considerations for foundation and pavement design

10.3 Adverse Amenity Impacts

Adverse amenity impacts have been identified on and surrounding the Site but are considered to not pose a risk to the sensitive land use amenities within the PSP area. Recommended separation buffer for these activities have been applied (350m and 155m) based on the existing state of knowledge as per EPA publication 1518 and Adverse amenity Impact Assessment (GHD, 2025) discussed in Section 5.1 of the report and Figure 5.

BEVERIDGE WILLIAMS & CO PTY LTD

Approved for issue by



Adam Hayes

Principal Environmental Scientist

FIGURES

FIGURE 1 - SITE LOCATION PLAN

FIGURE 2 - REGIONAL GEOLOGY, TOPOGRAPHY AND WMIS BORE PLAN

FIGURE 3 – REGIONAL GROUNDWATER PLAN SITE FEATURE LOCATION PLAN

FIGURE 4 – SURFACE WATER PLAN

FIGURE 5 – SITE FEATURE LOCATION PLAN

FIGURE 6A – PARCELS IDENTIFIED AS HIGH RISK AND PROPOSED EAO AREAS

FIGURE 6B – PARCELS IDENTIFIED AS IDENTIFIED MEDIUM RISK

FIGURE 6C – PARCELS IDENTIFIED AS NOT POTENTIALLY CONTAMINATED



Site Location Plan

Aberline Road, Warrnambool VIC, Australia

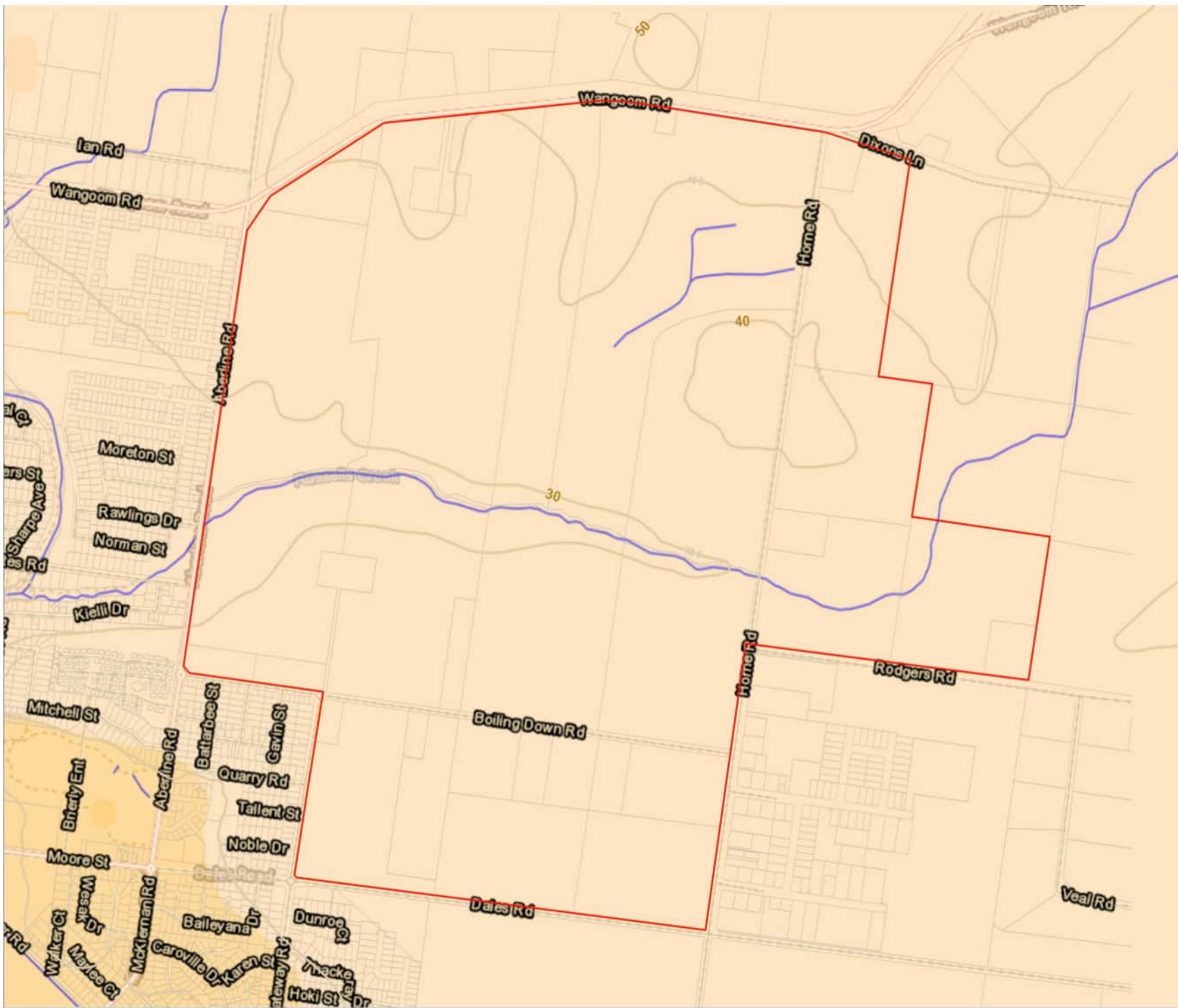
VPA

□ Site Boundary

0 250 m 500 m

Drawn Adam P Hayes	
Approved: Adam P Hayes	
Date 28-05-2024	
Image Source Land Use Victoria, Creative Commons Attribution 4.0 International	
Scale 1:15000	@A4
Project Ref. 2400870	
Figure No. 1	Rev0





Geology Plan

Aberline Road, Warrnambool VIC, Australia

VPA

- Site Boundary
- Contour
- Contour 10m
- 10m
- 100m
- Topographic Contour (10mAHD)
- Neo - Newer Volcanic Group - basalt flows
- Nept - Tower Hill Tuff: generic

0 250 m 500 m

Drawn Adam P Hayes

Approved: Adam P Hayes

Date 28-05-2024

Image Source Land Use Victoria; Creative Commons Attribution 4.0 International, Esri, HERE, Garmin, (c) OSM, Victoria State Government

Scale 1:15000 @A4

Project Ref. 2400870

Figure No. 2

Rev0

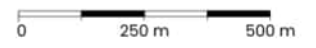


Groundwater Plan

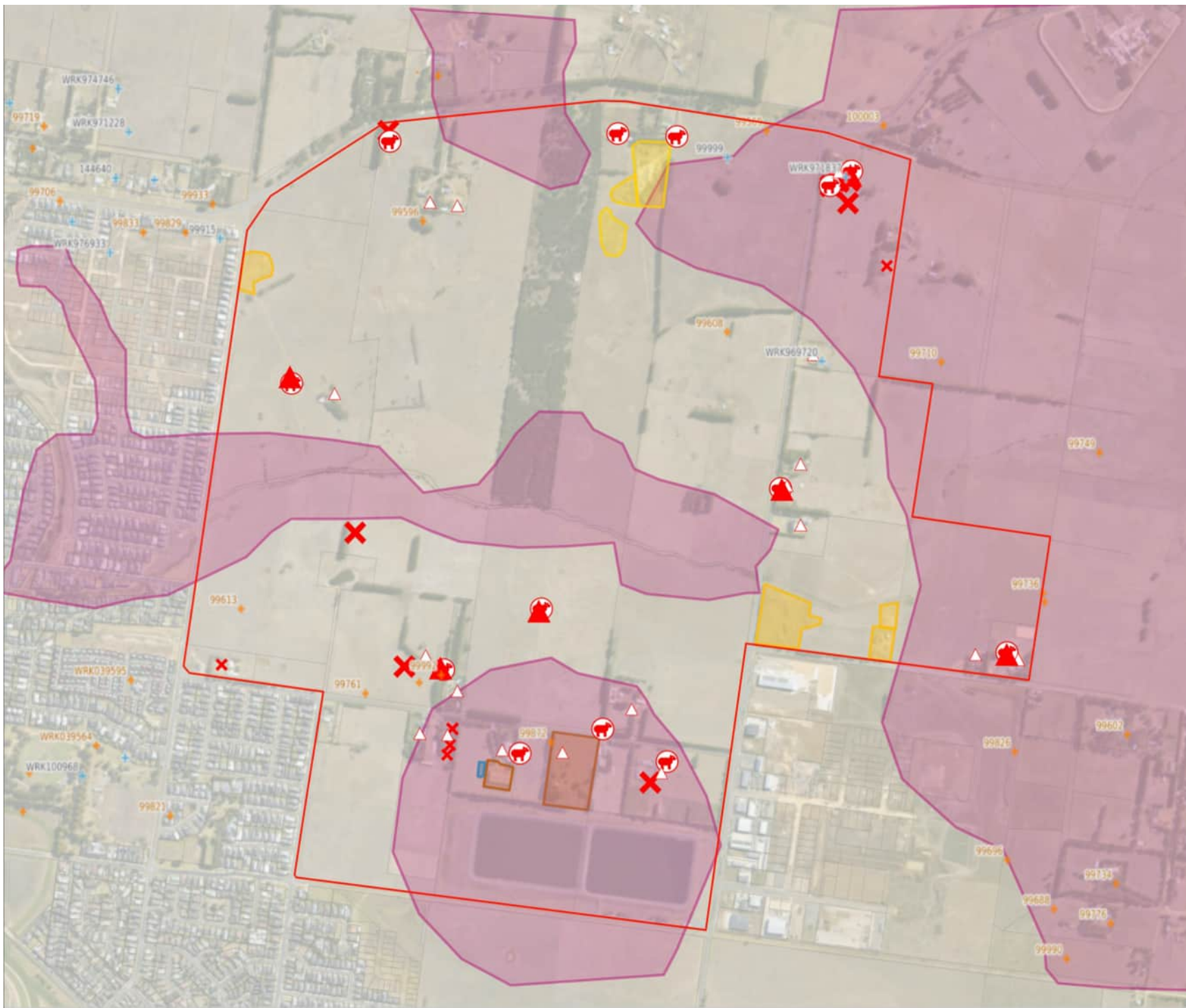
Aberline Road, Warrnambool VIC, Australia

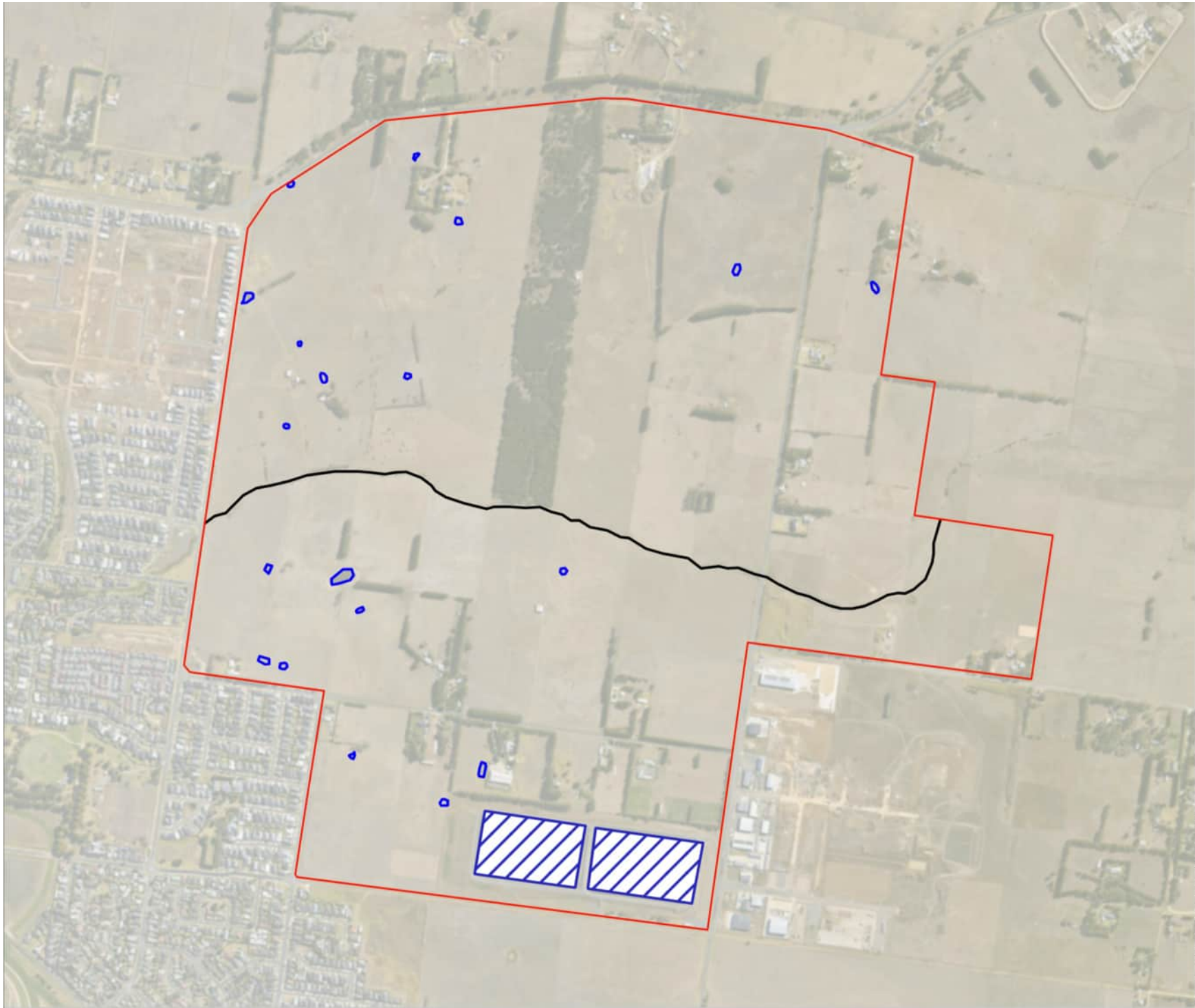
VPA

- Site Boundary
- ✕ Groundwater Database Bore Locations (unmonitored)
- ✕ Groundwater Database Bore Locations (previously monitored)
- ▲ Former Dairy
- △ Wastewater Systems
- 🐄 Stockyards/Pens/Formal Dairy
- 🔵 Stormwater Pond
- 🔶 Automotive Repair and Scrap
- 🔴 Former dairy
- 🟡 Filling
- ✖ Burnpiles
- 🟣 Shallow Groundwater <= 5mBGL



Drawn AH
Approved: AH
Date 13-06-2024
Image Source Metromap by Aerometrix; Creative Commons Attribution 4.0 International, Visualising Victoria's Groundwater
Scale 1:15000 @A4
Project Ref. 2400870
Figure No. 3 Rev 0





Surface Water

Aberline Road, Warrnambool VIC, Australia

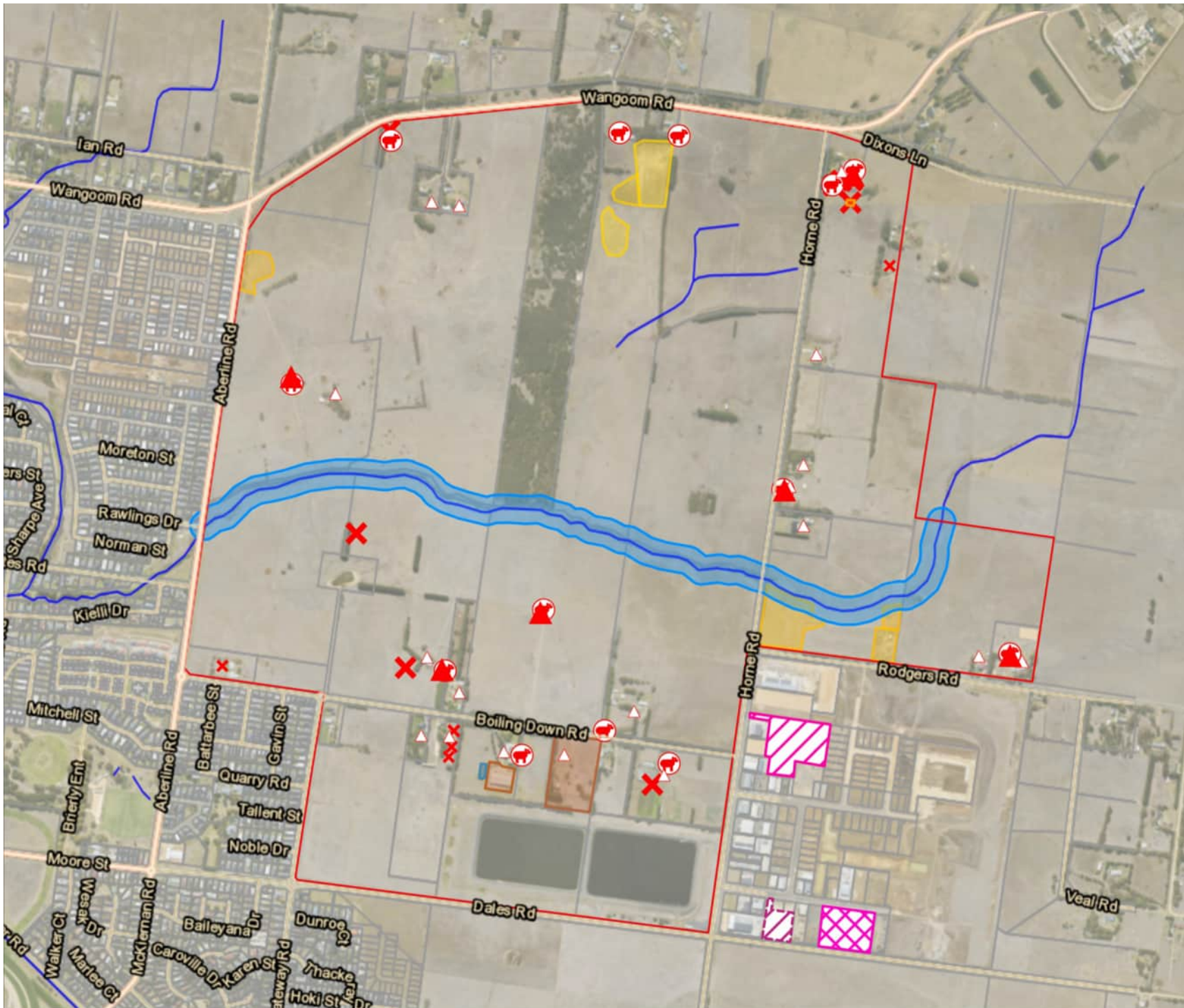
VPA

- Site Boundary
- Russell Creek
- Dam
- Wannon Water Storage Ponds

0 250 m 500 m

Drawn AH	
Approved: AH	
Date 25-06-2024	
Image Source Metromap by Aerometrex	
Scale 1:15000	@A4
Project Ref. 2400870	
Figure No. 4	Rev 0



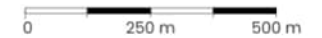


Site Features

Aberline Road, Warrnambool VIC, Australia

VPA

- Asphalt Batching Plant
- Waste transfer station and glass recycling facility
- Concrete Batching Plant
- Former Dairy
- Site Boundary
- Wastewater Systems
- Waterway
- 40m Buffer Around Russell Creek
- Stockyards/Pens/Formal Dairy
- Stormwater Pond
- Automotive Repair and Scrap
- Filling
- Burnpiles



Drawn AH

Approved: AH

Date 14-06-2024

Image Source Metromap by Aerometrix; Creative Commons Attribution 4.0 International, Esri, HERE, Garmin, (c) OSM

Scale 1:15000

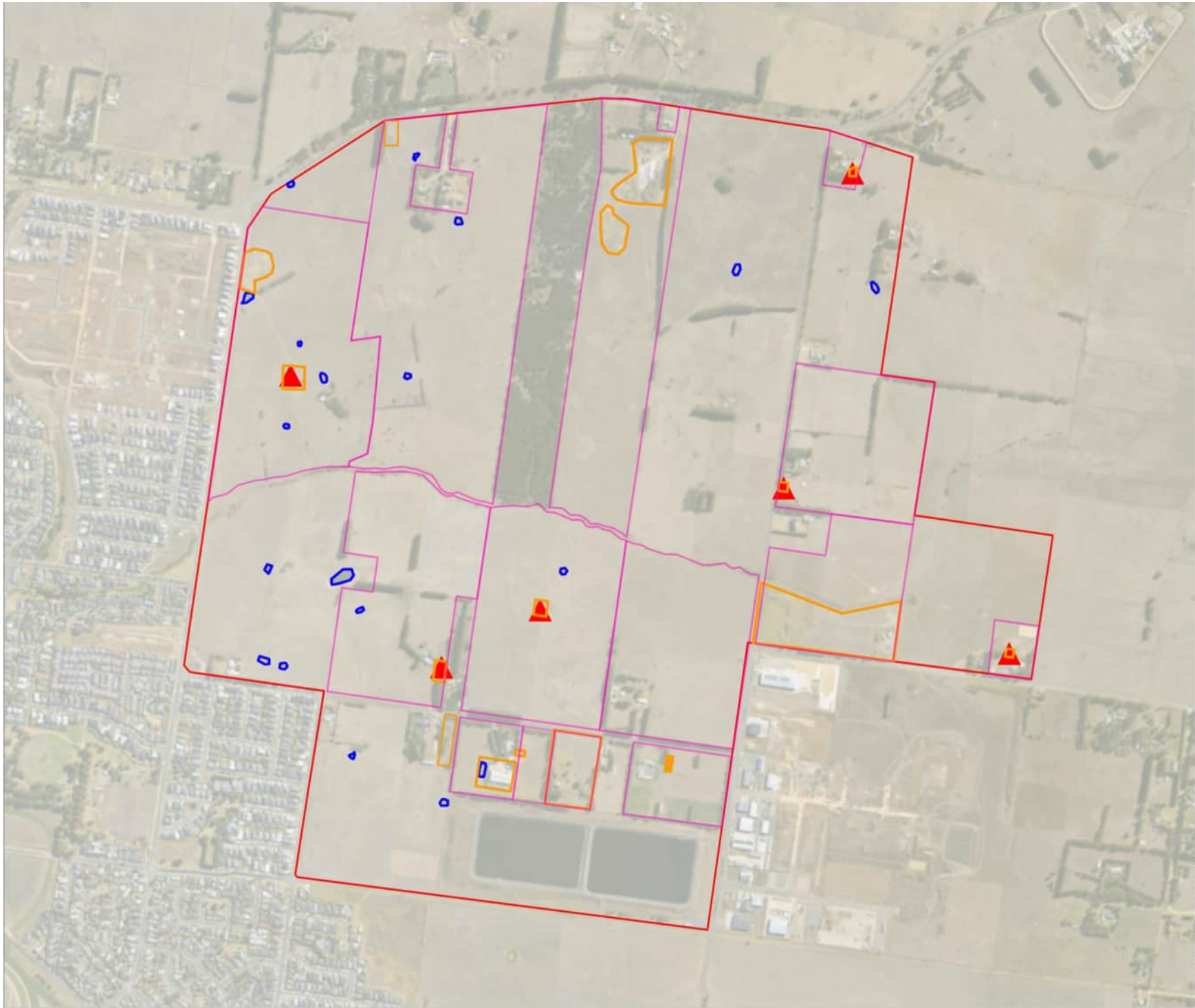
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Project Ref. 2400870

Figure No. 5

Rev0

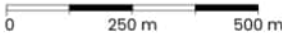




Parcels Identified as High Risk and Proposed
EAO Areas
Aberline Road, Warrnambool VIC, Australia

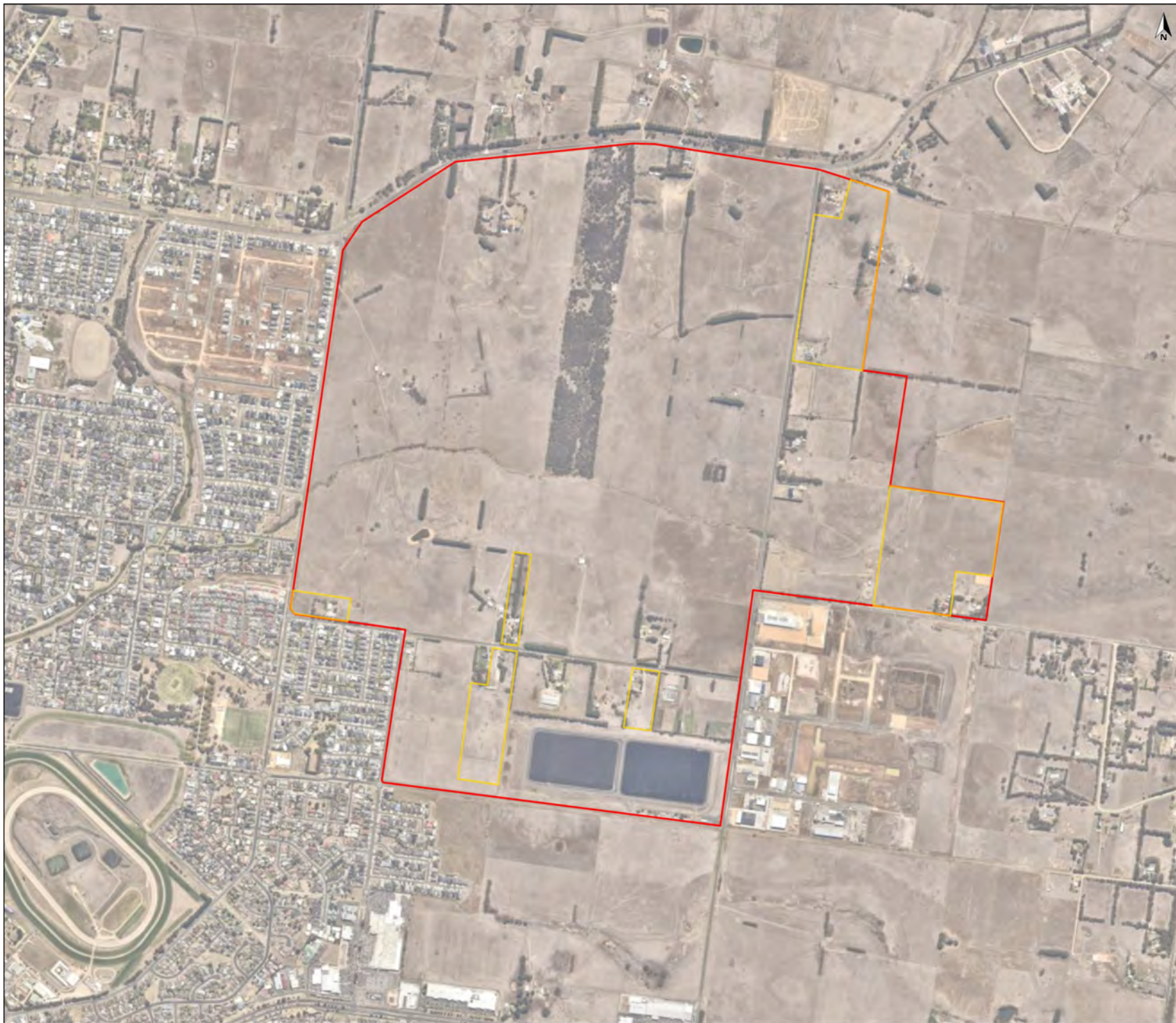
VPA

- High Risk Parcels
- High Risk/Proposed EAO Area
- Dam
- Former Dairy
- Site Boundary



Drawn AH	
Approved: AH	
Date 14-06-2024	
Image Source Metromap by Aerometrex	
Scale 1:15000	@A4
Project Ref. 2400870	
Figure No. 6A	Rev1





Legend

- Medium Risk Parcels
- Site Boundary

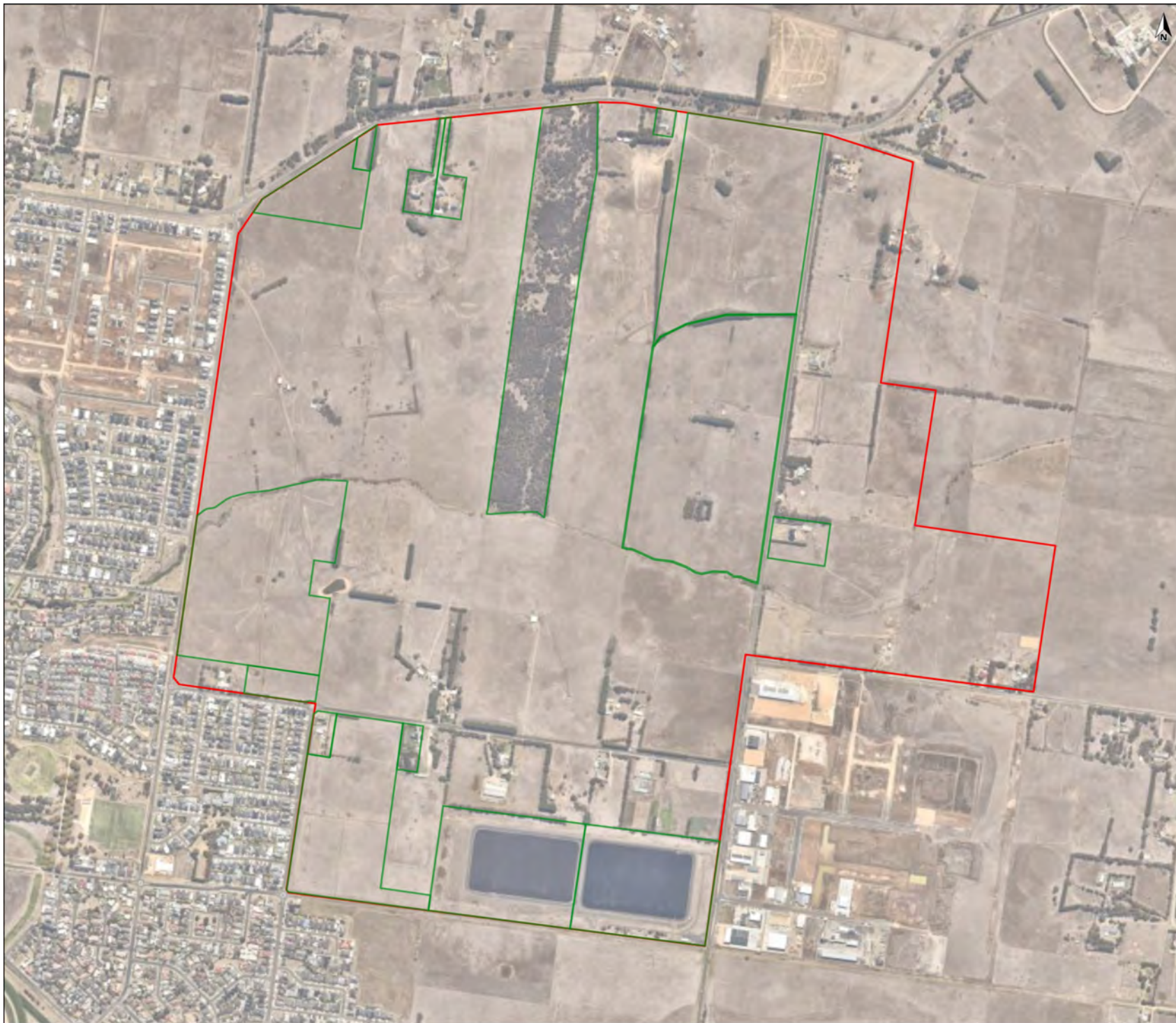
0 250 m 500 m
© Nearmap



Produced by **Datanest.earth**

Title:
Parcels Identified as Medium Contamination
Risk

Client: VPA		Size: A4
Project: East of Aberline PSP - Land Capability assessment	Drawn: AH	Figure: 6B
Date: 30-01-2025	Checked: AH	
Proj No: 2400870-LCA	Scale: 1:18550	Version: 1



Legend

- Not Potentially Contaminated
- Site Boundary

0 250 m 500 m
© Nearmap



Produced by **Datanest.earth**

Title:
Parcels Identified as Not Potentially
Contaminated

Client: VPA		Size: A4
Project: East of Aberline PSP - Land Capability assessment	Drawn: AH	Figure: 6C
Date: 30-01-2025	Checked: AH	
Proj No: 2400870-LCA	Scale: 1:15000	Version: 0

PROPERTY DETAILS

Address:	15 BOILING DOWN ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 PS902658	
Standard Parcel Identifier (SPI):	1\PS902658	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	151130	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 Q5	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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[View location in VicPlan](#)

PLANNING SUMMARY

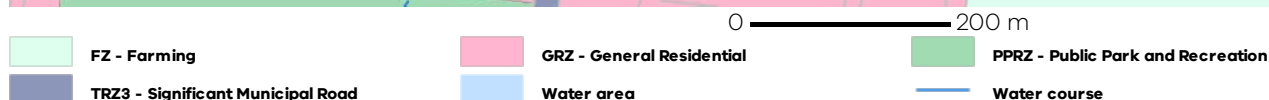
Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

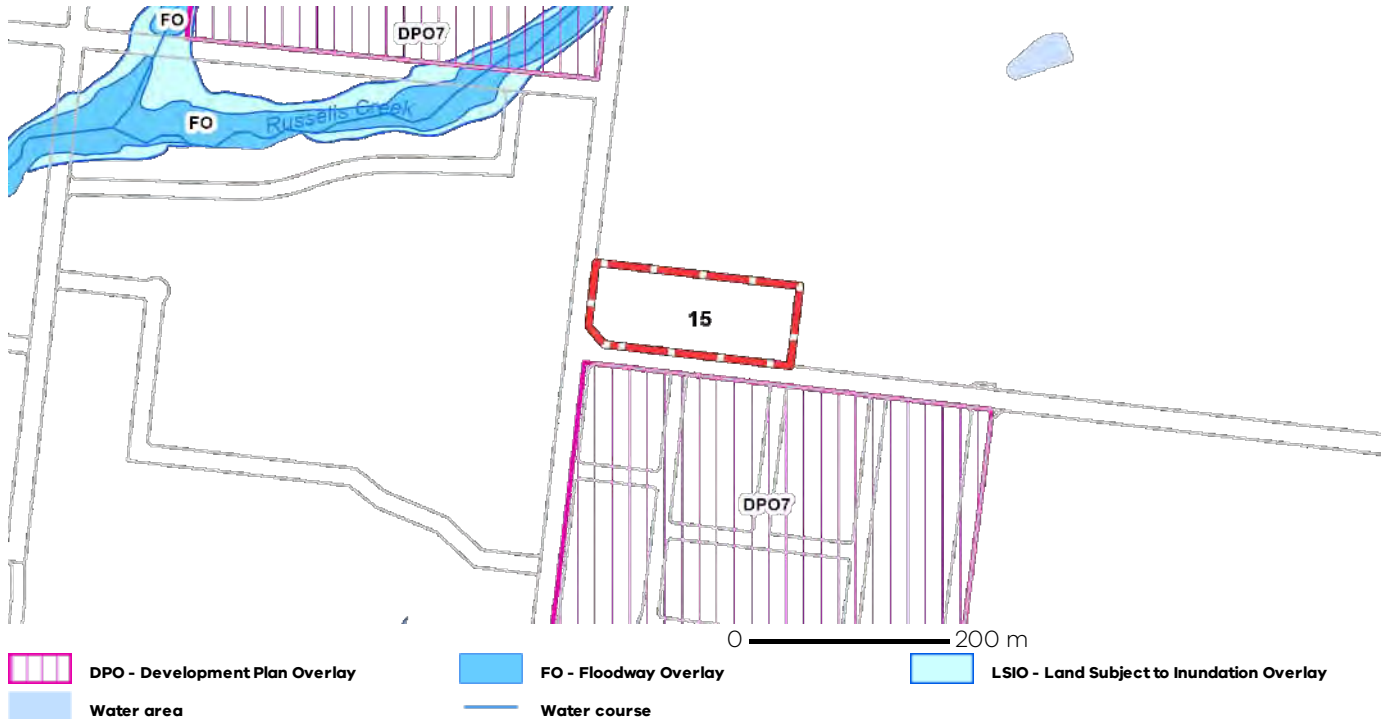
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



Further Planning Information

Planning scheme data last updated on 4 December 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

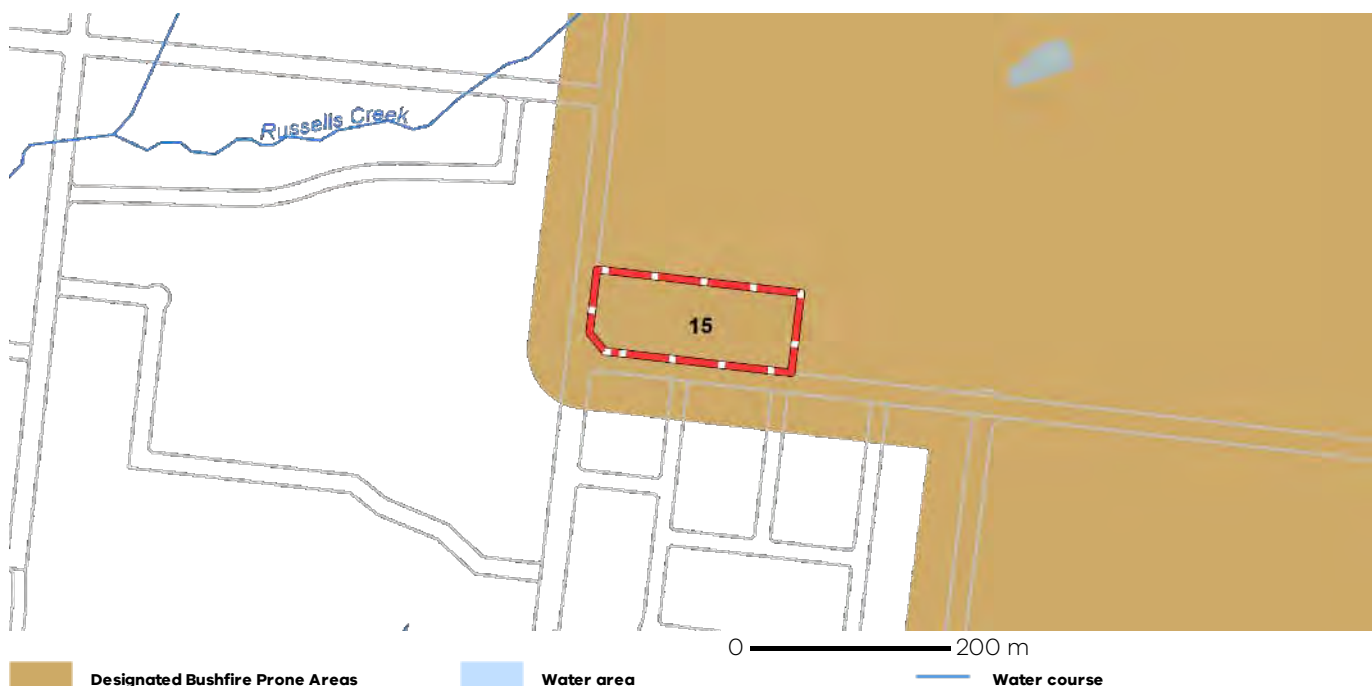
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **31 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 2 PS902658**

Standard Parcel Identifier (SPI): **2\PS902658**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **151130**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 Q5**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

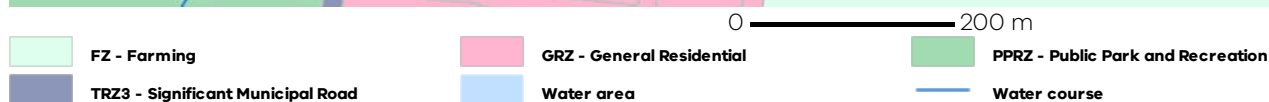
Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[FLOODWAY OVERLAY \(FO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 4 December 2024.

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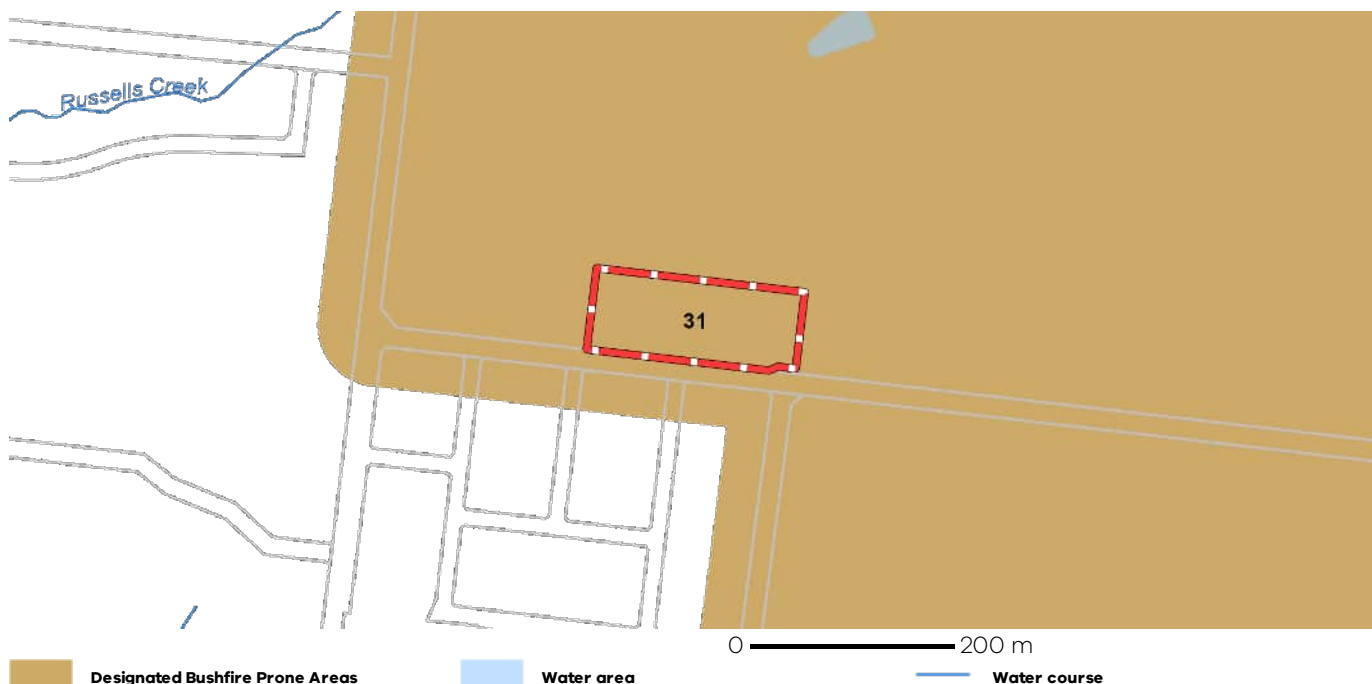
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

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Native Vegetation

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From www.planning.vic.gov.au at 16 December 2024 12:07 PM

PROPERTY DETAILS

Address: **43 BOILING DOWN ROAD WARRNAMBOOL 3280**

Crown Description: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **WARRNAMBOOL**

www.warrnambool.vic.gov.au

Council Property Number: **18274**

Planning Scheme: **Warrnambool**

[Planning Scheme - Warrnambool](#)

Directory Reference: **Vicroads 515 R5**

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

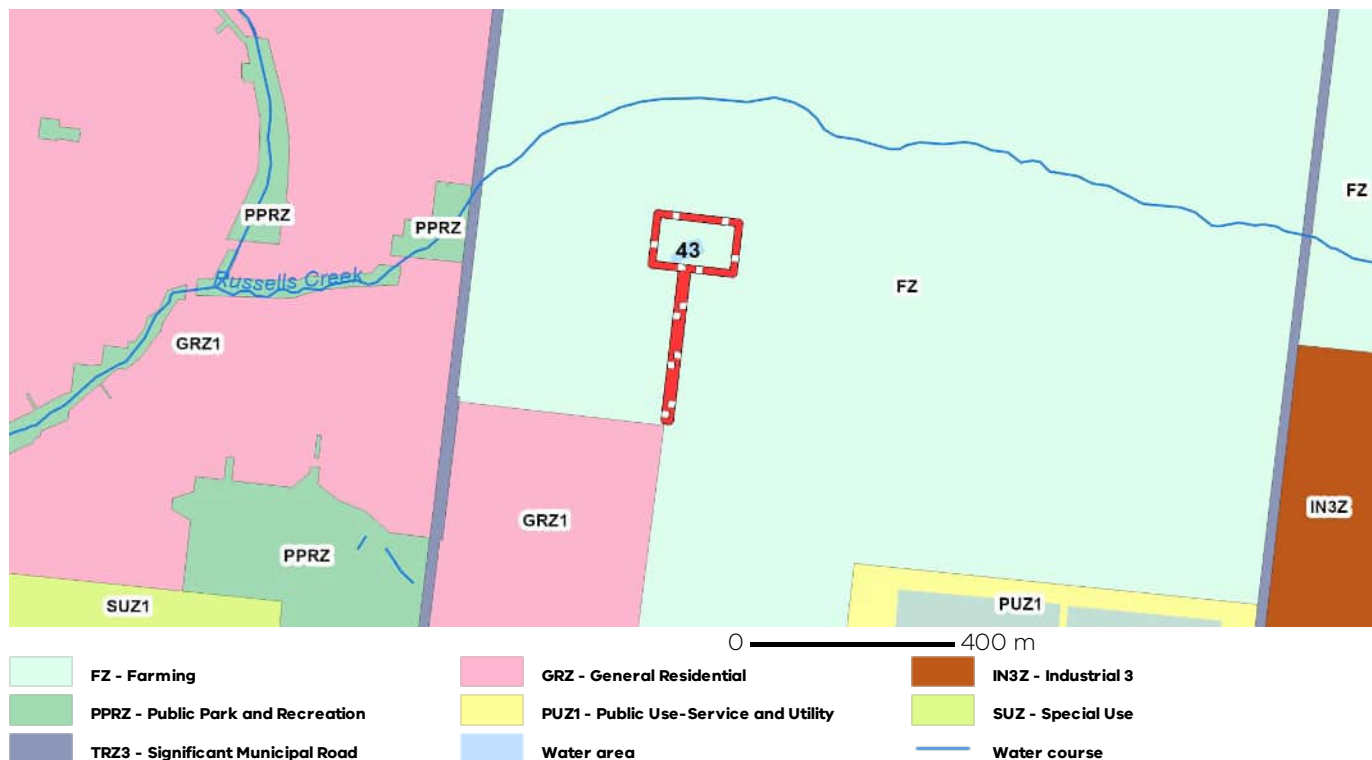
[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

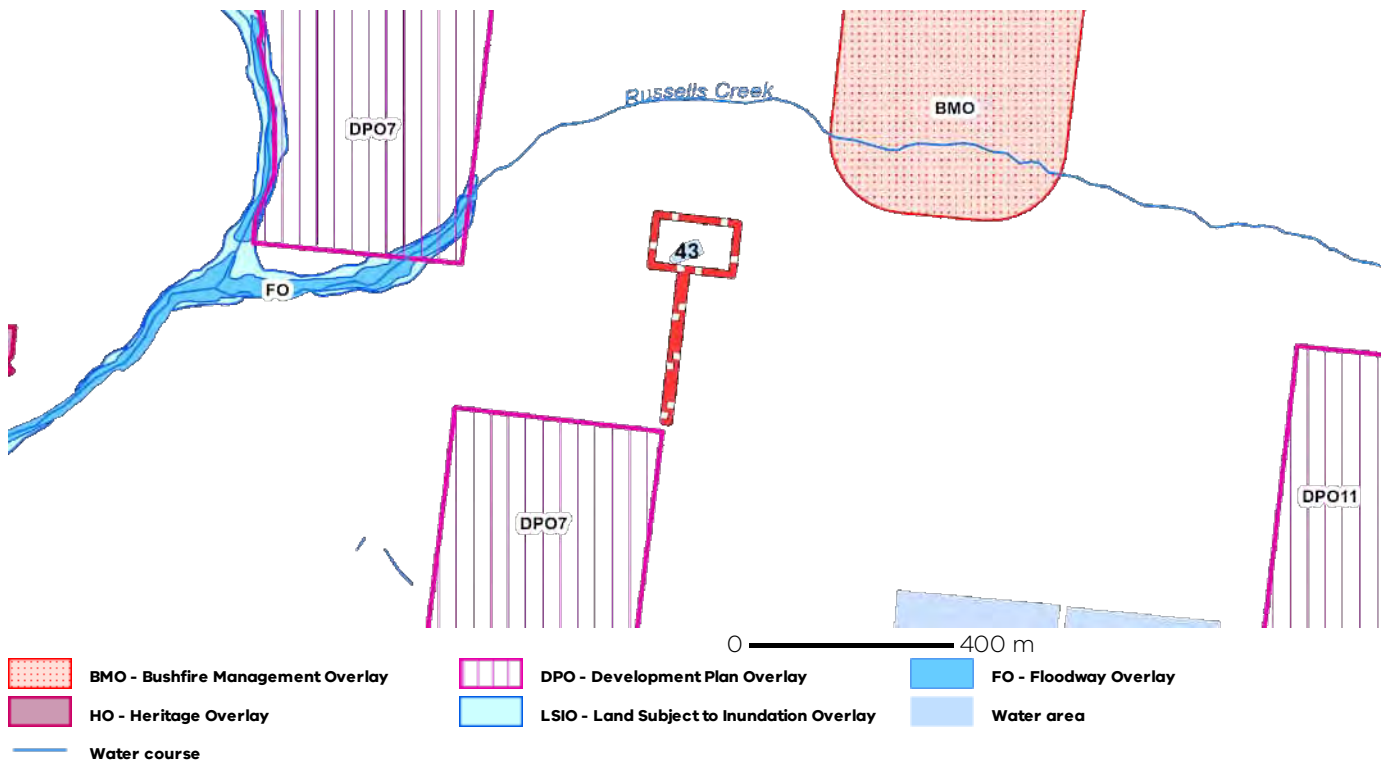
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Further Planning Information

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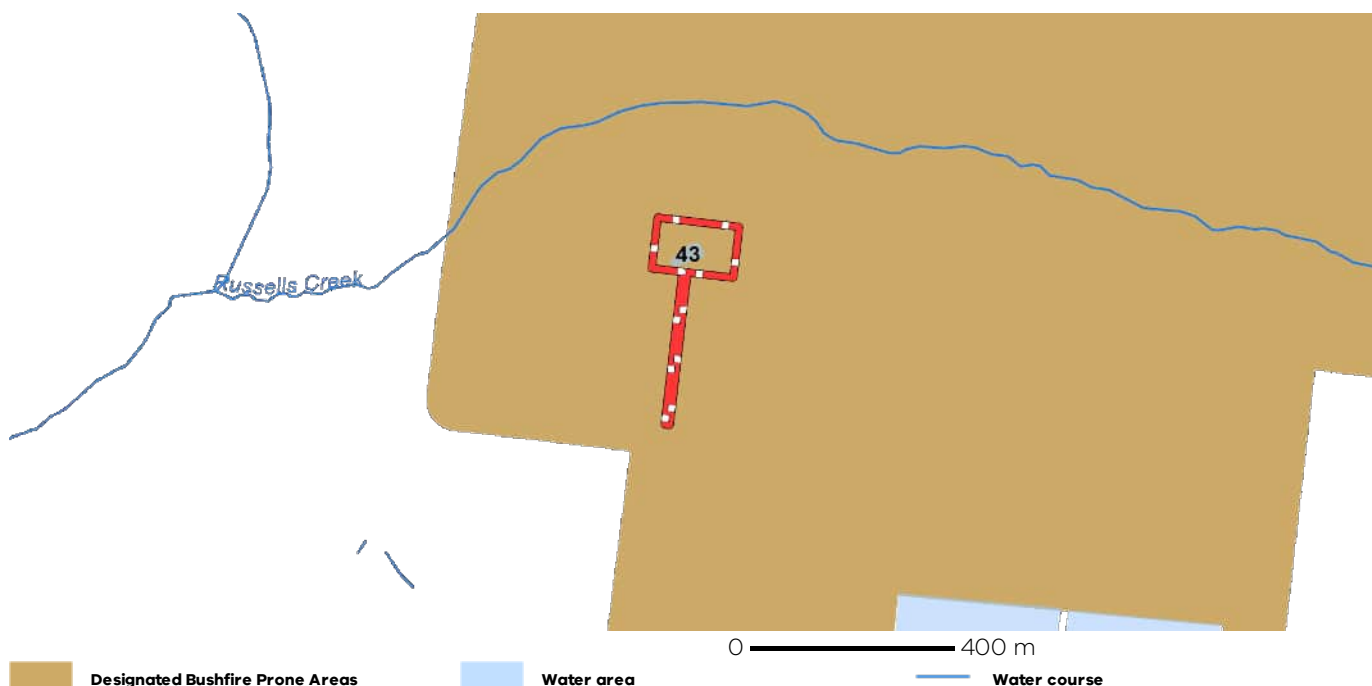
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:07 PM

PROPERTY DETAILS

Address: **48 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 1 PS841928**

Standard Parcel Identifier (SPI): **1\PS841928**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **152308**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 R5**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



FZ - Farming **GRZ - General Residential** **PUZ1 - Public Use-Service and Utility**

TRZ3 - Significant Municipal Road

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



DPO - Development Plan Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

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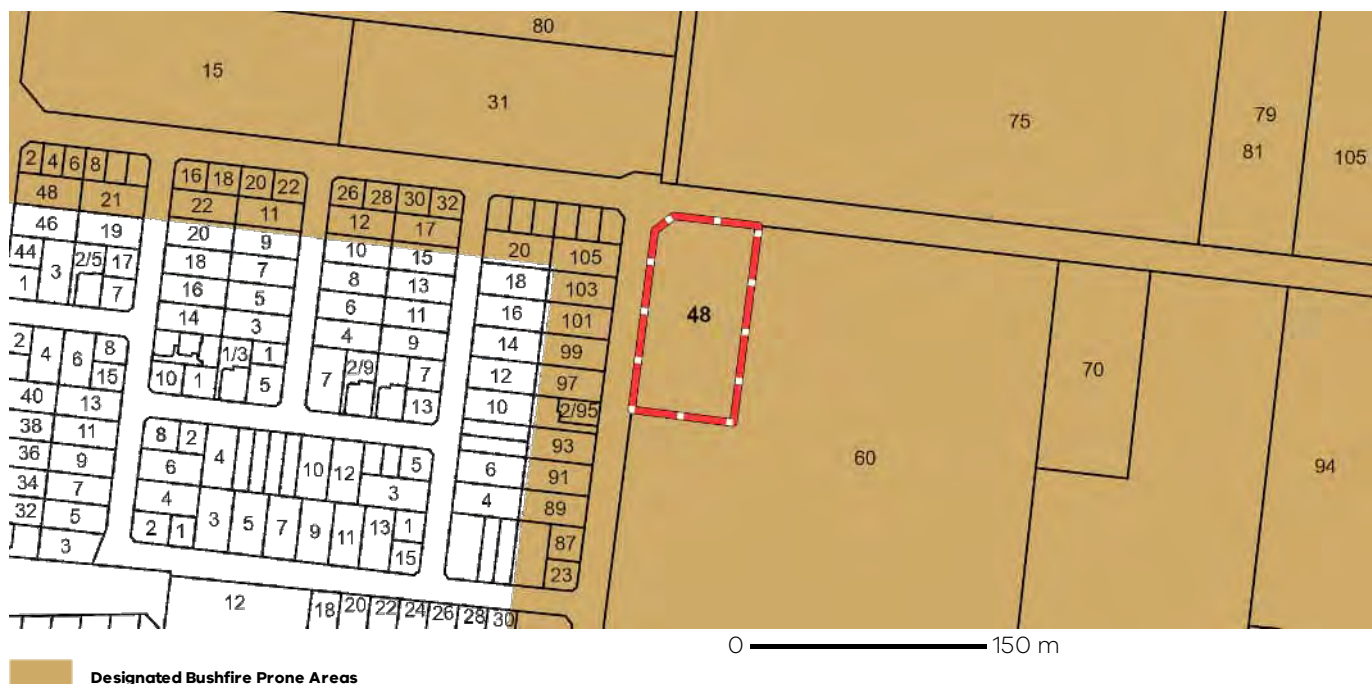
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Designated Bushfire Prone Areas

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From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address:	53 RODGERS ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 PS443644	
Standard Parcel Identifier (SPI):	1\PS443644	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140744	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 90 A7	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
------------------------------	-------------------------------------

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO)

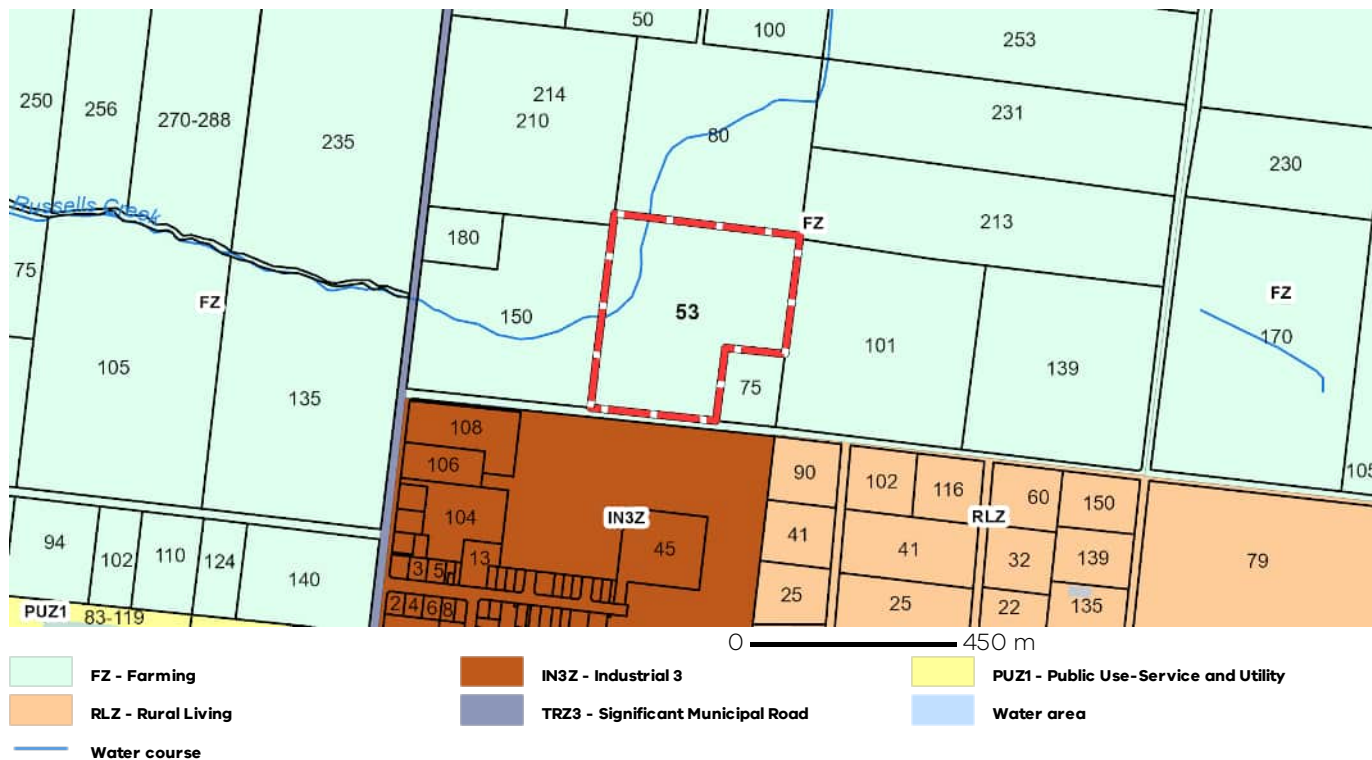
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

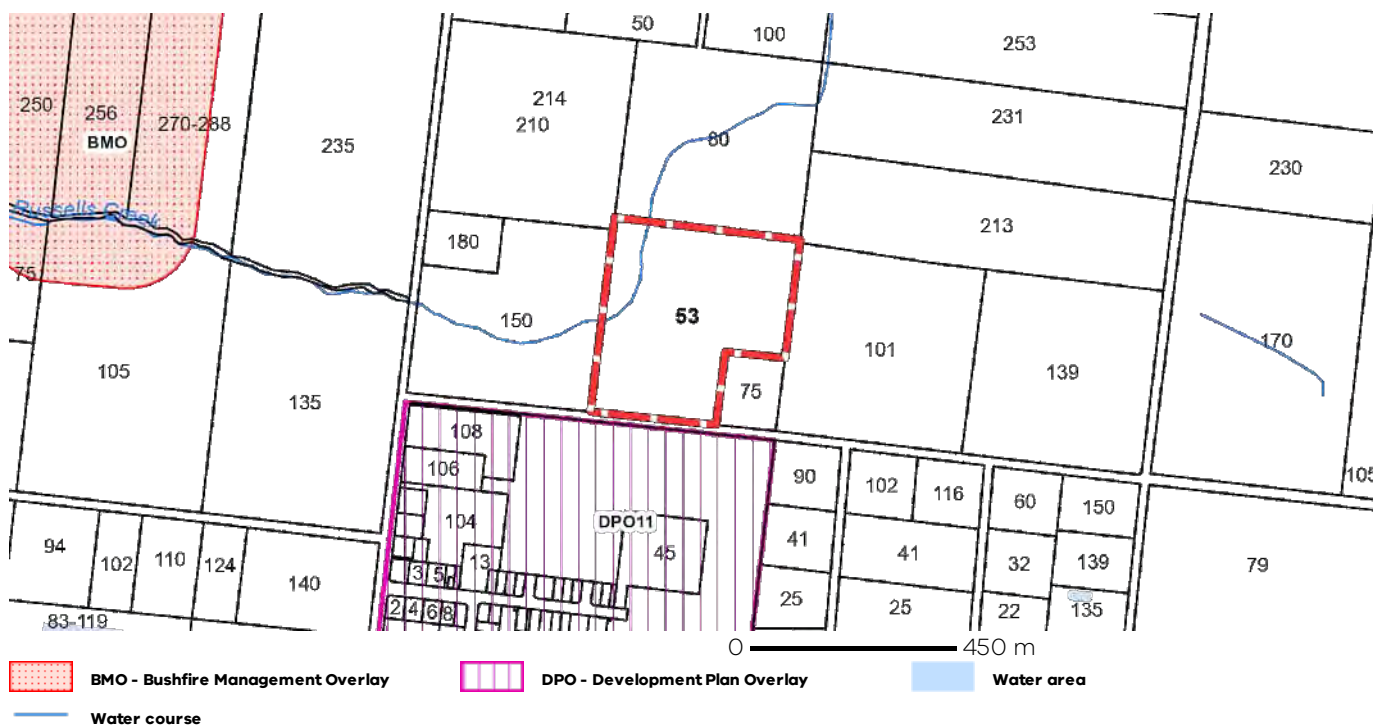
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

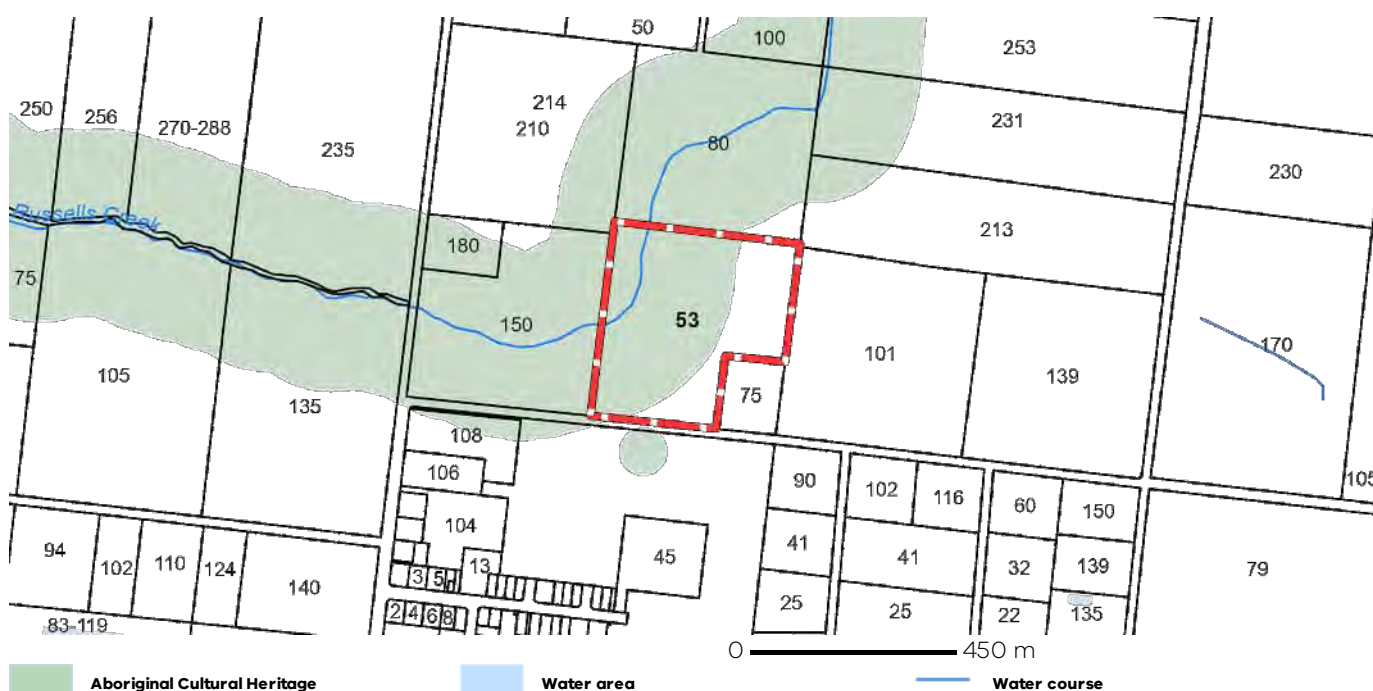
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

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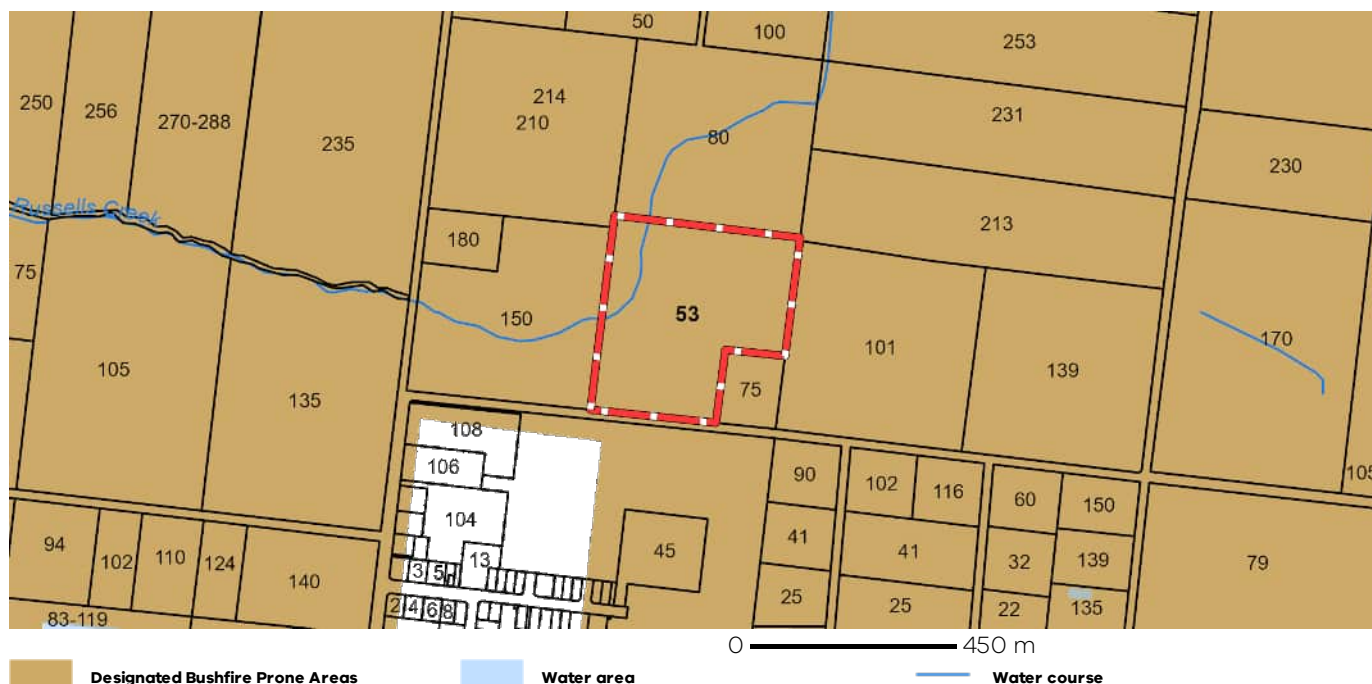
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From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **60 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 2 PS841928**

Standard Parcel Identifier (SPI): **2\PS841928**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **152309**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 R5**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

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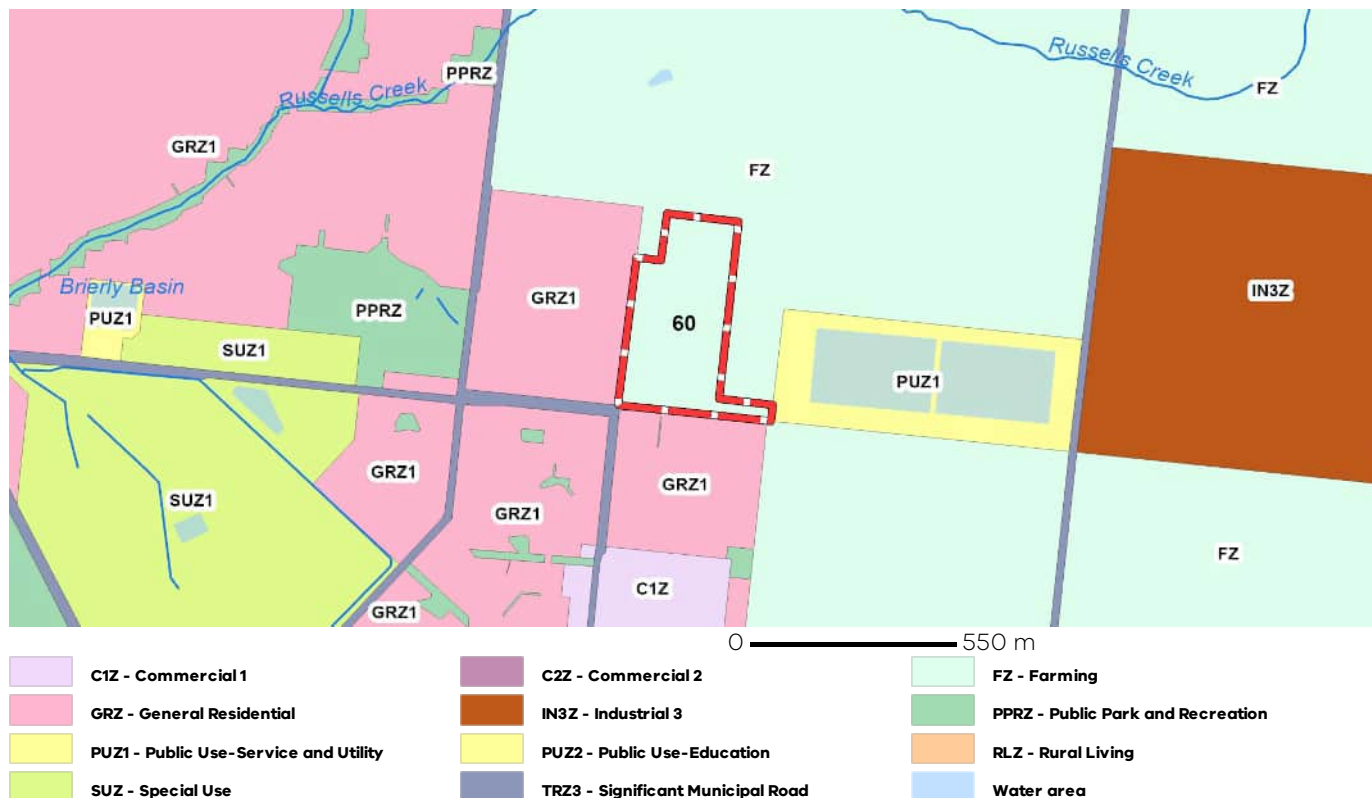
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[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
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[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

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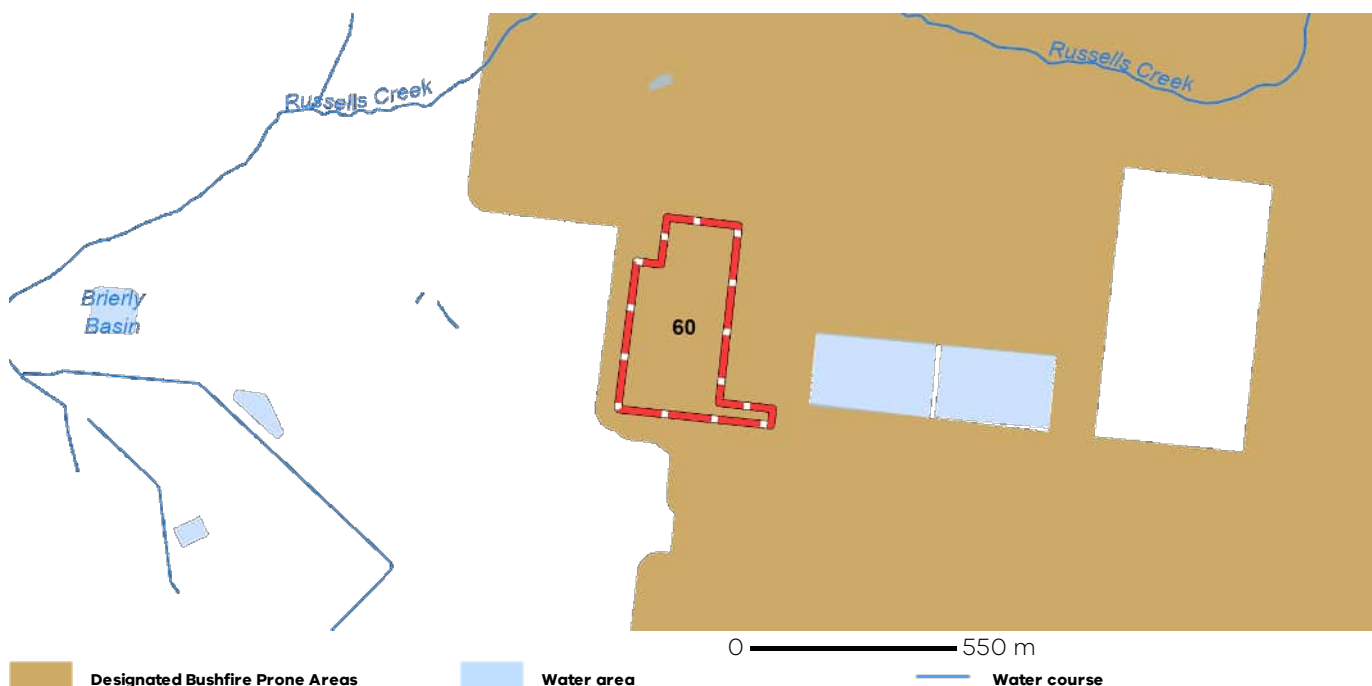
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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 December 2024 12:04 PM

PROPERTY DETAILS

Address: **70 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 3 PS433295**

Standard Parcel Identifier (SPI): **3\PS433295**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **141770**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 R5**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

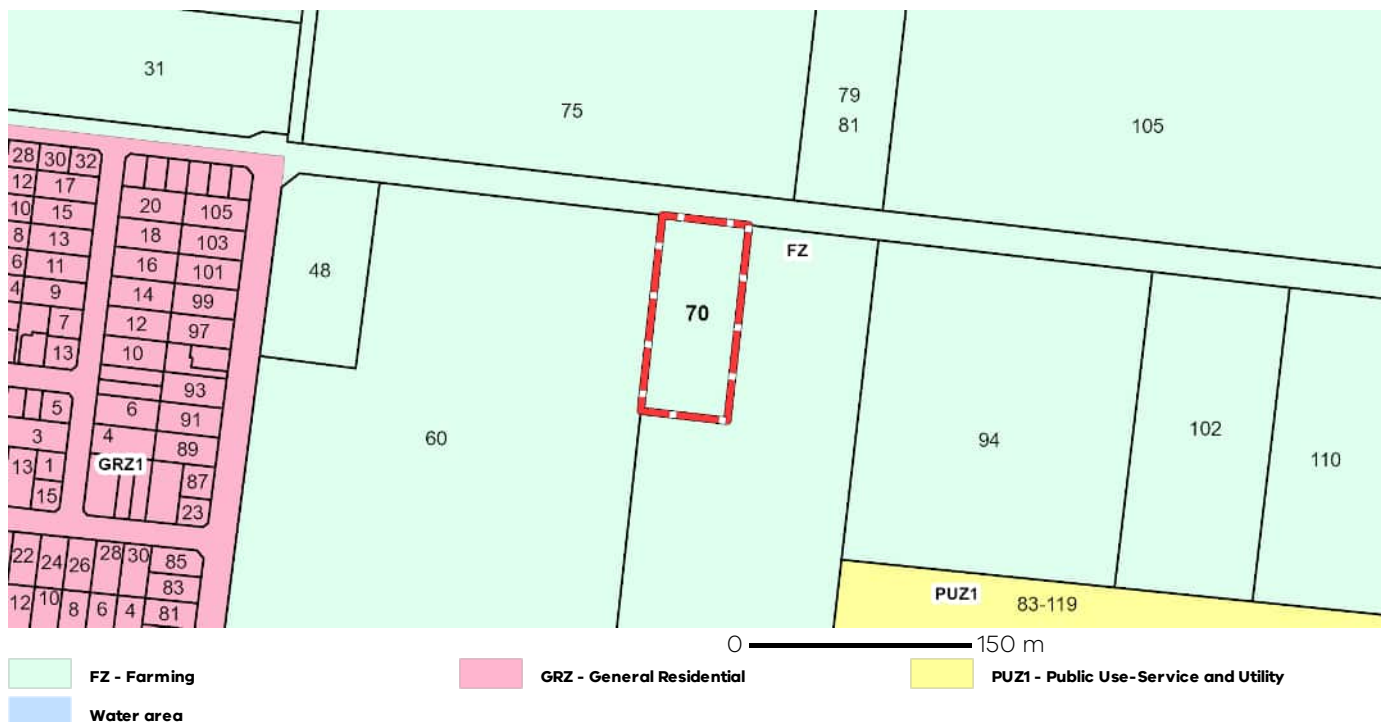
Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 4 December 2024.

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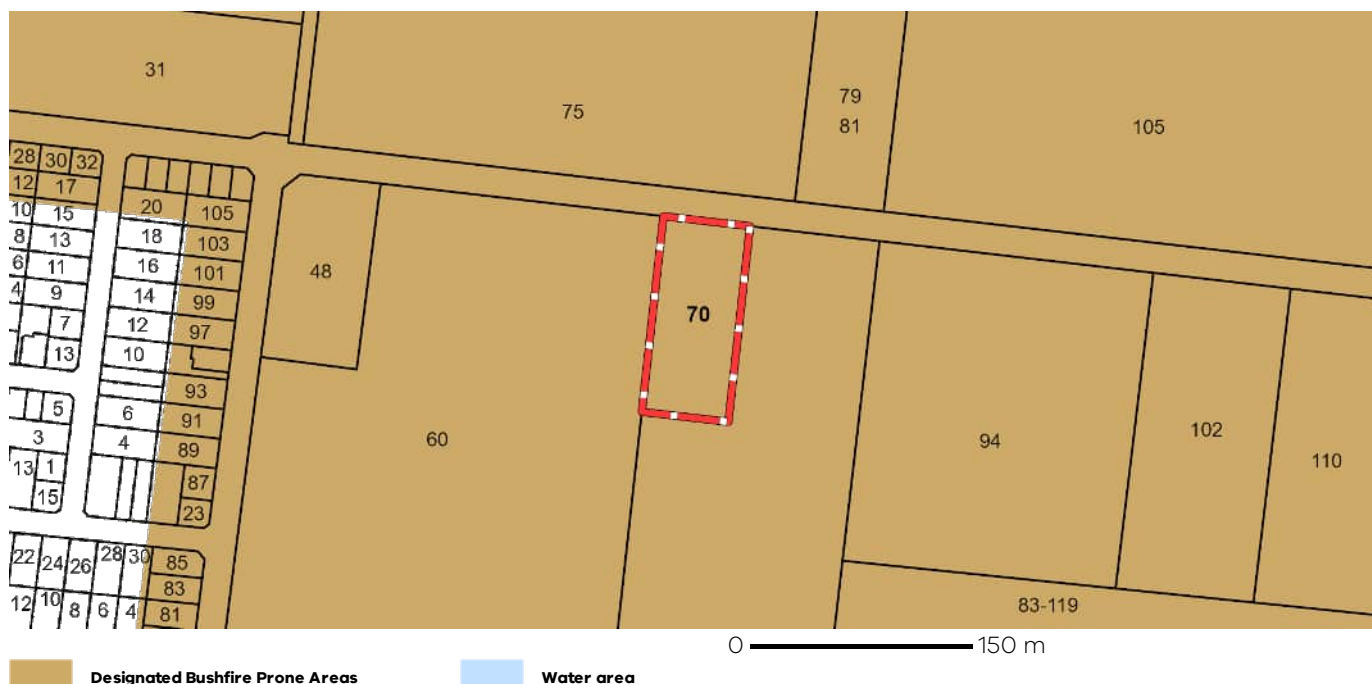
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

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From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **75 BOILING DOWN ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 2 LP116579**
Standard Parcel Identifier (SPI): **2\LP116579**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **140712**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 R5**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[FLOODWAY OVERLAY \(FO\)](#)
[HERITAGE OVERLAY \(HO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

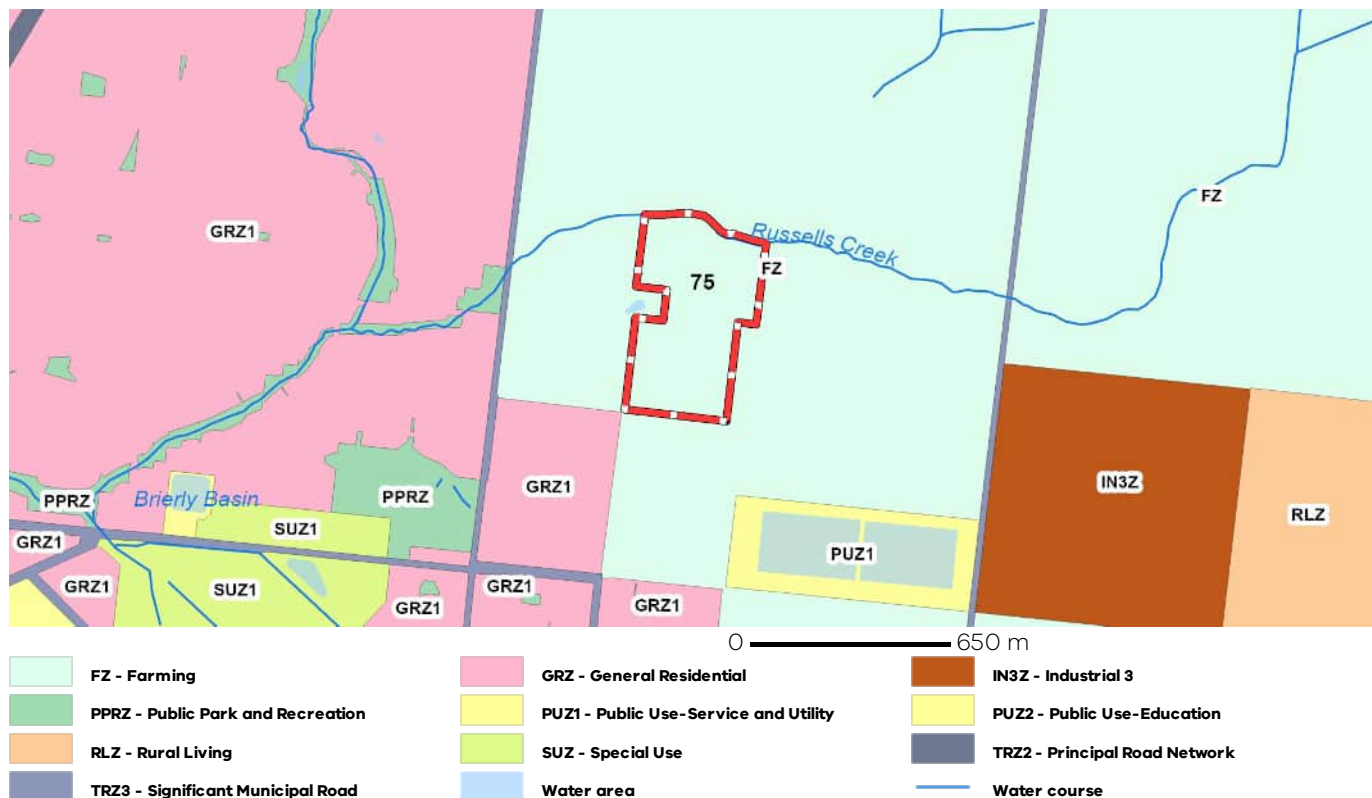
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)

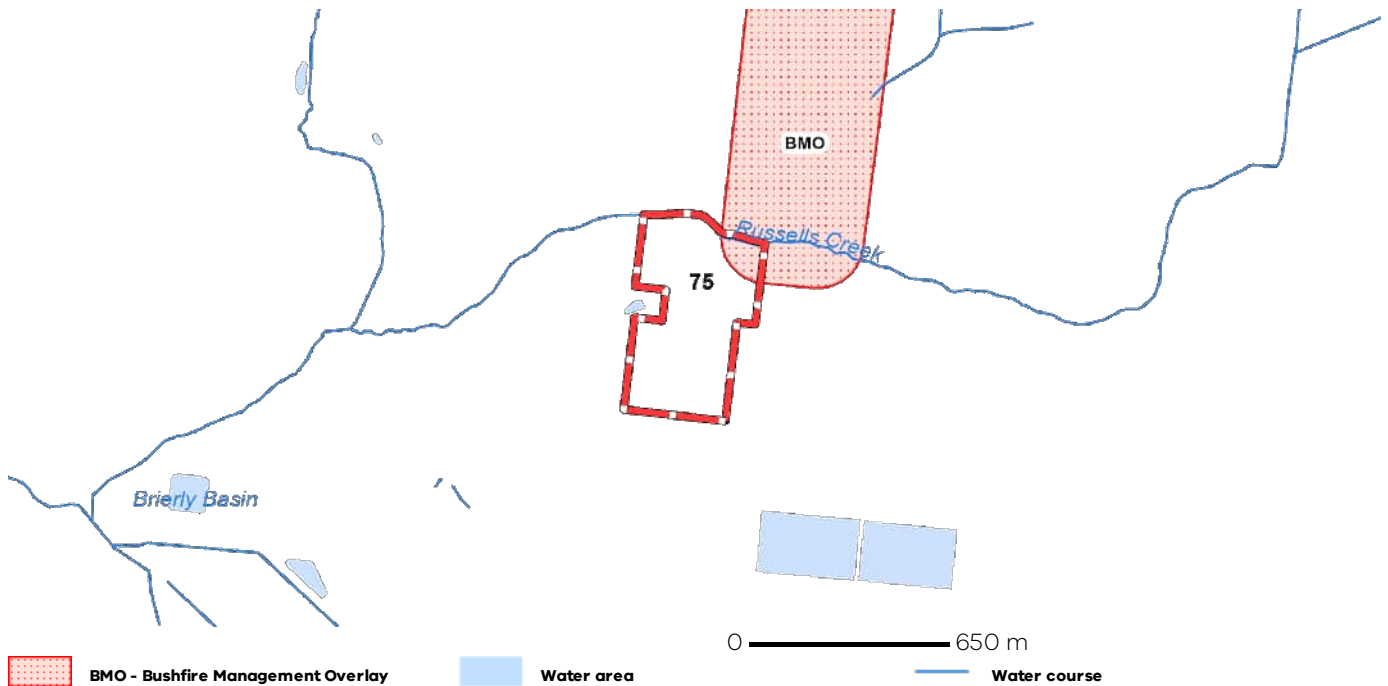
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



OTHER OVERLAYS

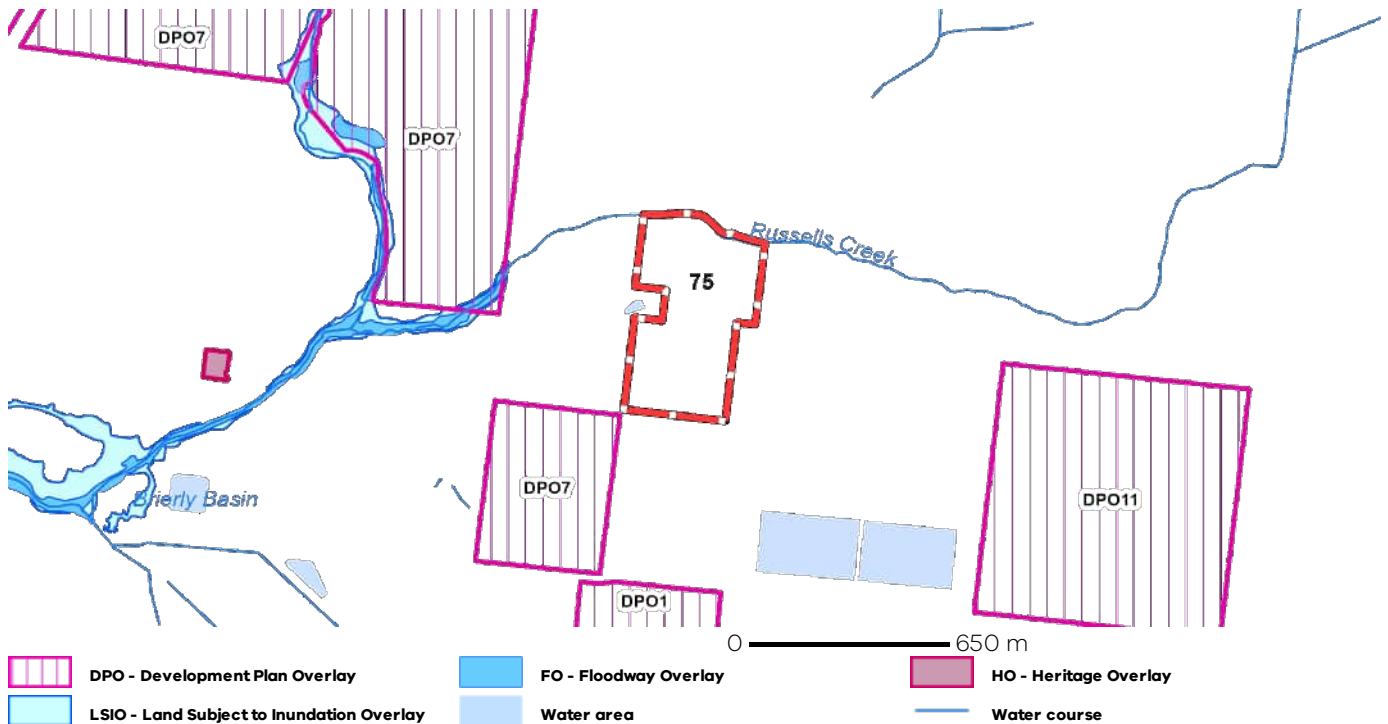
Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

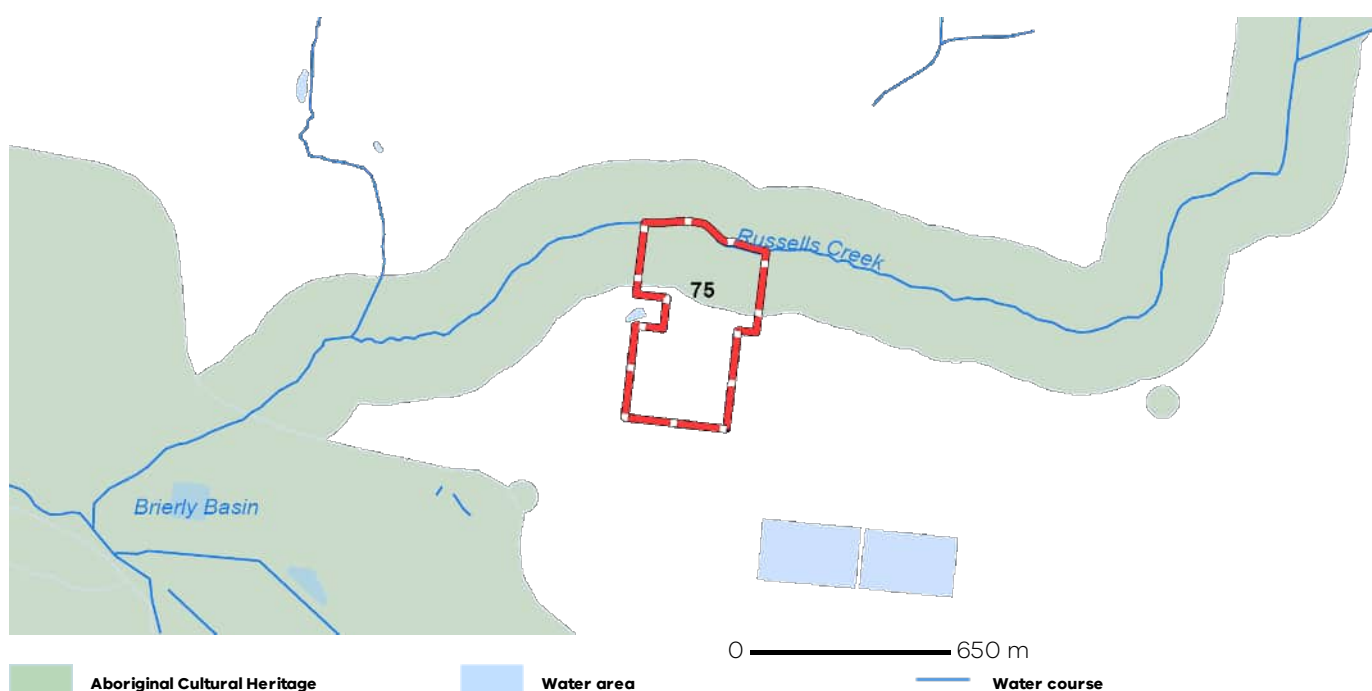
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

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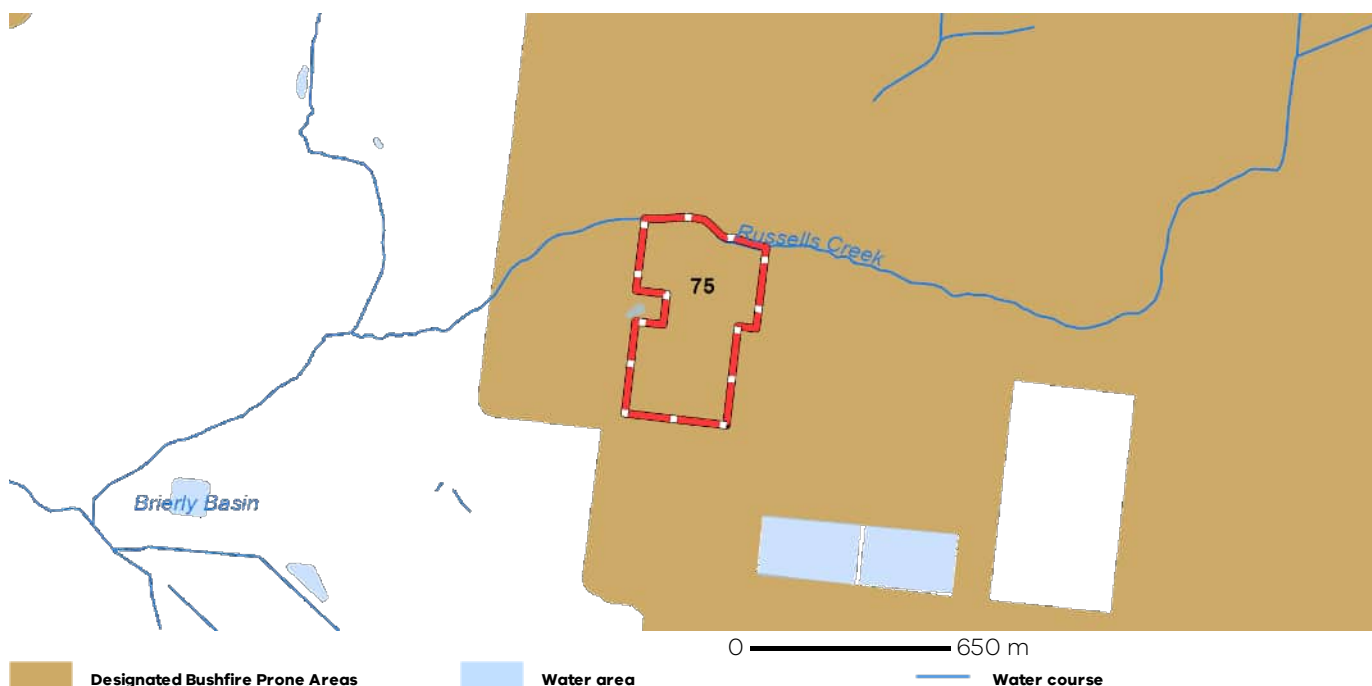
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **75 RODGERS ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 1 TP16326**

Standard Parcel Identifier (SPI): **1\TP16326**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **140743**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 90 A7**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



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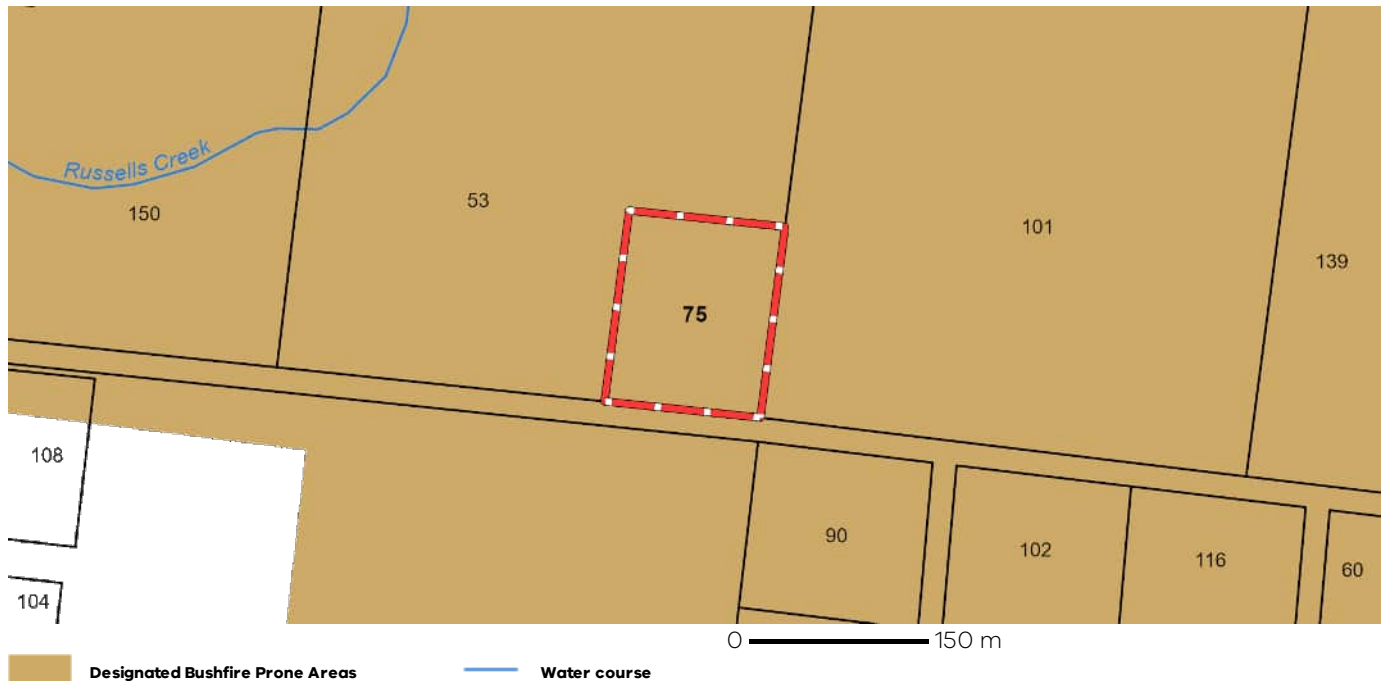
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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **76 BOILING DOWN ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 4 PS433295**
Standard Parcel Identifier (SPI): **4\PS433295**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **151915**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 R5**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

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PLANNING SUMMARY

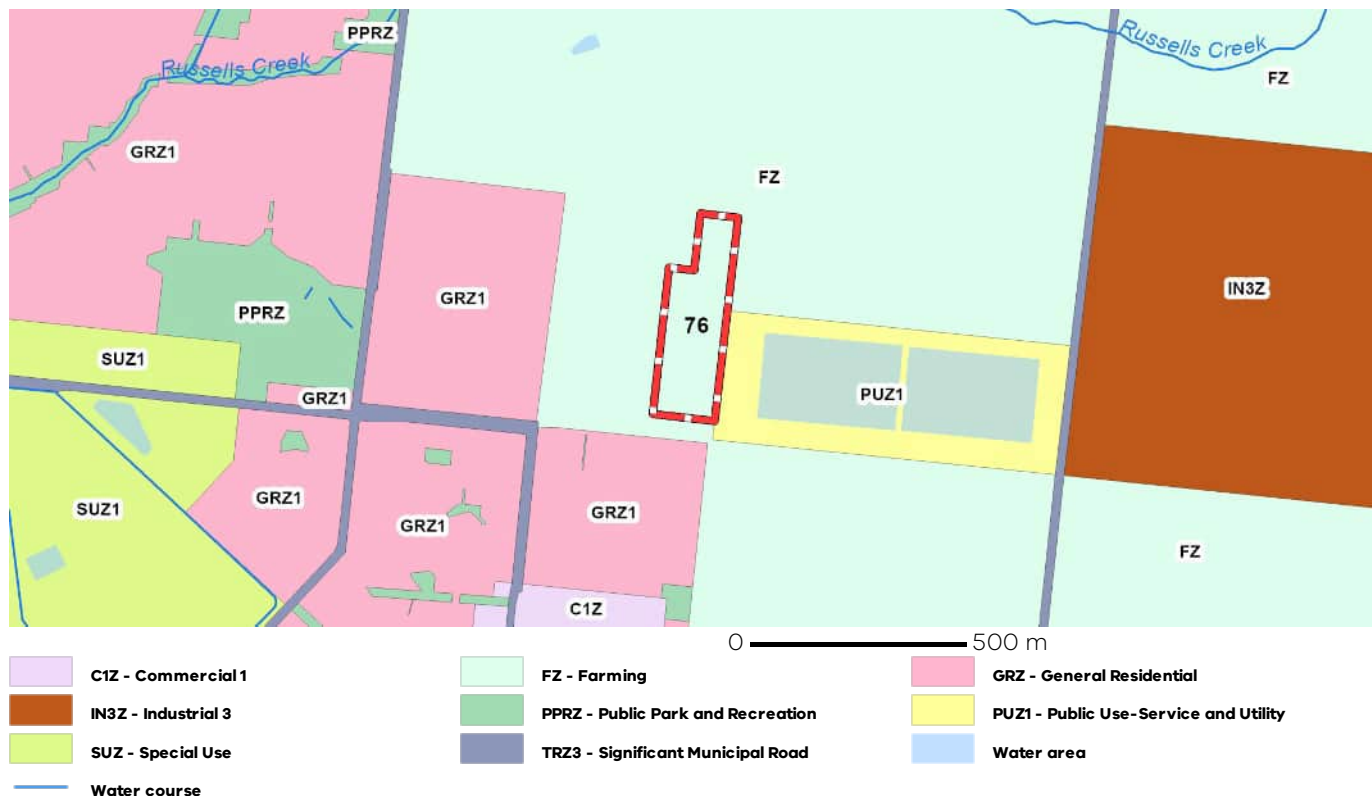
Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[FLOODWAY OVERLAY \(FO\)](#)
[HERITAGE OVERLAY \(HO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

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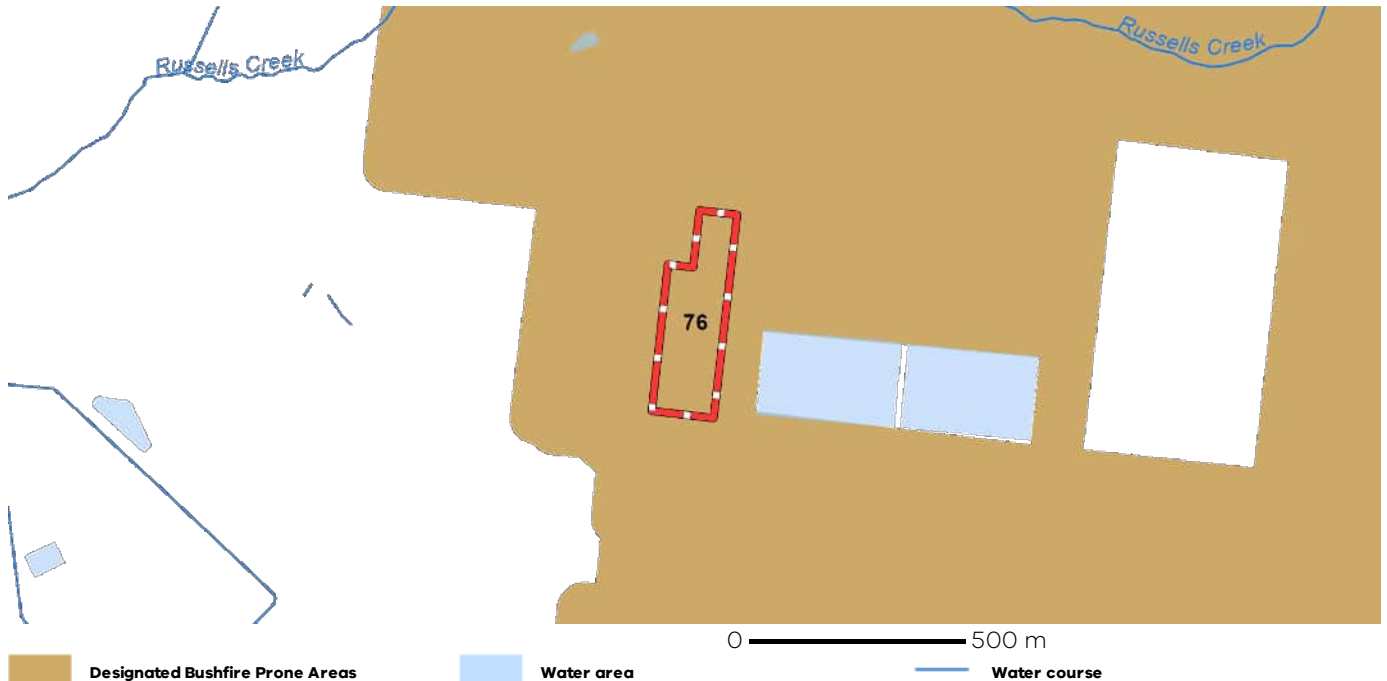
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PROPERTY DETAILS

Address:	78 BOILING DOWN ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 4 PS433295	
Standard Parcel Identifier (SPI):	4\PS433295	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140704	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 R5	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
------------------------------	--

[View location in VicPlan](#)

PLANNING SUMMARY

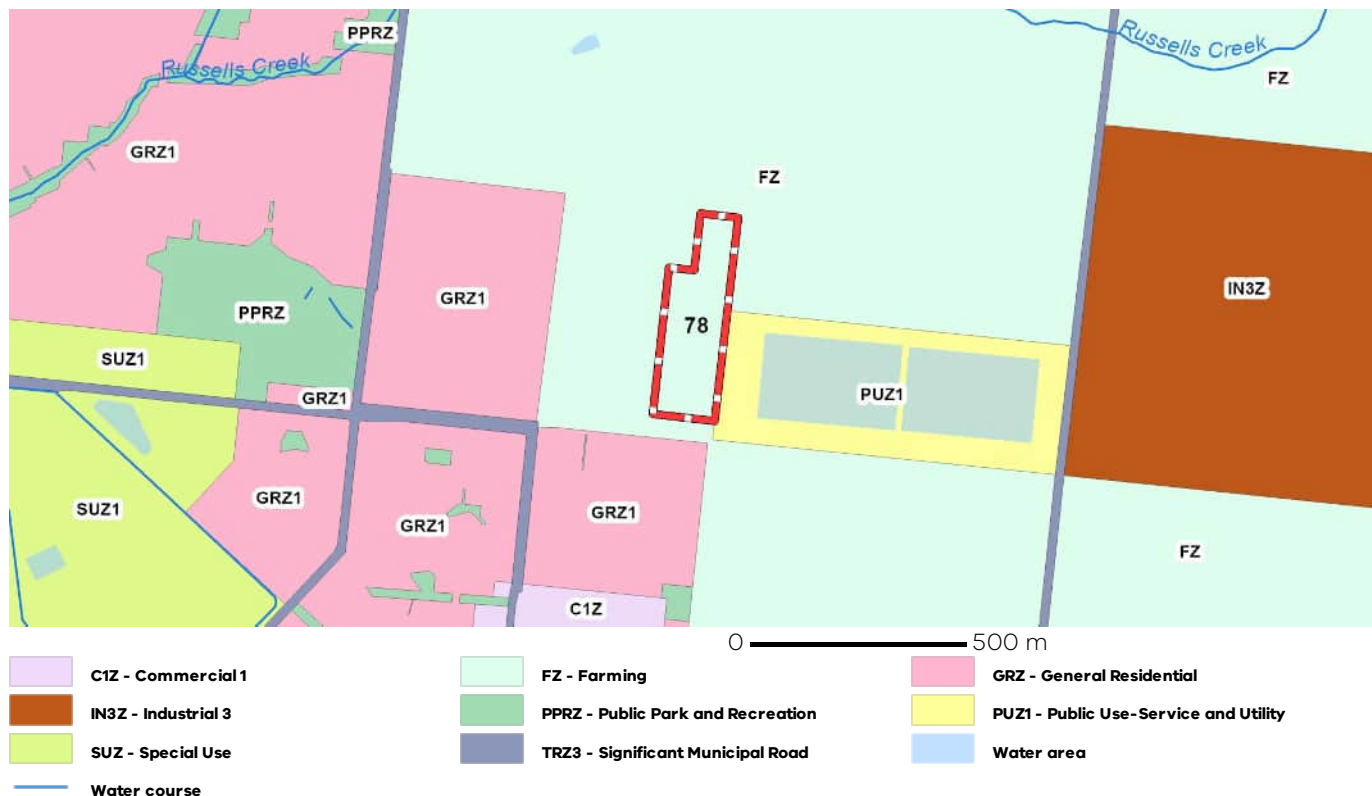
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Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DESIGN AND DEVELOPMENT OVERLAY (DDO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) HERITAGE OVERLAY (HO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



Further Planning Information

Planning scheme data last updated on 4 December 2024.

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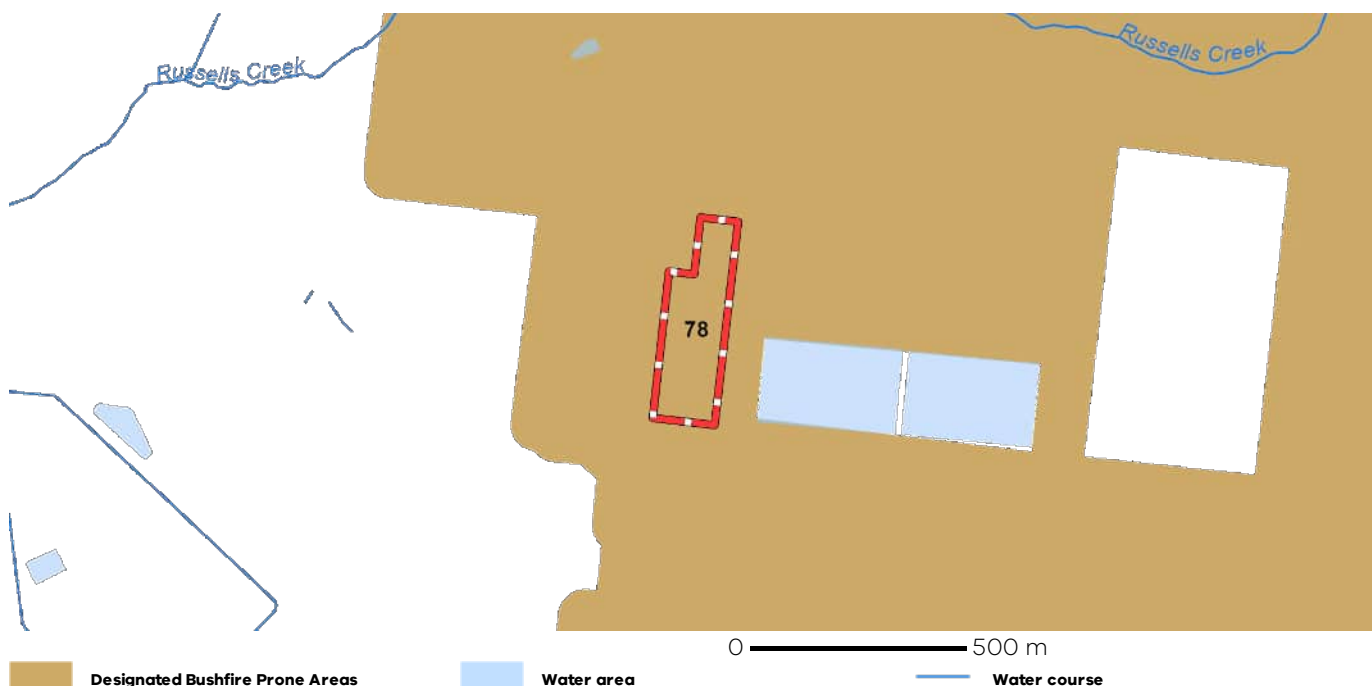
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Designated Bushfire Prone Areas

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Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



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Native Vegetation

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **79 BOILING DOWN ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 1 LP116579**
Standard Parcel Identifier (SPI): **1\LP116579**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **140711**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 R5**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

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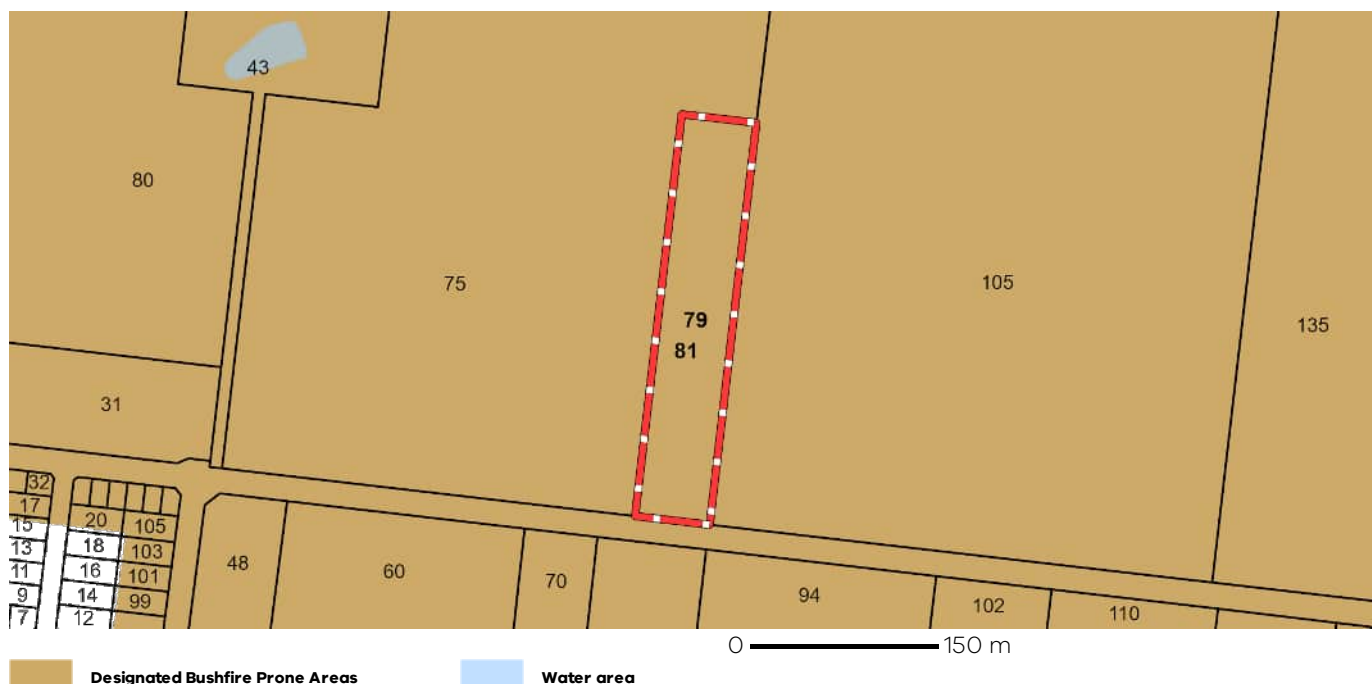
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PROPERTY DETAILS

Address:	80 ABERLINE ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 PS724360	
Standard Parcel Identifier (SPI):	1\PS724360	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	151129	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 Q5	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
------------------------------	-------------------------------------

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) HERITAGE OVERLAY (HO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

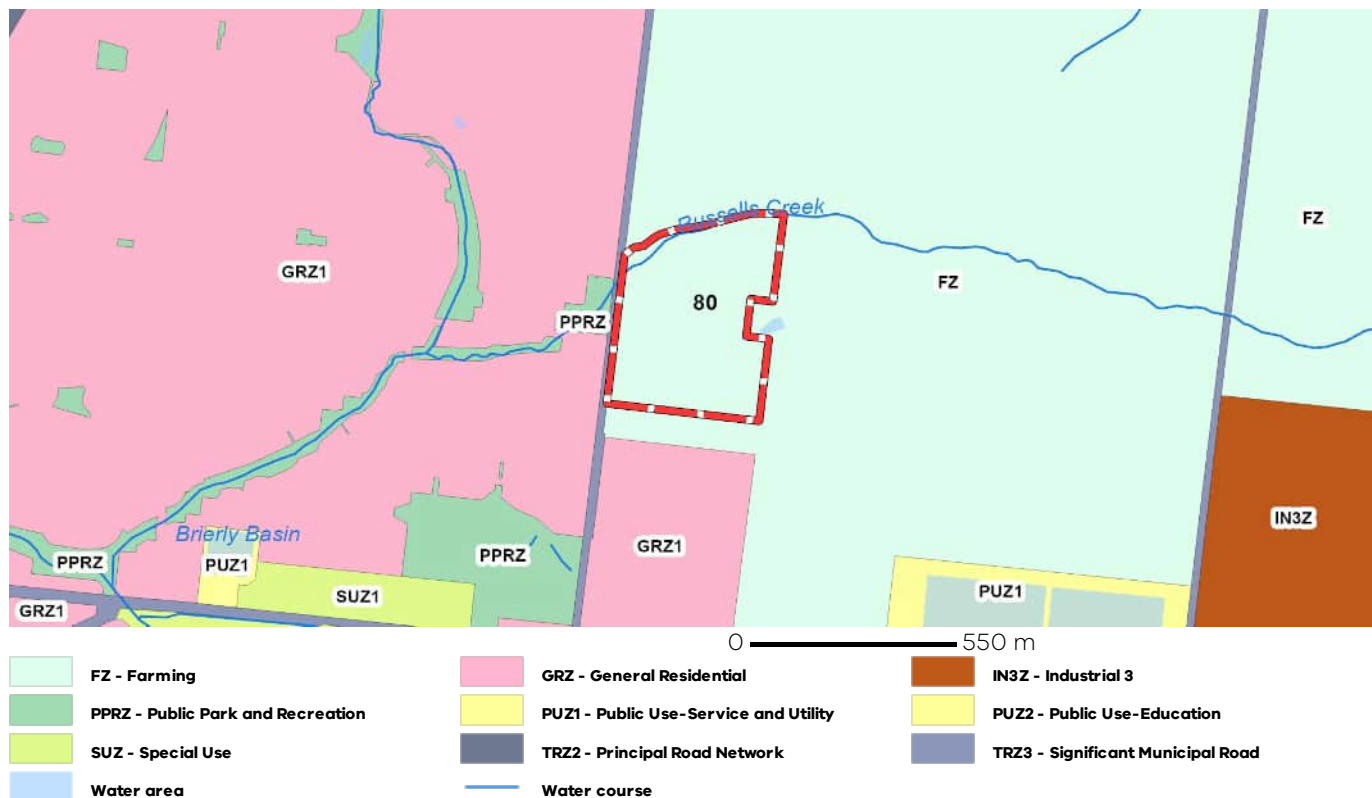
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

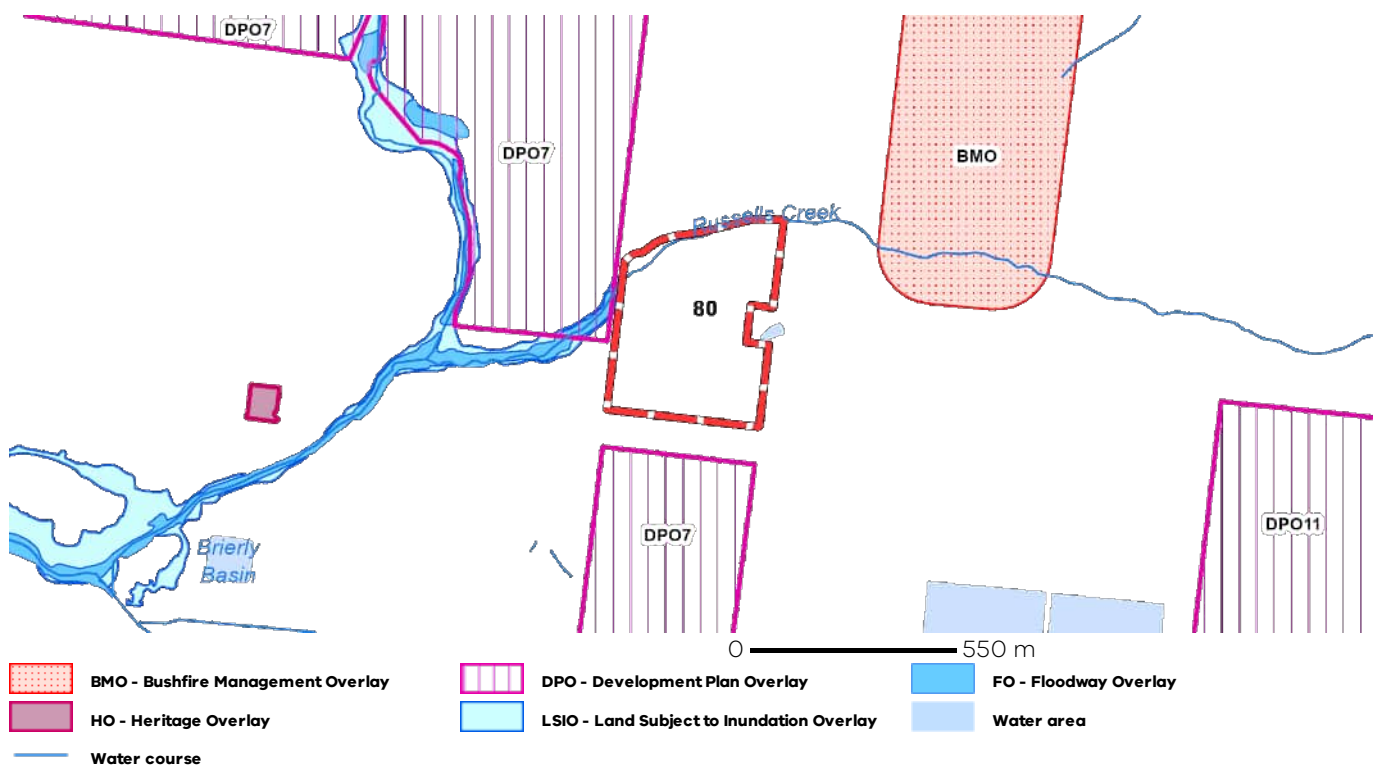
[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

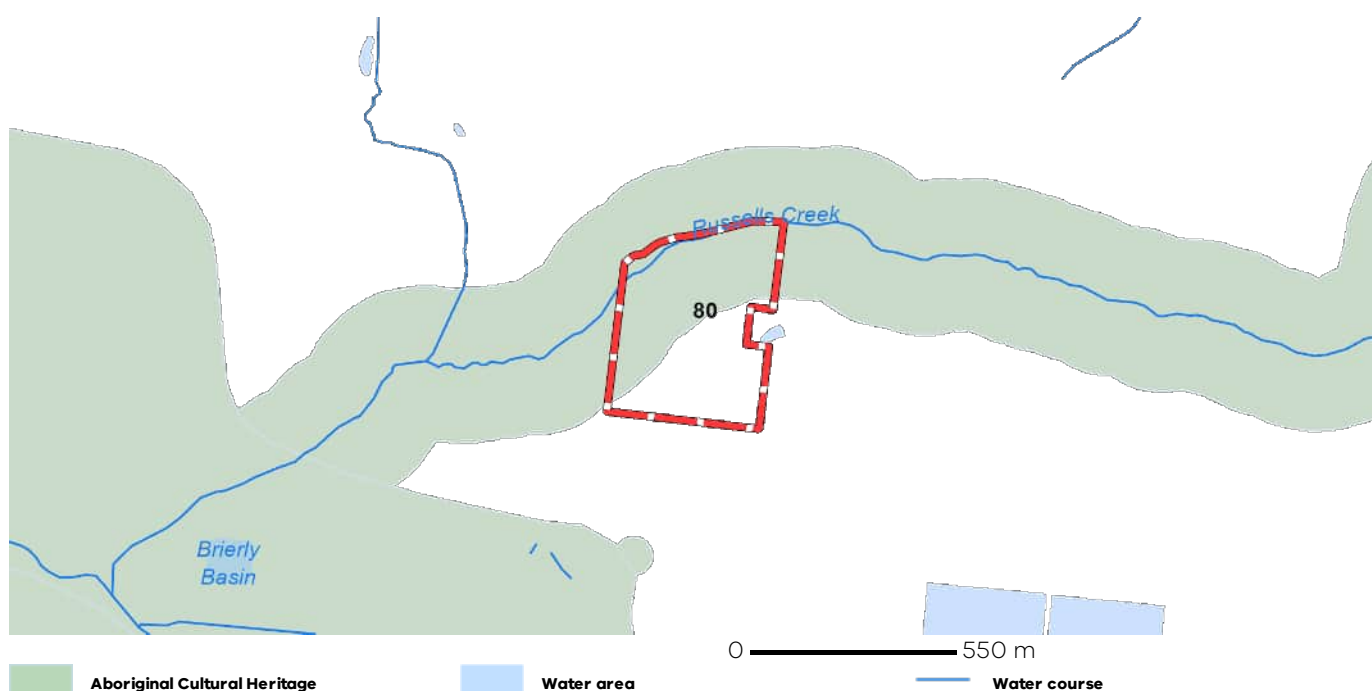
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

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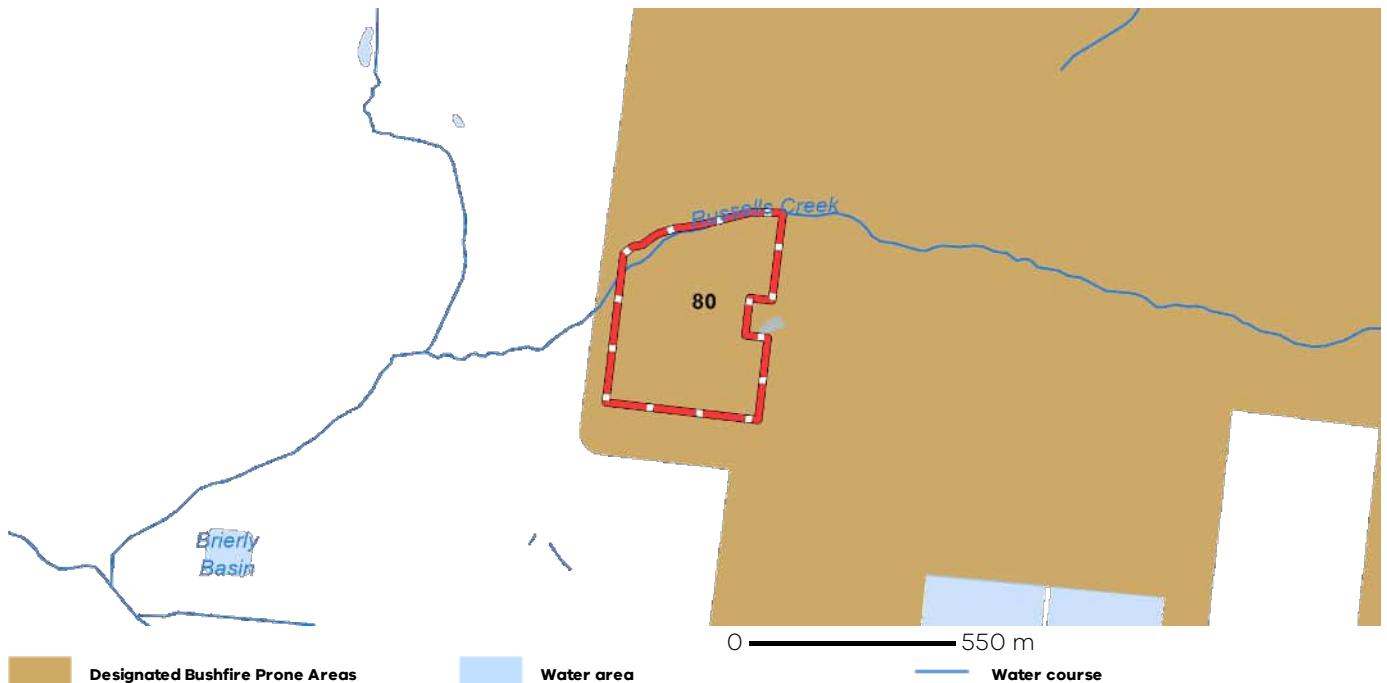
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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **81 HORNE ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 1 TP883382**
Standard Parcel Identifier (SPI): **1\TP883382**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **140768**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 T6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)

Planning Overlay [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)



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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)



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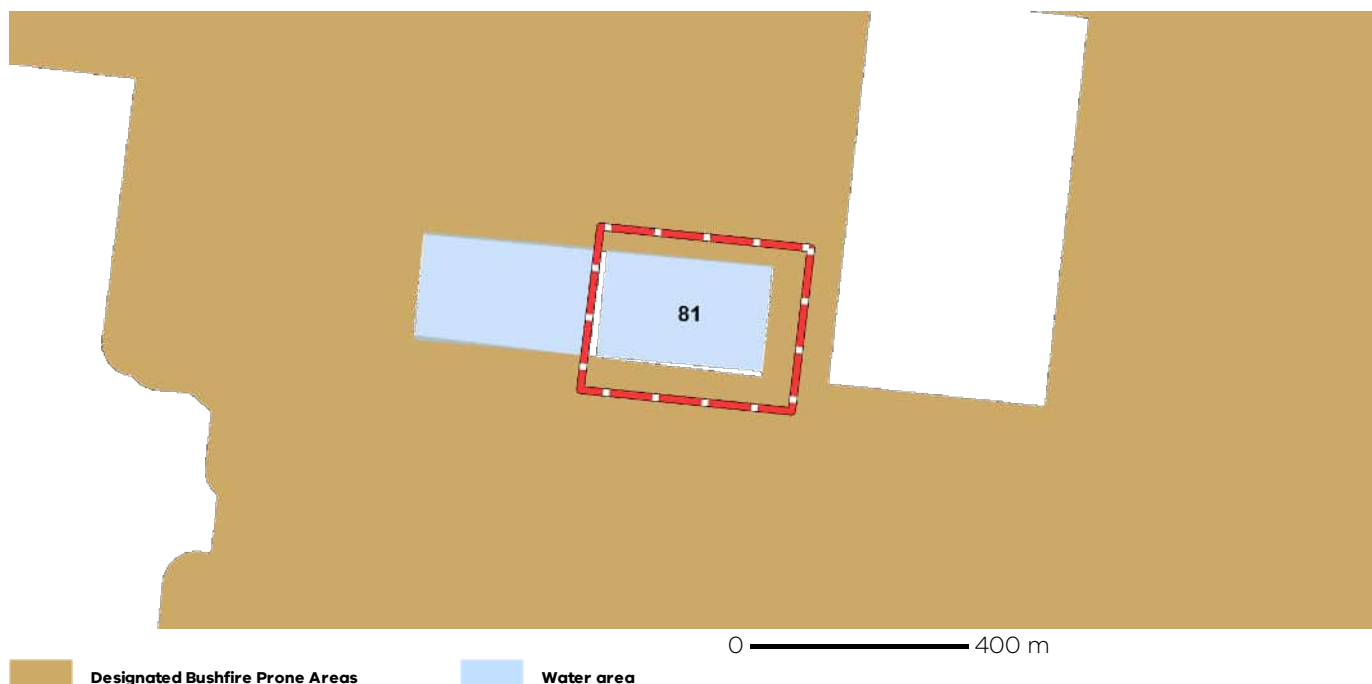
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **83-119 DALES ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 1 TP16129**

Standard Parcel Identifier (SPI): **1\TP16129**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **140767**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 S7**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

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Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

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PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

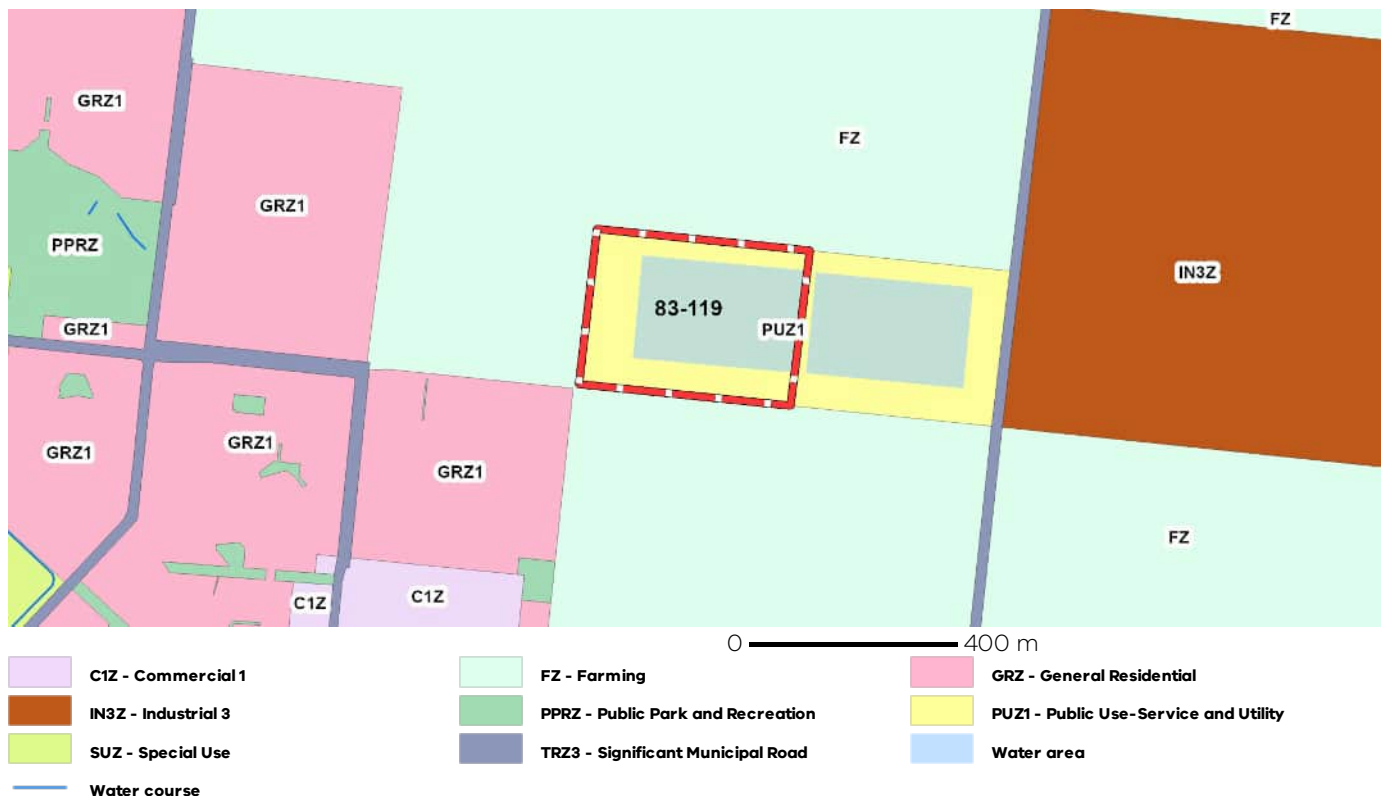
Planning Zone [PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)

Planning Overlay [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)



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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

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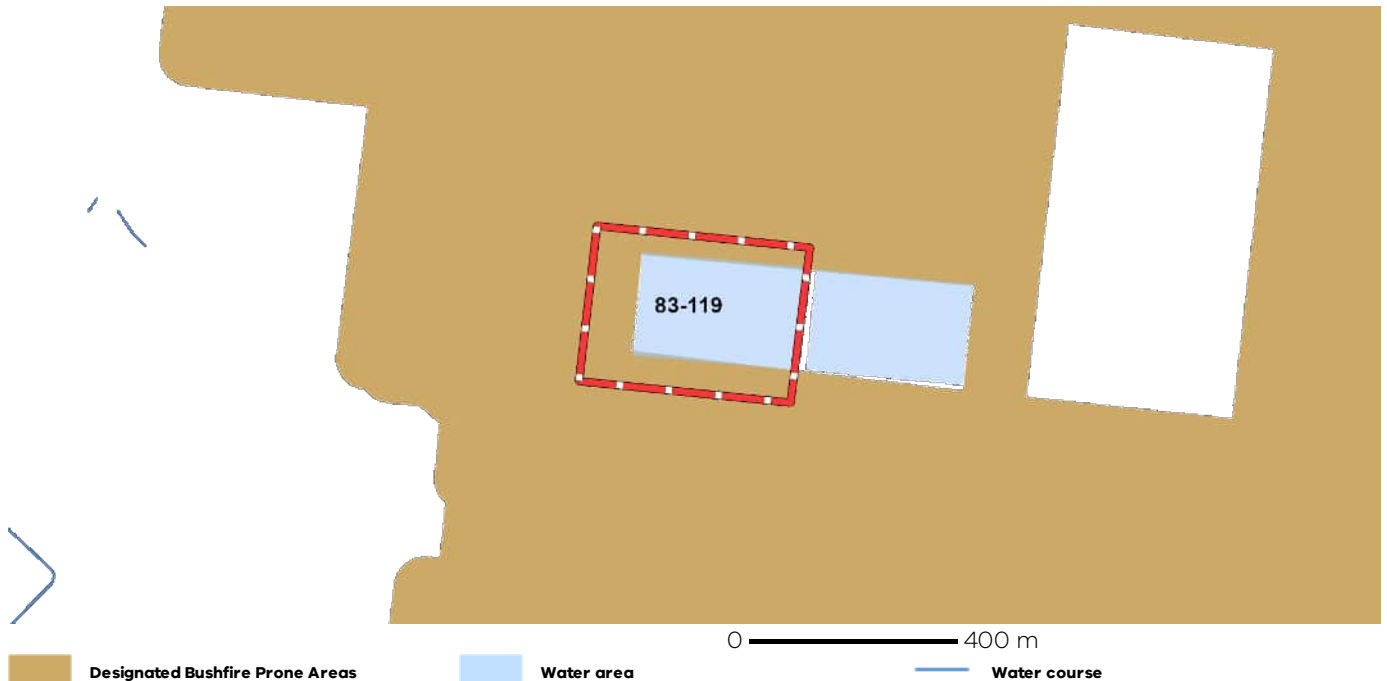
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **94 BOILING DOWN ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 1 PS842678**
Standard Parcel Identifier (SPI): **1\PS842678**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **152183**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 S6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

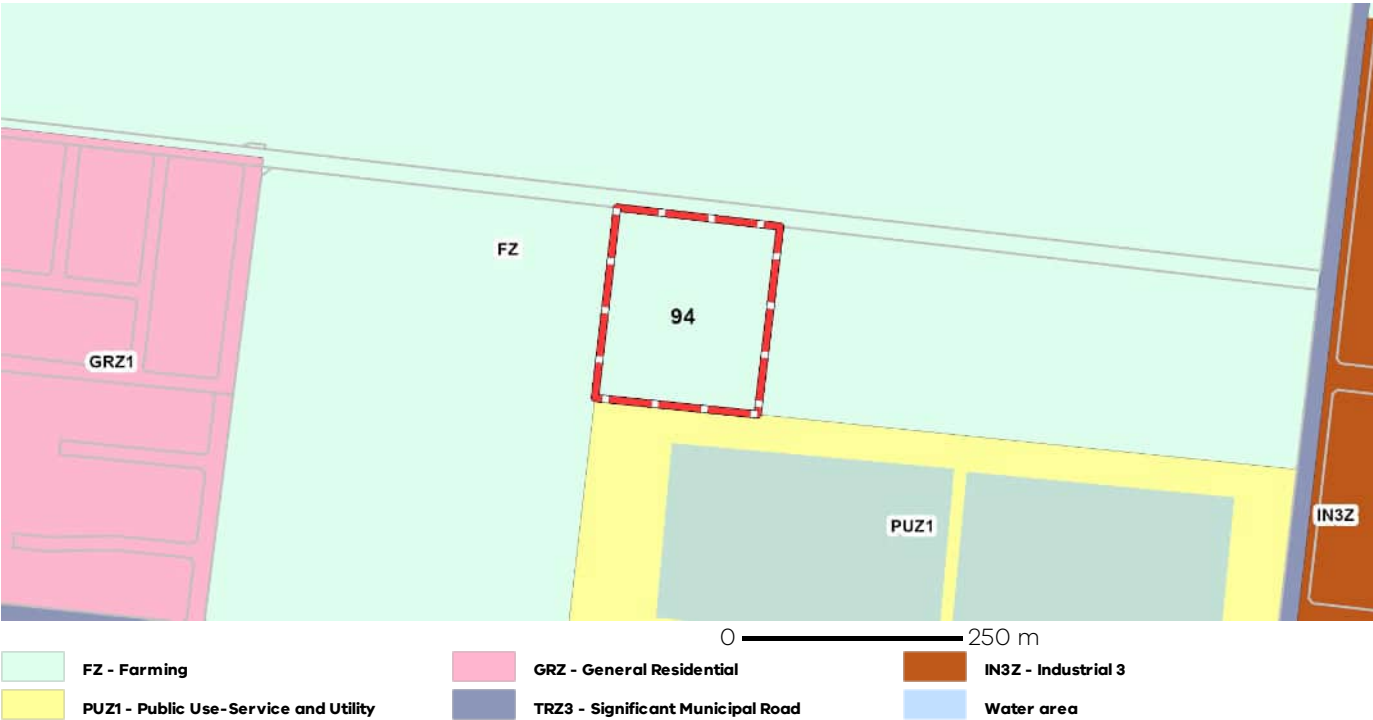
PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 4 December 2024.

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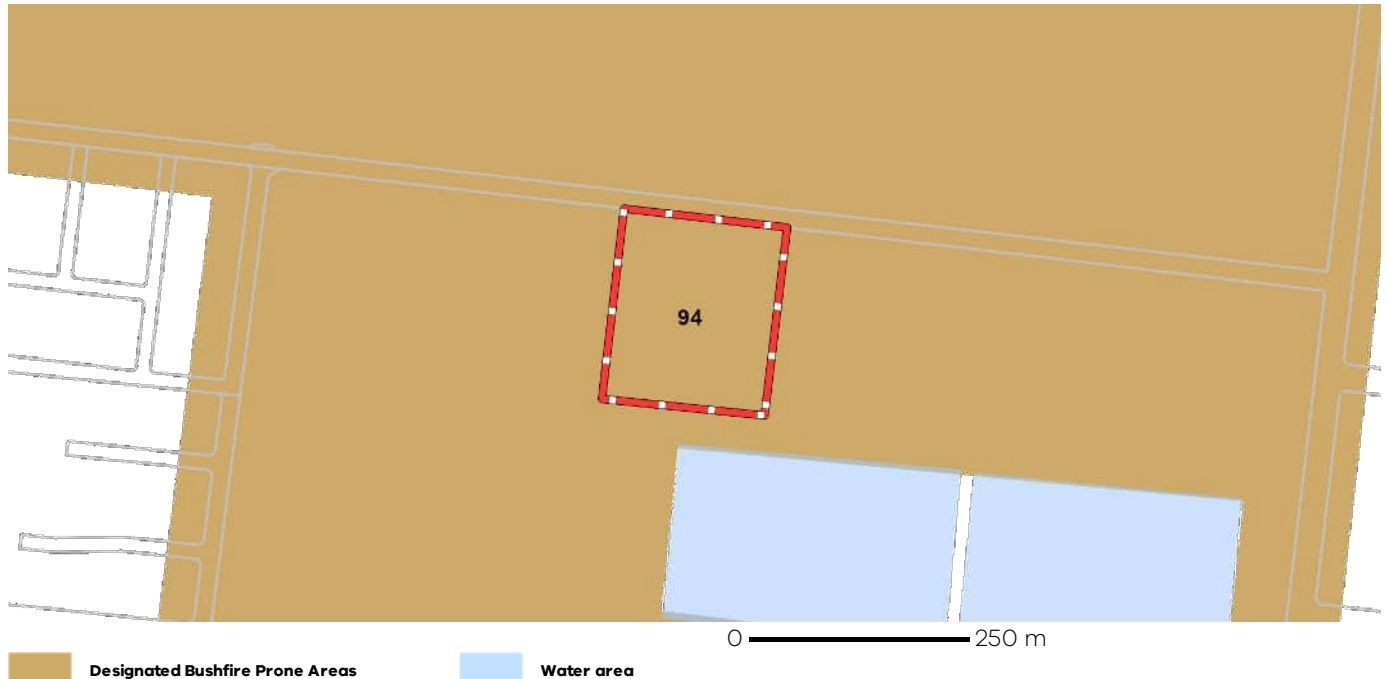
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Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **102 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 2 PS842678**

Standard Parcel Identifier (SPI): **2\PS842678**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **152184**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 S6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



FZ - Farming **GRZ - General Residential** **IN3Z - Industrial 3**

PUZ1 - Public Use-Service and Utility **TRZ3 - Significant Municipal Road** **Water area**

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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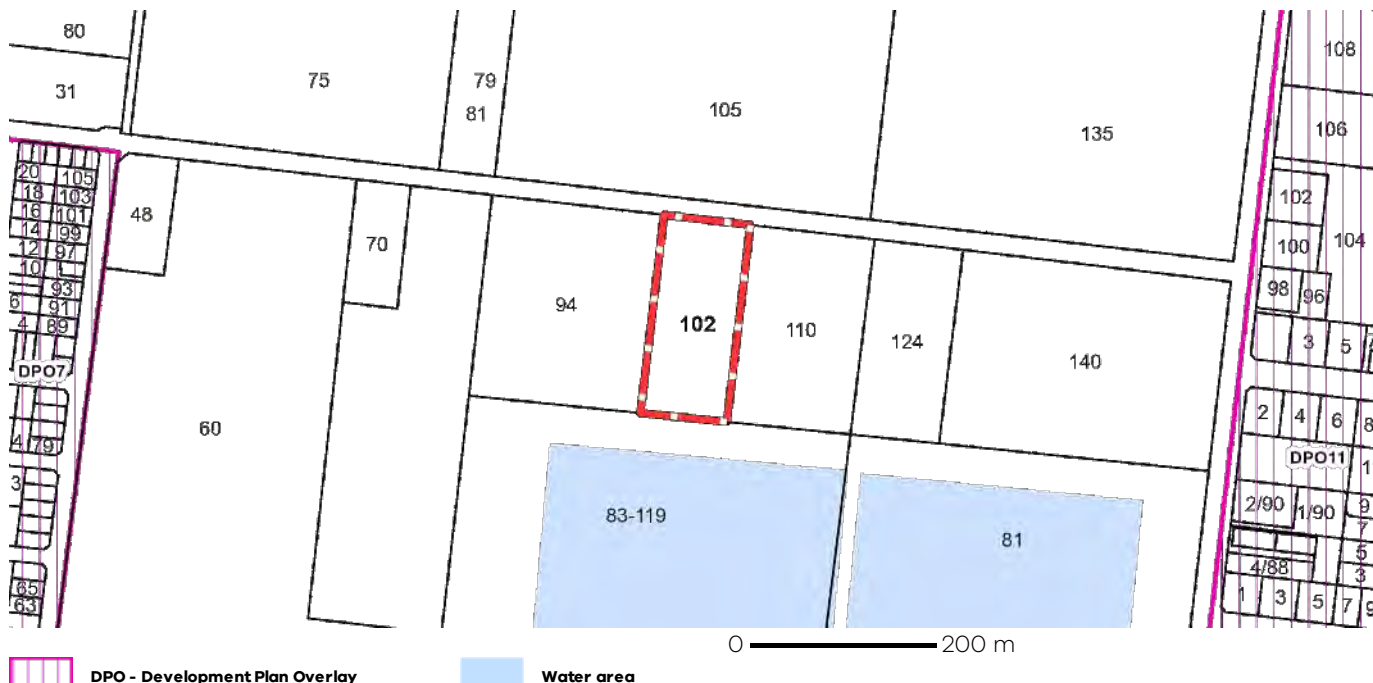
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

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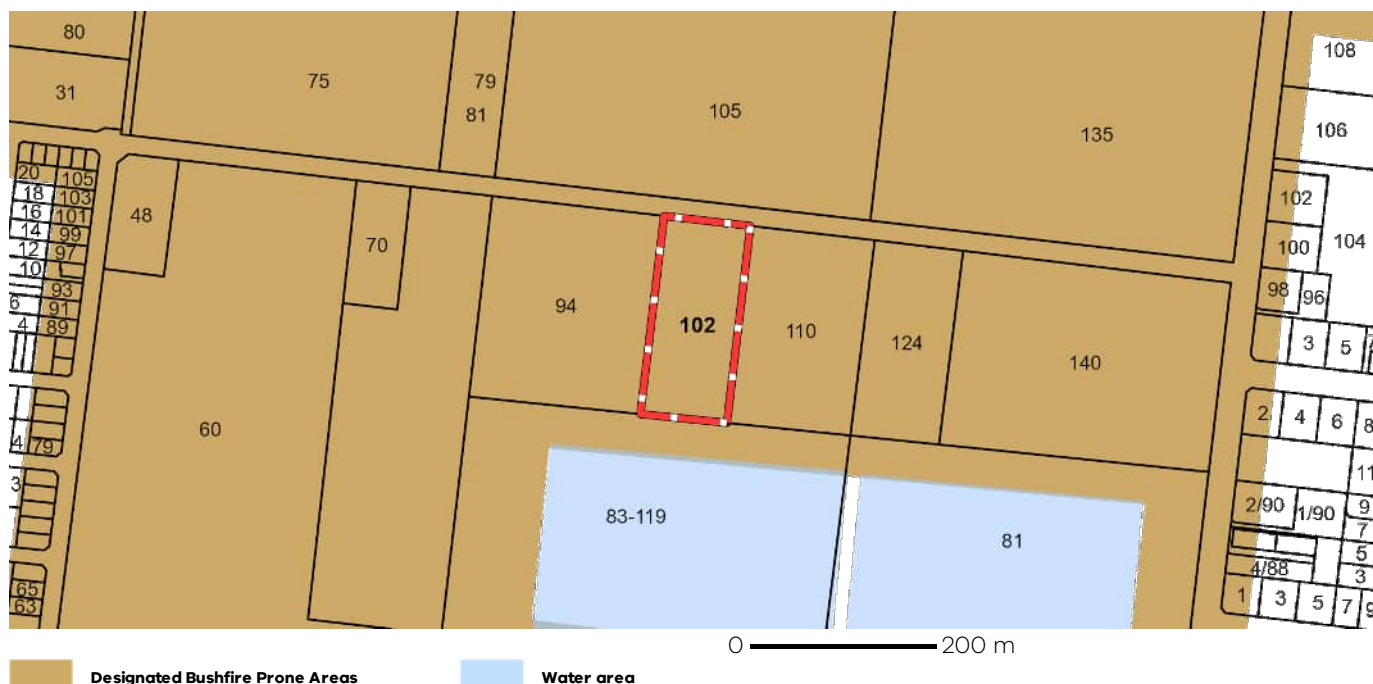
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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 December 2024 12:07 PM

PROPERTY DETAILS

Address: **105 BOILING DOWN ROAD WARRNAMBOOL 3280**
Crown Description: **Allot. 6 Sec. E PARISH OF WANGOOM**
Standard Parcel Identifier (SPI): **6~E\PP3729**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **140710**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 S6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[FLOODWAY OVERLAY \(FO\)](#)
[HERITAGE OVERLAY \(HO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

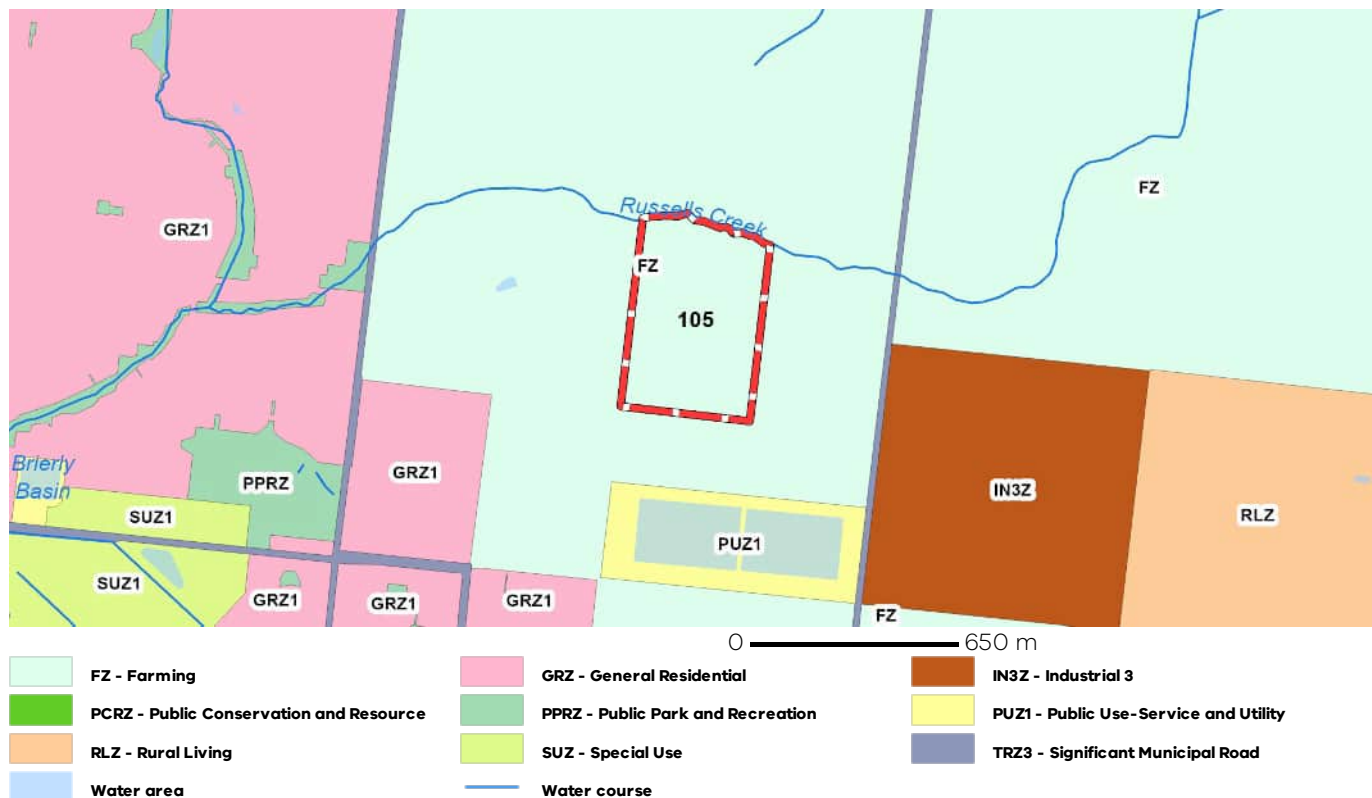
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)

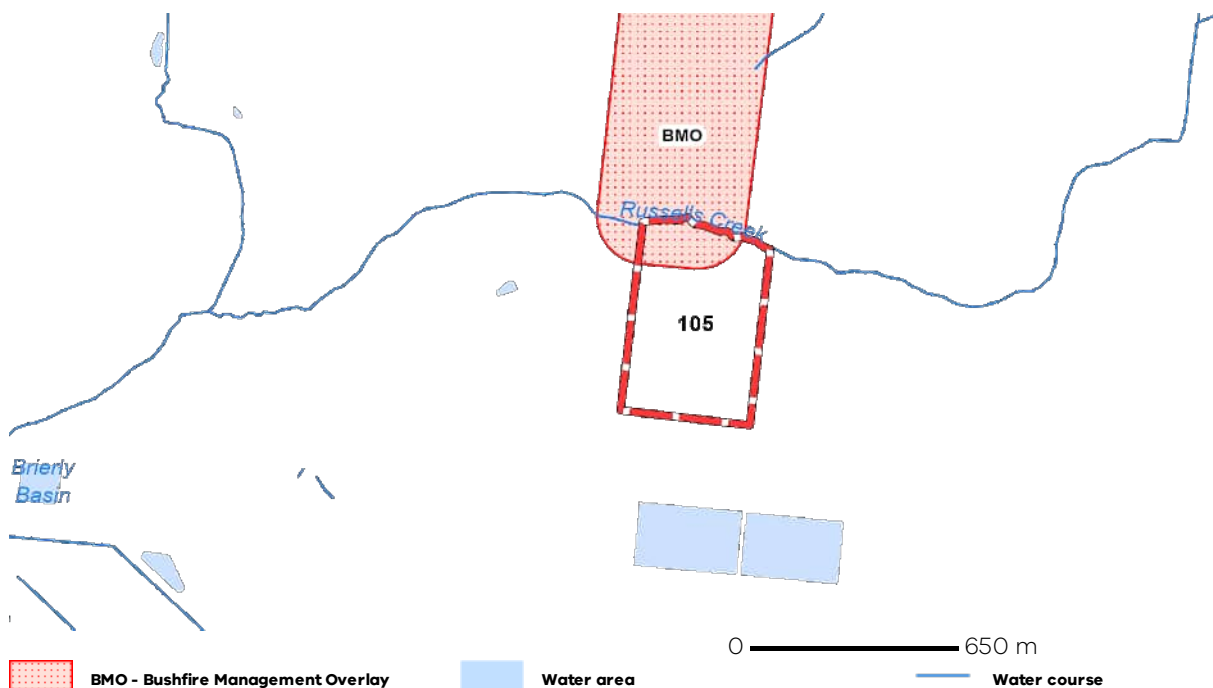
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

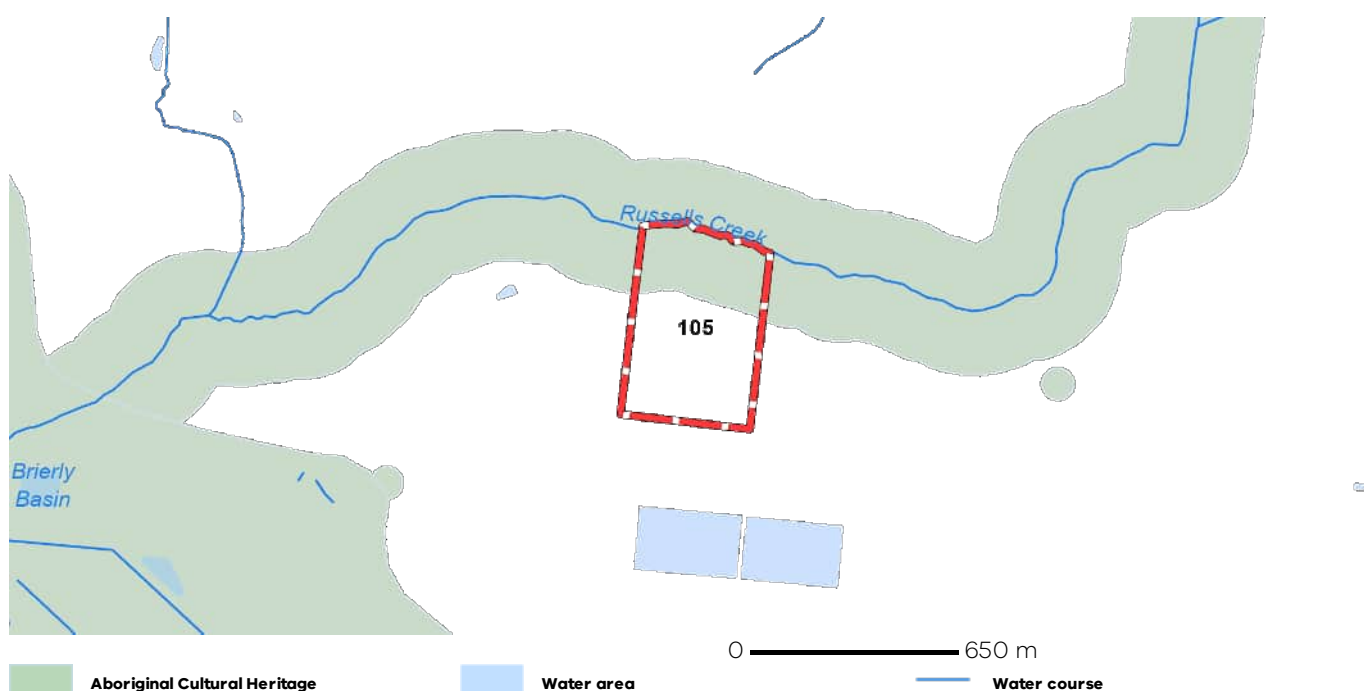
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

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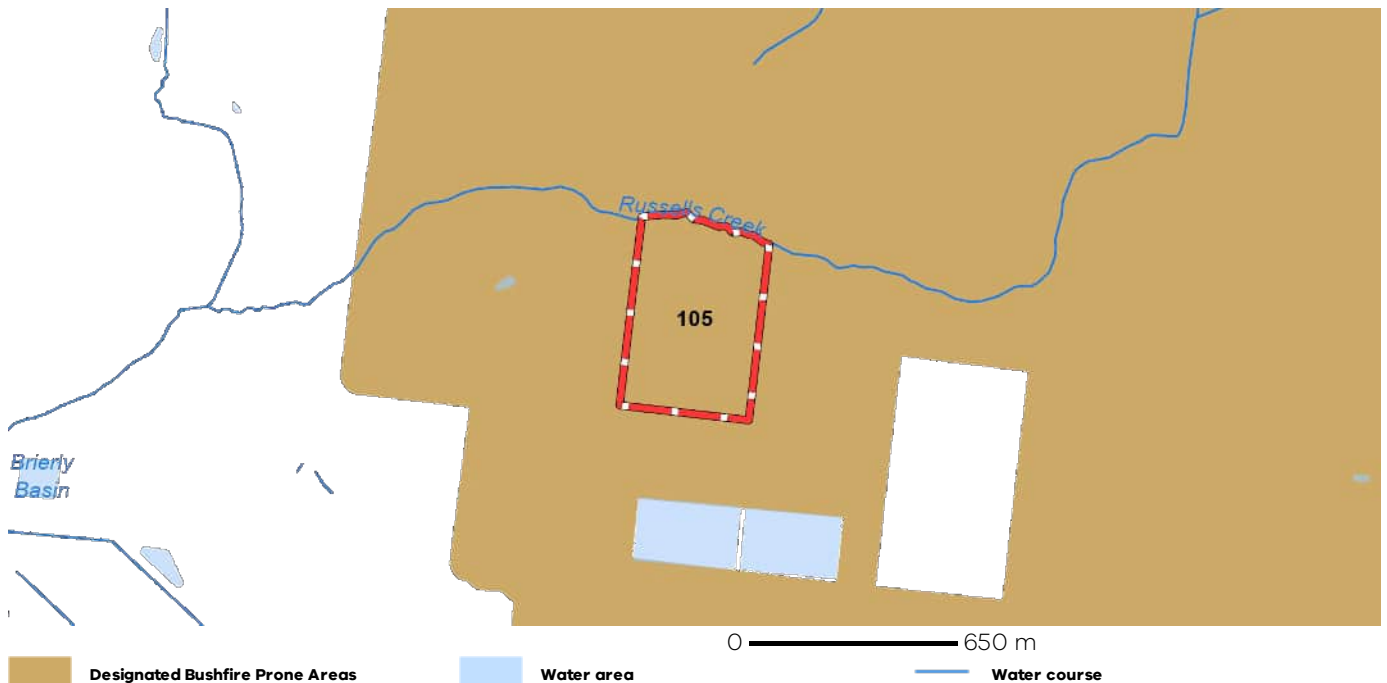
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **110 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 2 TP21740**

Standard Parcel Identifier (SPI): **2\TP21740**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **140707**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 S6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

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Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

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Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

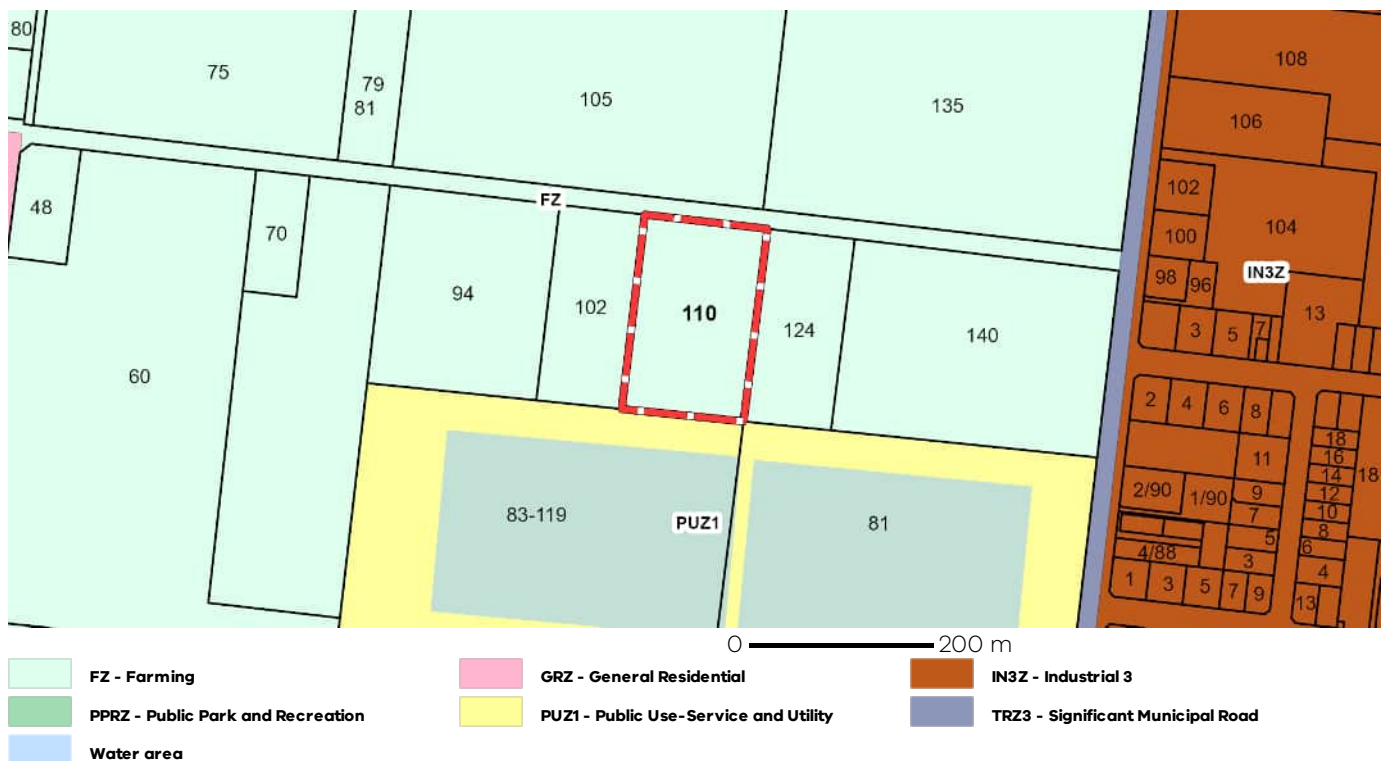
Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



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Further Planning Information

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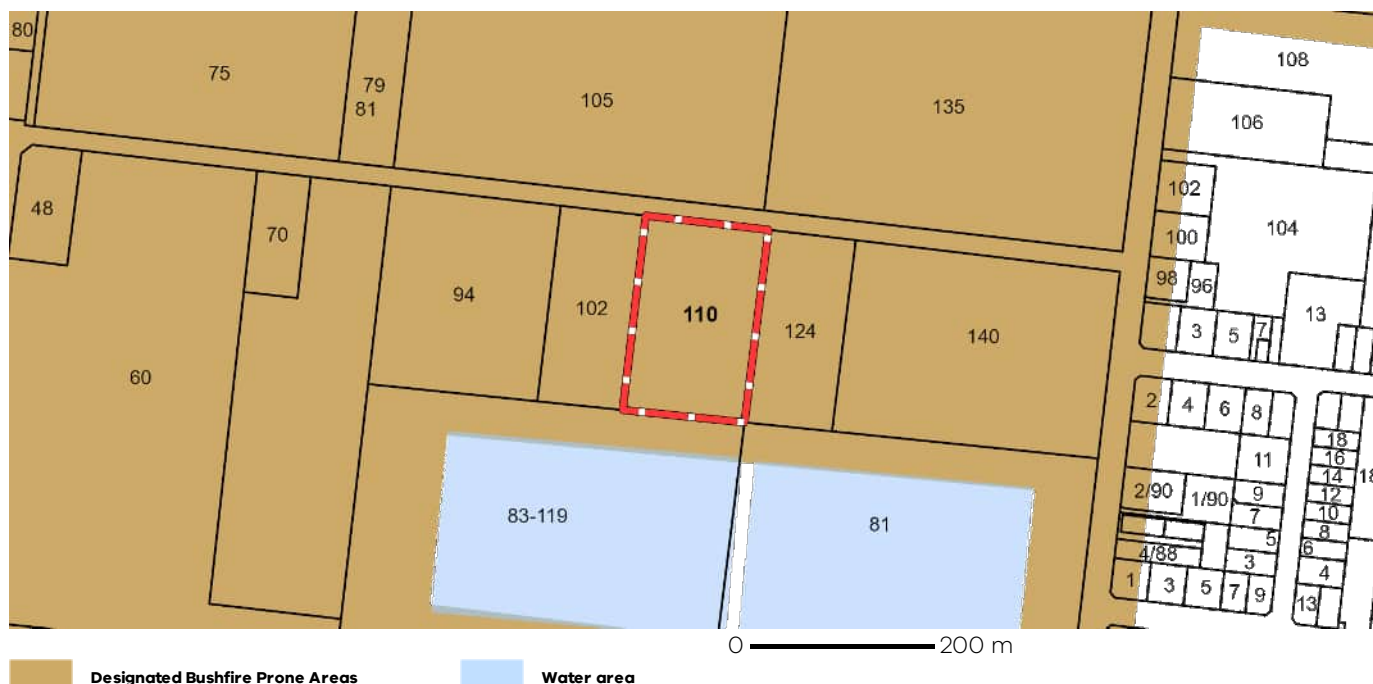
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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **124 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 1 PS431510**

Standard Parcel Identifier (SPI): **1\PS431510**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **140706**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 S6**

www.warrnambool.vic.gov.au

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PLANNING SUMMARY

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[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



	FZ - Farming		GRZ - General Residential		IN3Z - Industrial 3
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Planning Overlay

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OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



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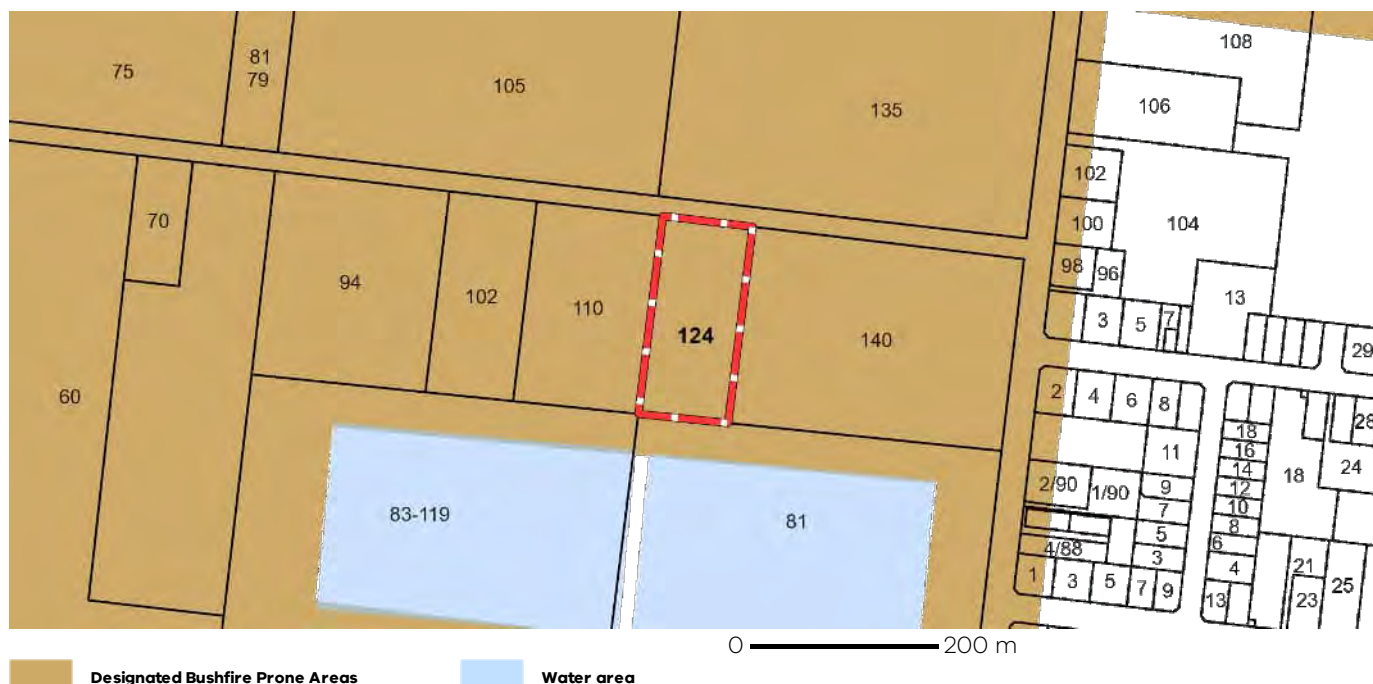
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Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

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PROPERTY DETAILS

Address: **135 BOILING DOWN ROAD WARRNAMBOOL 3280**

Crown Description: **Allot. 5 Sec. E PARISH OF WANGOOM**

Standard Parcel Identifier (SPI): **5-E\PP3729**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **140709**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 S6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[FLOODWAY OVERLAY \(FO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

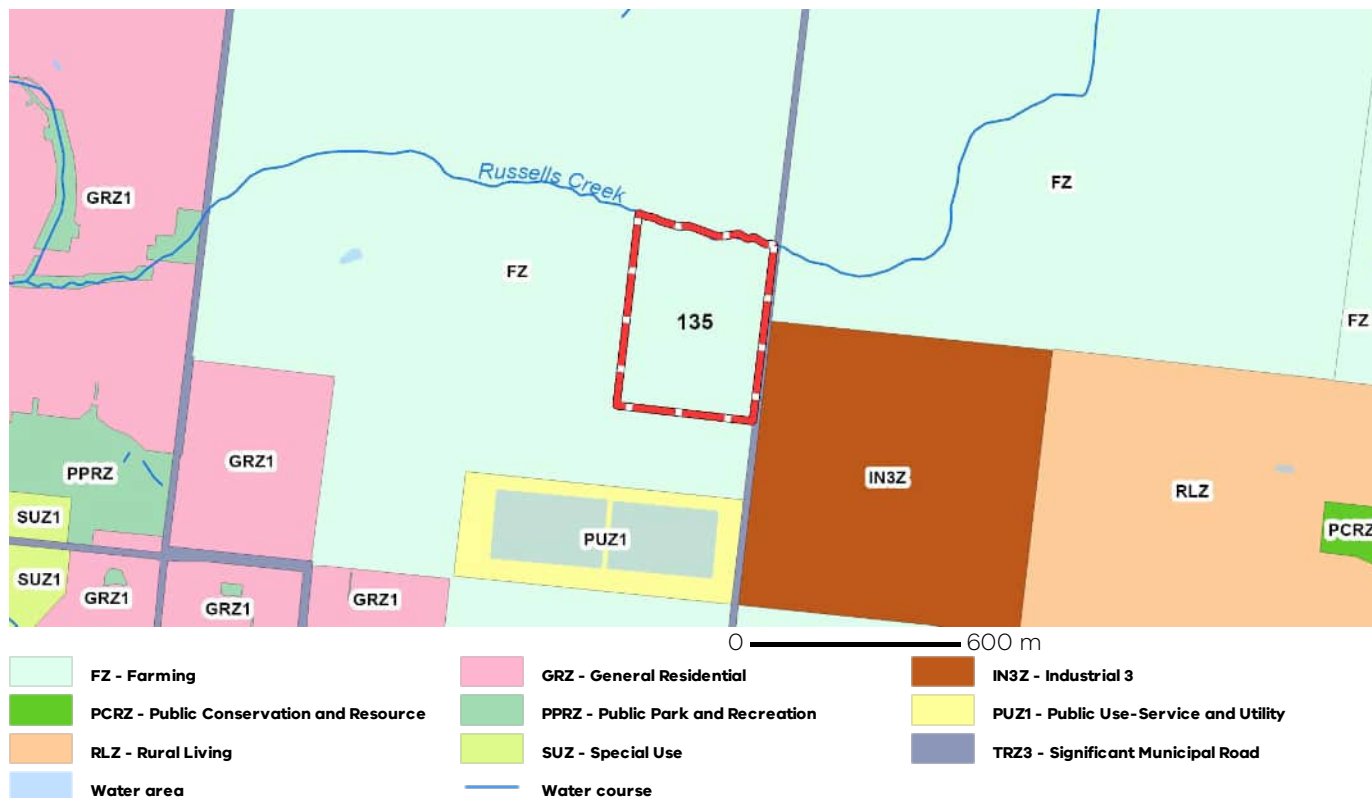
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

FARMING ZONE (FZ)

SCHEDULE TO THE FARMING ZONE (FZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

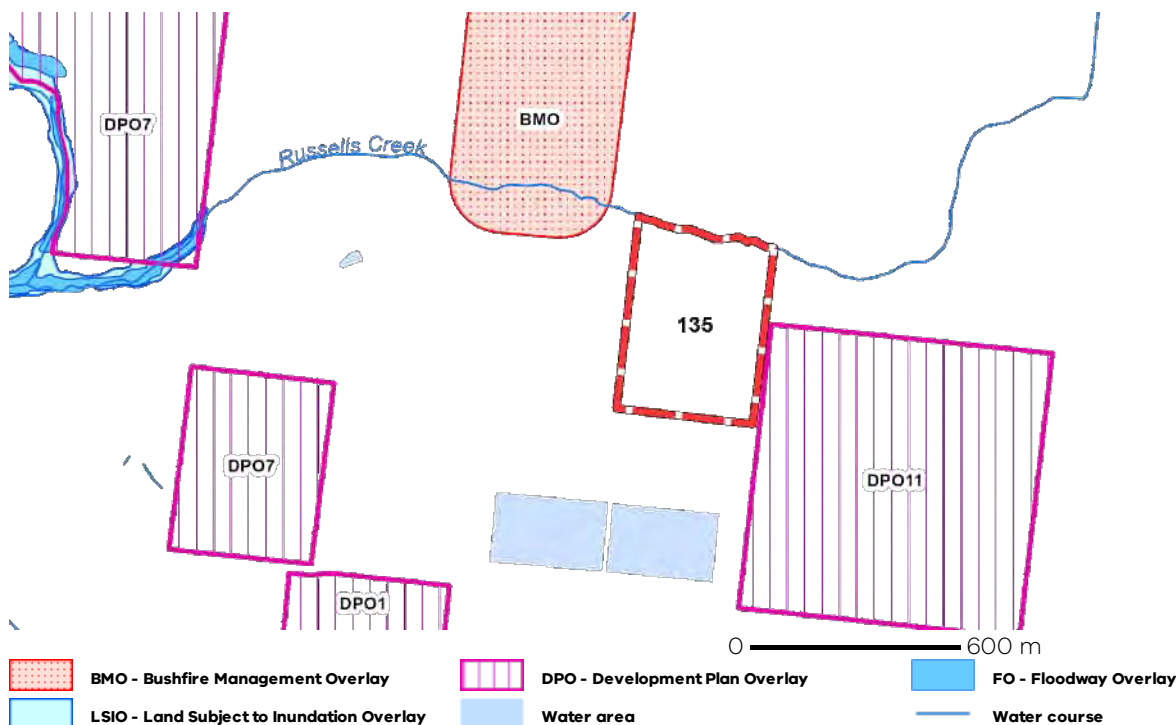
Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

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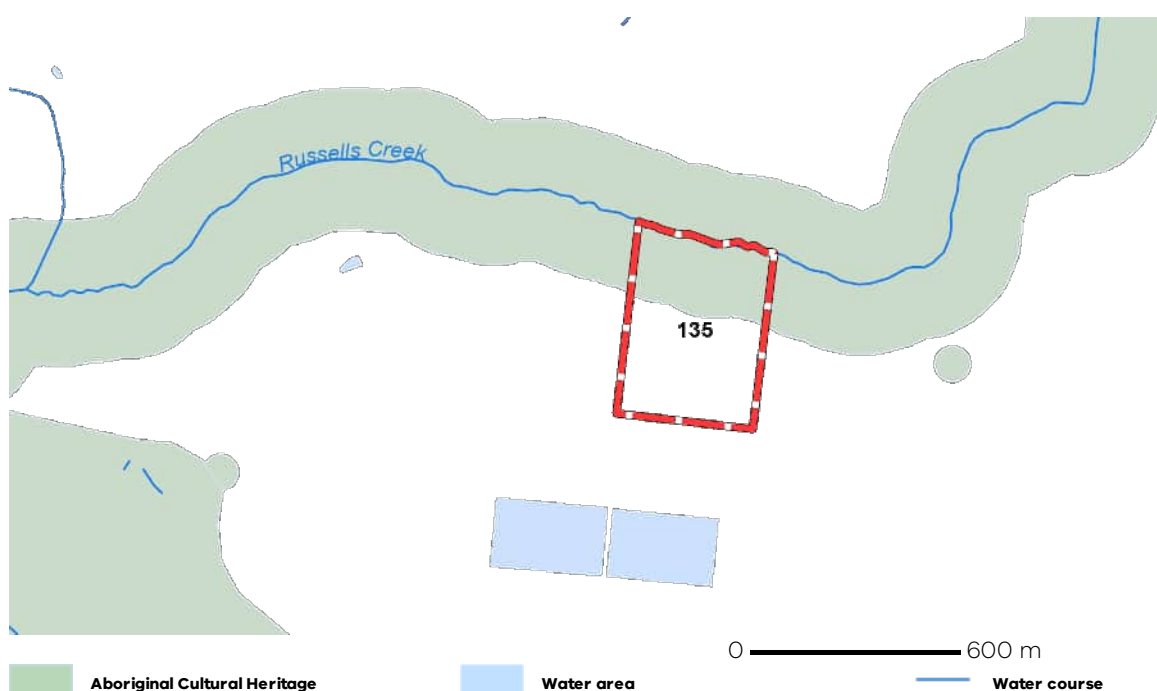
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Further Planning Information

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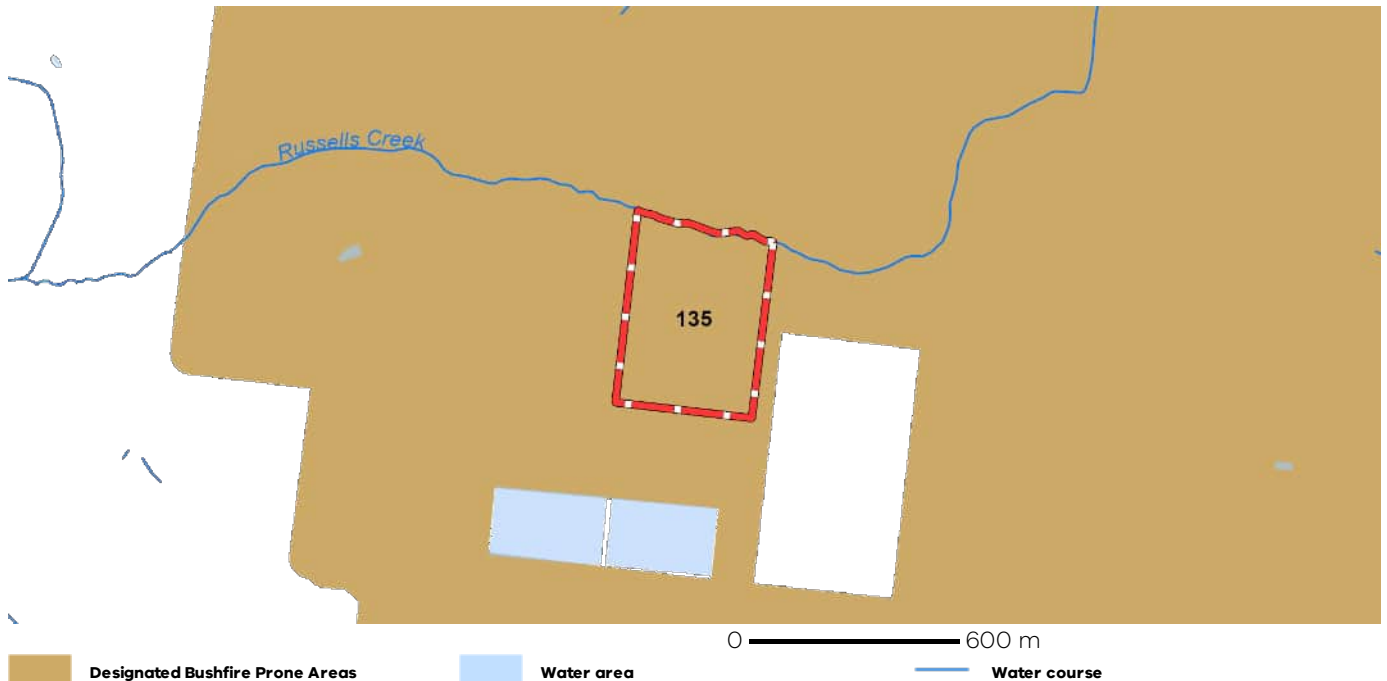
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Designated Bushfire Prone Areas

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **140 BOILING DOWN ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot 2 PS431510**

Standard Parcel Identifier (SPI): **2\PS431510**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **141781**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 T6**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

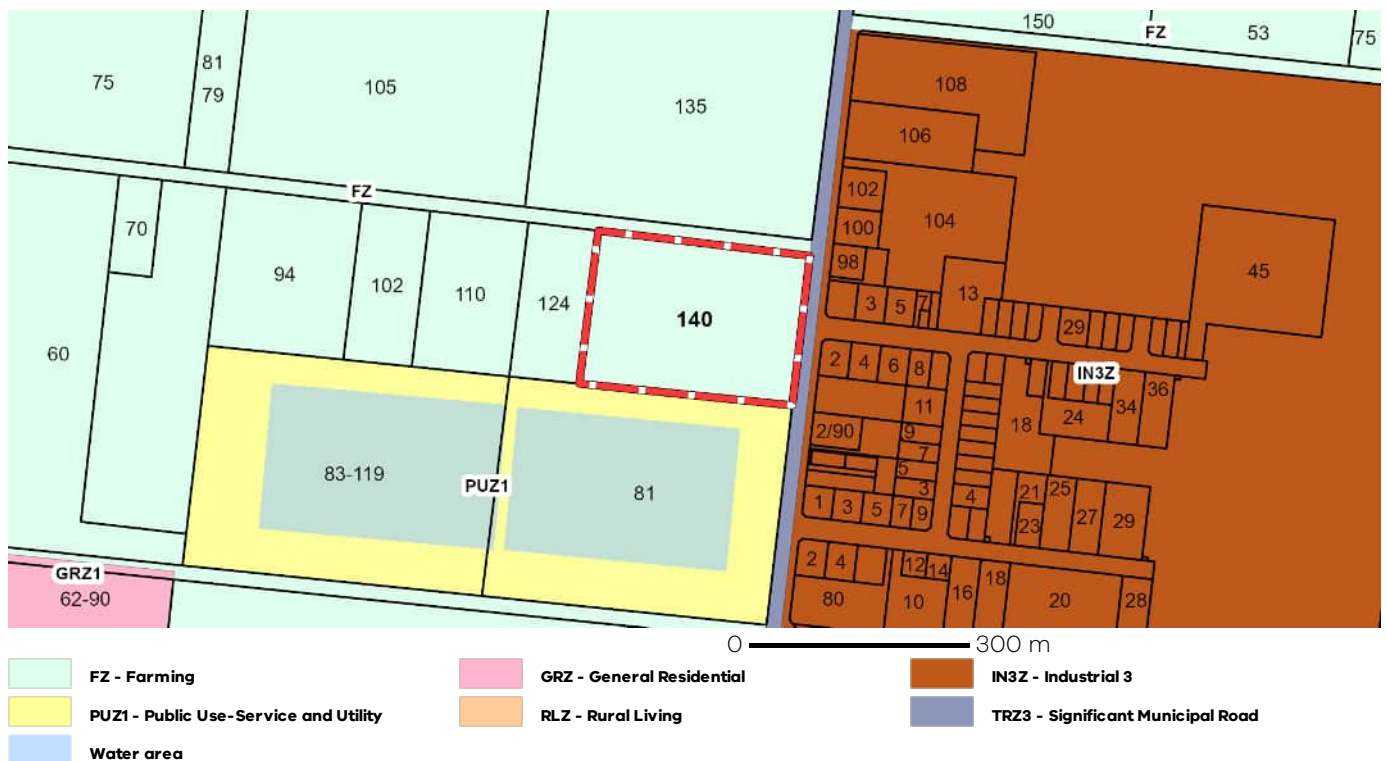
Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

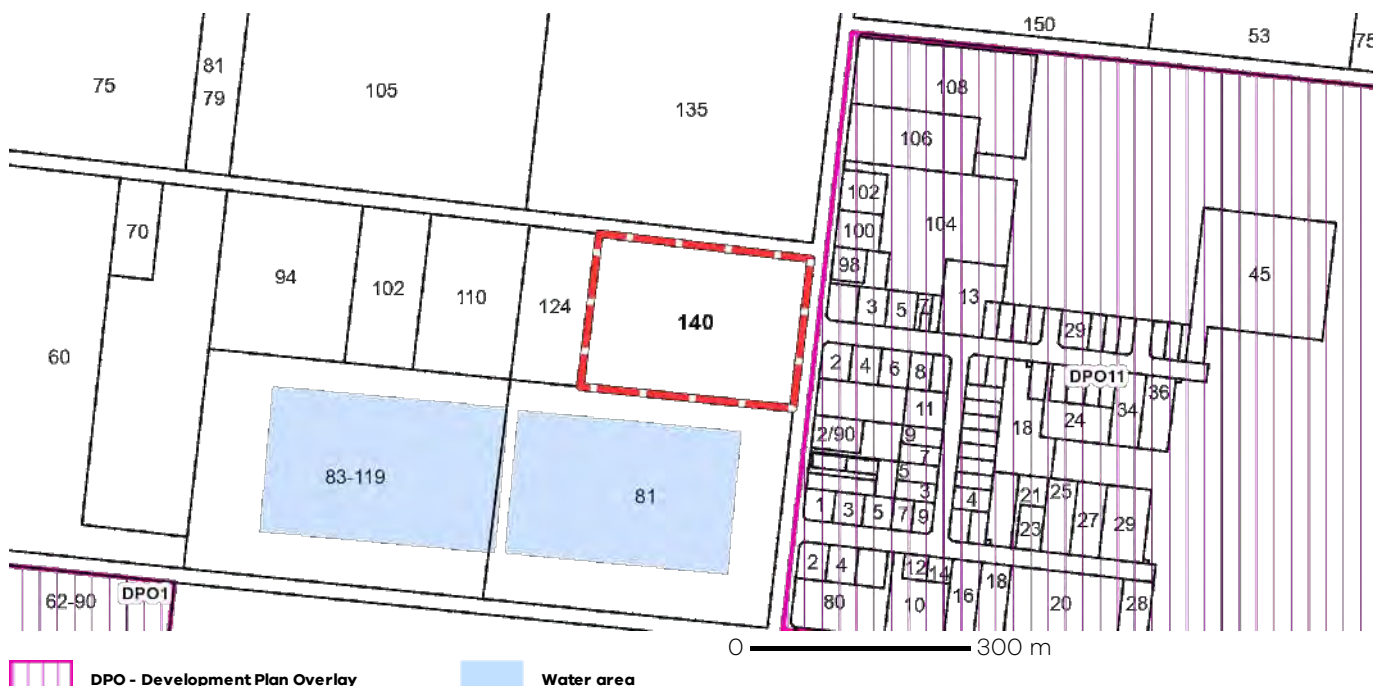
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)



Further Planning Information

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For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

From www.planning.vic.gov.au at 16 December 2024 12:05 PM

PROPERTY DETAILS

Address:	150 HORNE ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 2 PS917052	
Standard Parcel Identifier (SPI):	2\PS917052	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	152915	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 90 A7	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO)

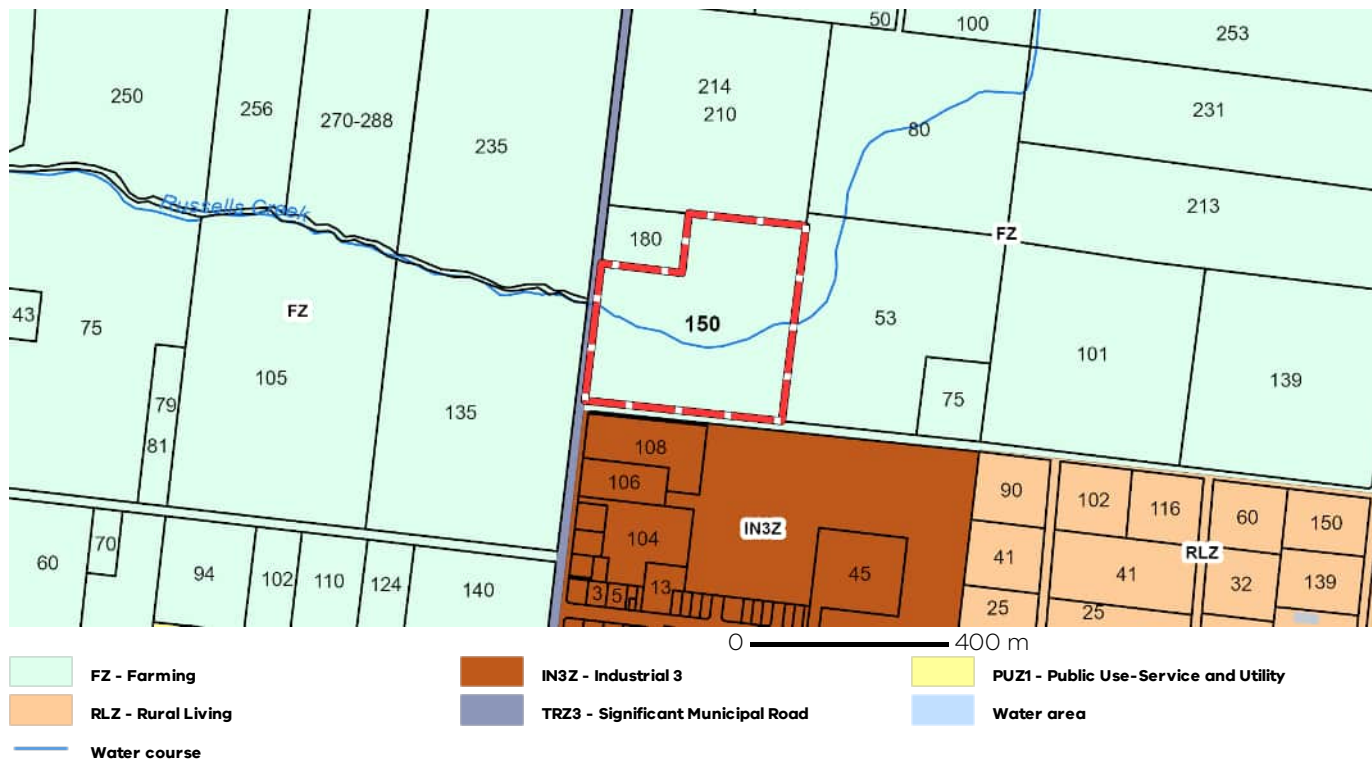
Areas of Aboriginal Cultural Heritage Sensitivity

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Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)



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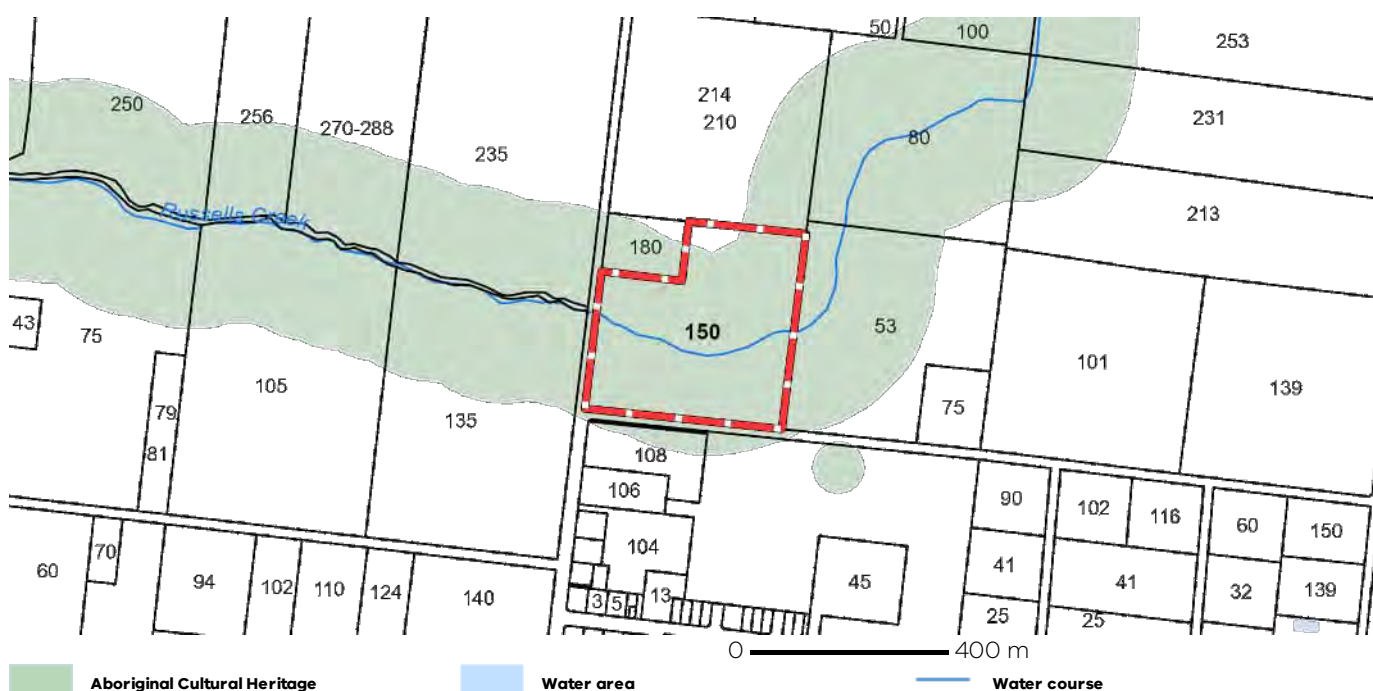
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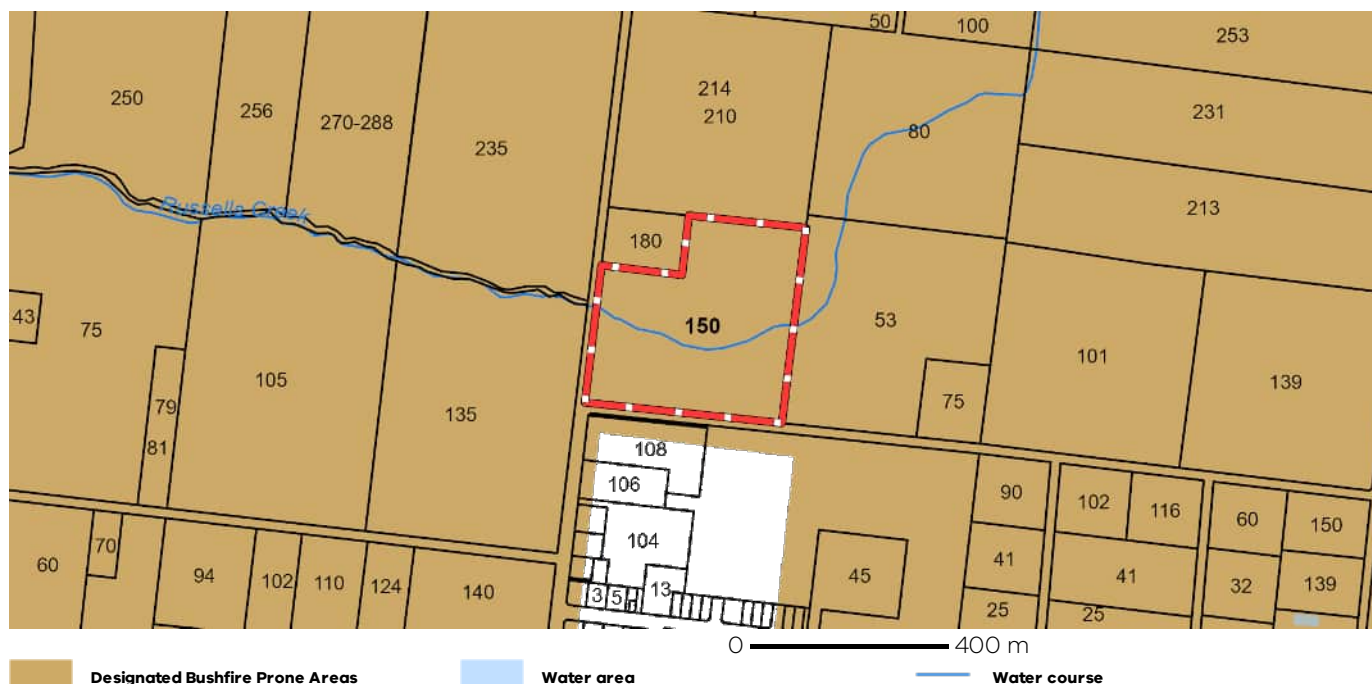
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PLANNING PROPERTY REPORT



Department
of Transport
and Planning

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **174 ABERLINE ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 2 PS922576**
Standard Parcel Identifier (SPI): **2\PS922576**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **152523**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 Q3**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

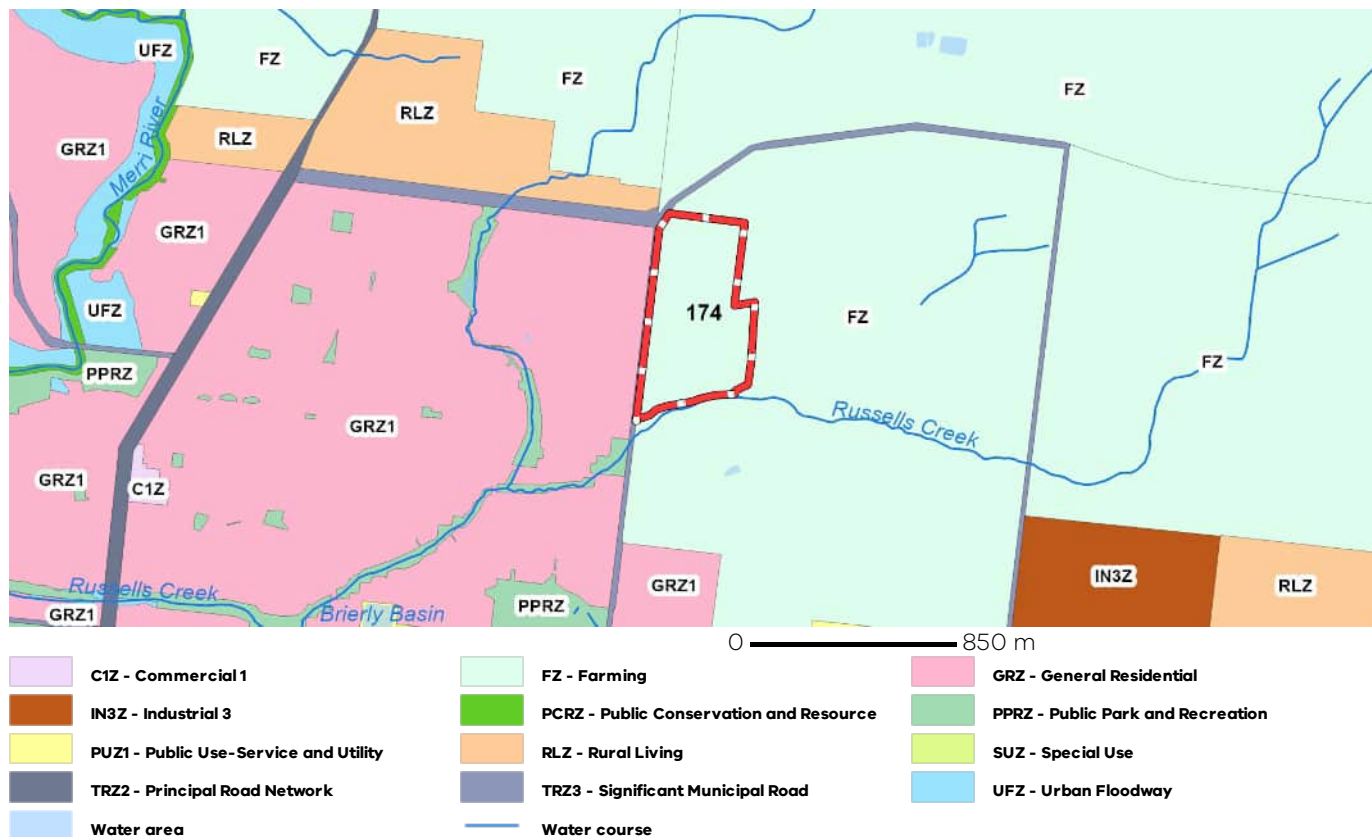
Areas of Aboriginal Cultural Heritage Sensitivity

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Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

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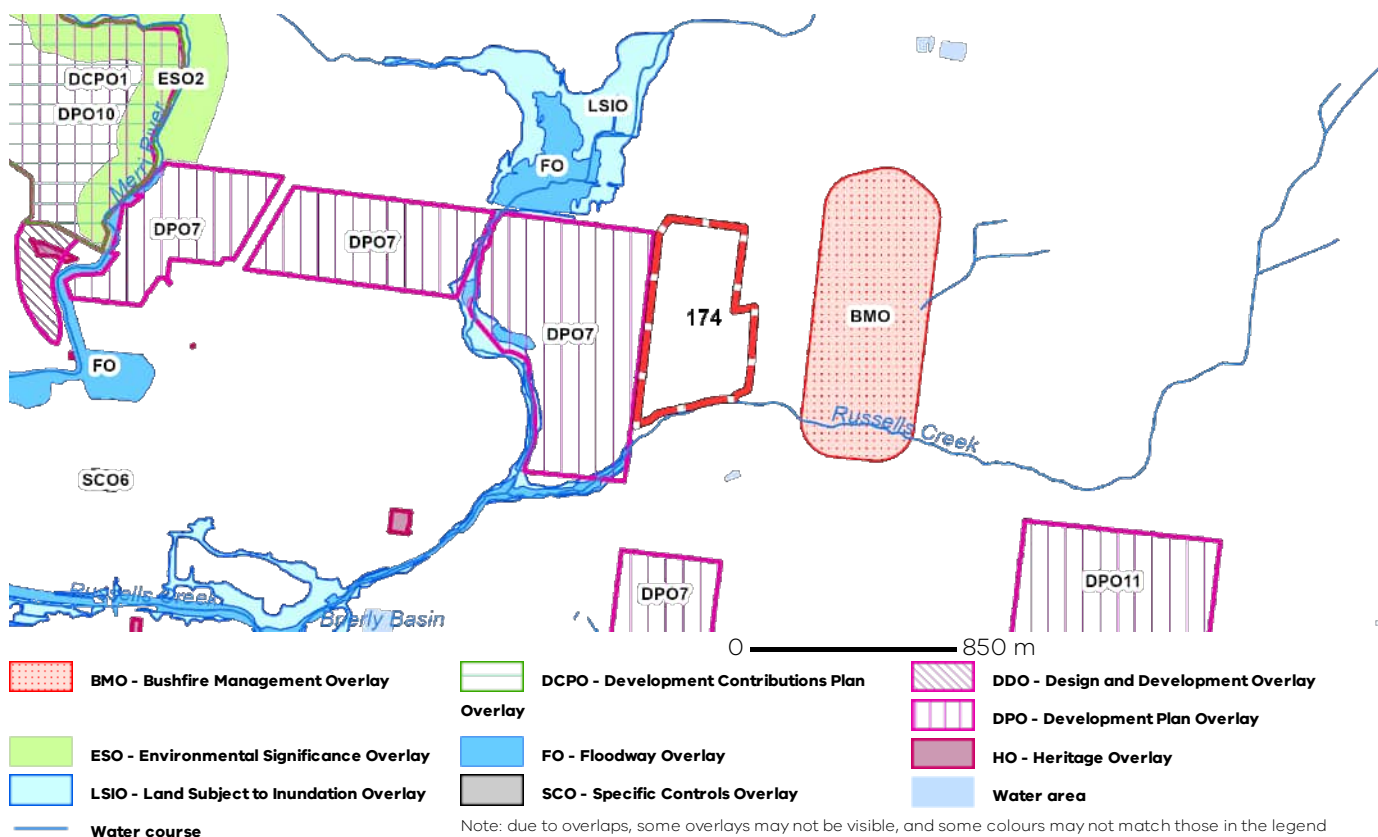
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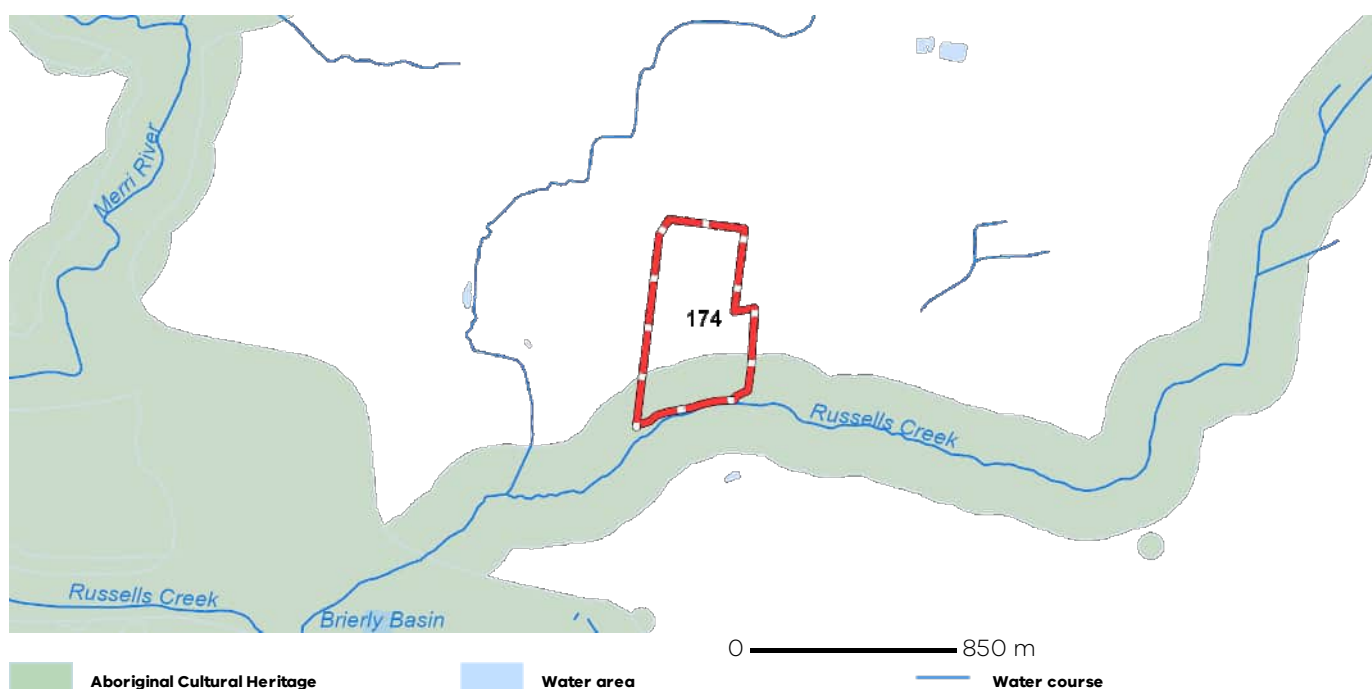
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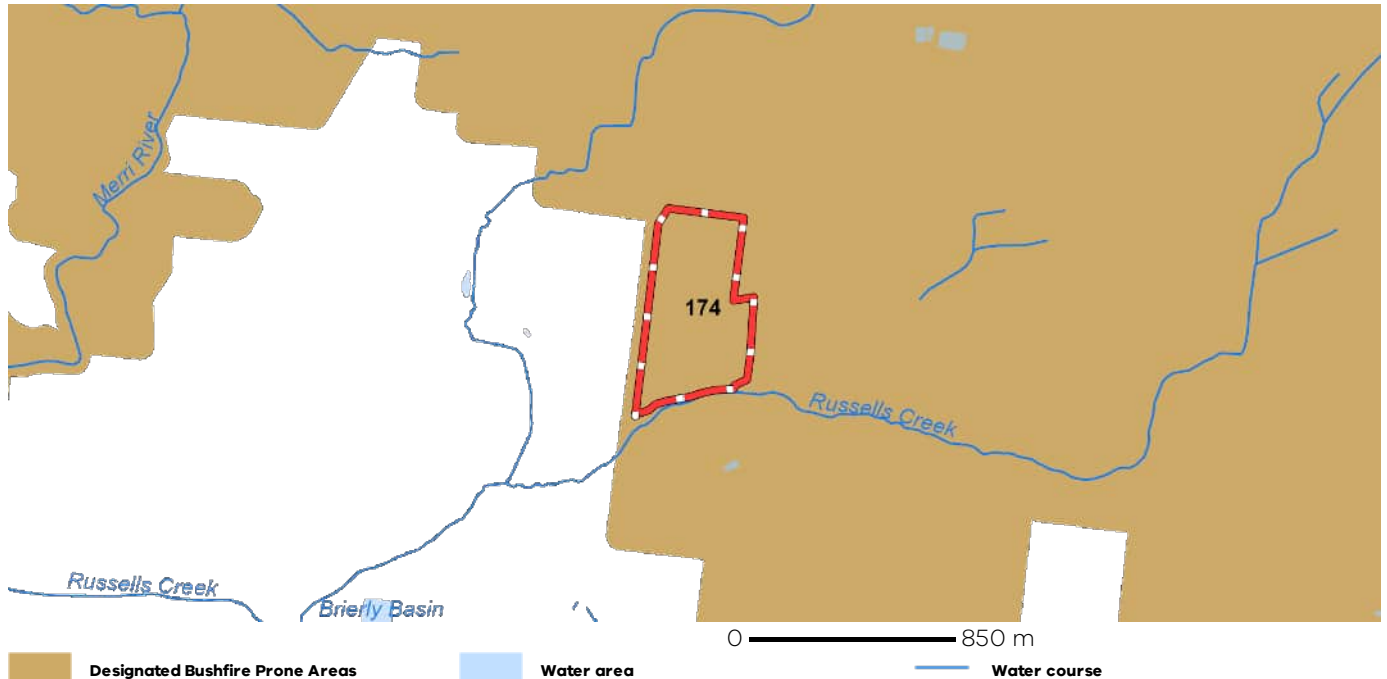
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From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: 180 HORNE ROAD WARRNAMBOOL 3280

Lot and Plan Number: Lot 1 PS917052

Standard Parcel Identifier (SPI): 1\PS917052

Local Government Area (Council): WARRNAMBOOL

Council Property Number: 152914

Planning Scheme: Warrnambool

Directory Reference: Vicroads 515 T4

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: Southern Rural Water

Urban Water Corporation: Wannon Water

Melbourne Water: Outside drainage boundary

Power Distributor: POWERCOR

STATE ELECTORATES

Legislative Council: WESTERN VICTORIA

Legislative Assembly: SOUTH-WEST COAST

OTHER

Registered Aboriginal Party: Eastern Maar Aboriginal Corporation

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay None

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

No planning overlay found

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

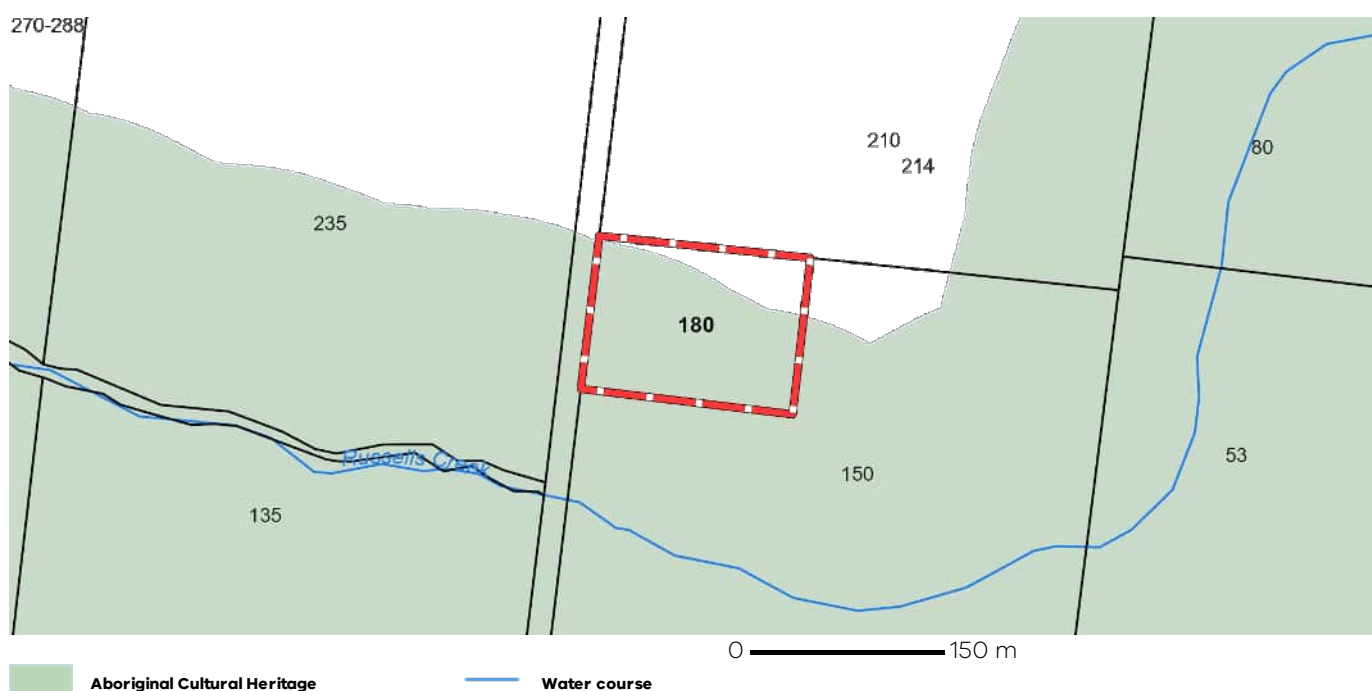
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If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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Further Planning Information

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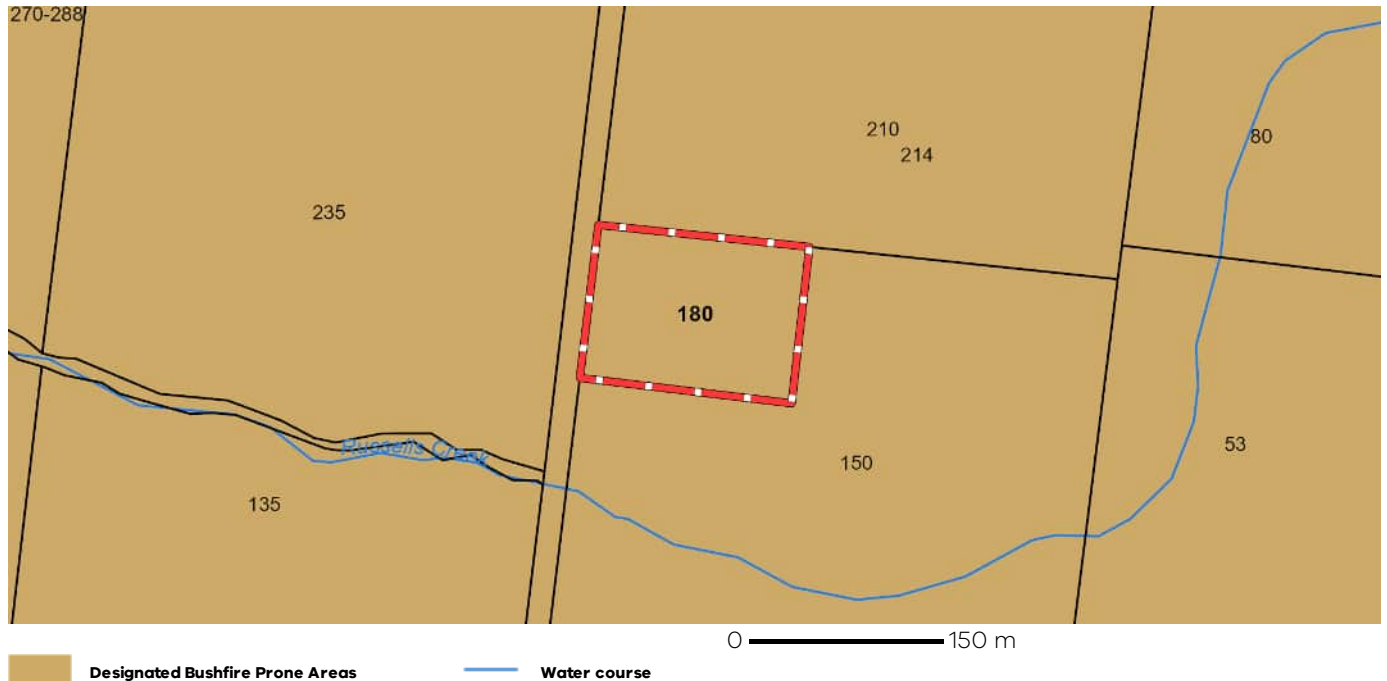
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Designated Bushfire Prone Areas

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From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address:	200 WANGOOM ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 PS922576	
Standard Parcel Identifier (SPI):	1\PS922576	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	152524	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 Q3	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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[View location in VicPlan](#)

PLANNING SUMMARY

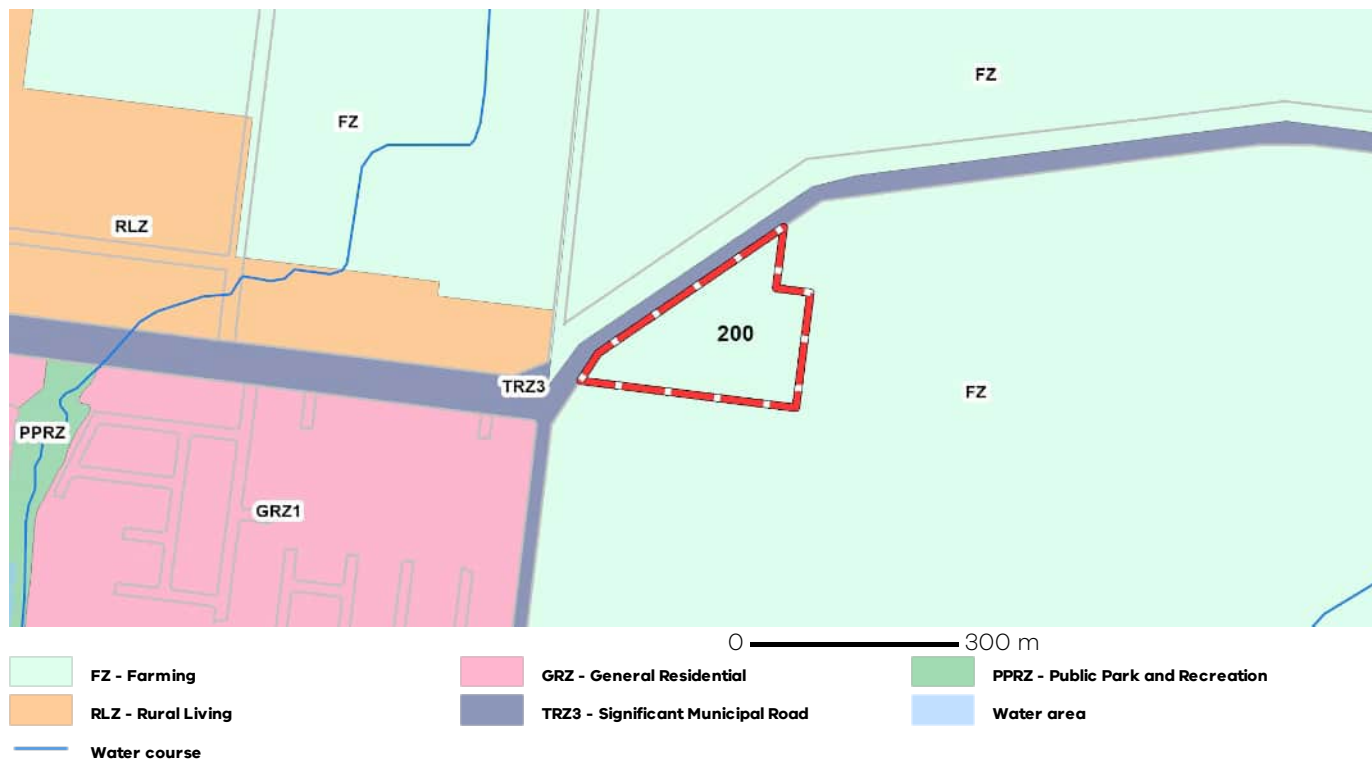
Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **208 WANGOOM ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **Lot RES1 PS908707**

Standard Parcel Identifier (SPI): **RES1\PS908707**

Local Government Area (Council): **WARRNAMBOOL**

Council Property Number: **152909**

Planning Scheme: **Warrnambool**

Directory Reference: **Vicroads 515 R2**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

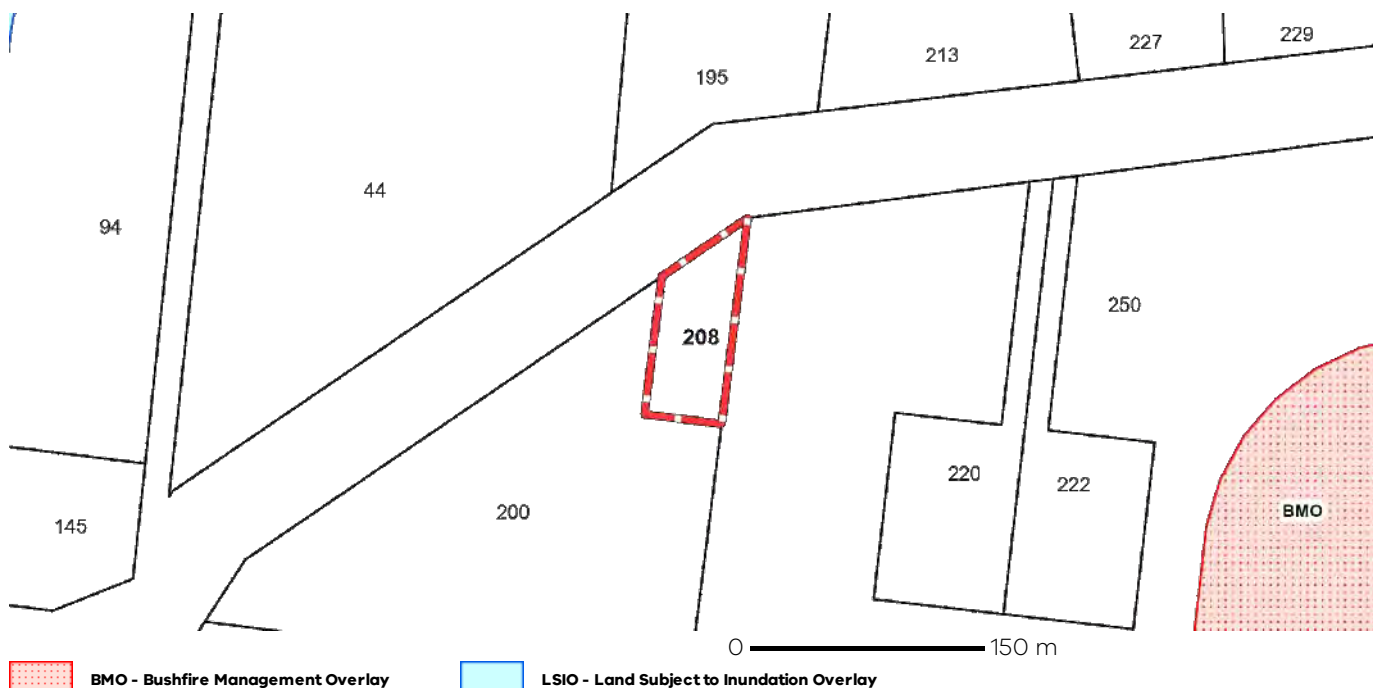
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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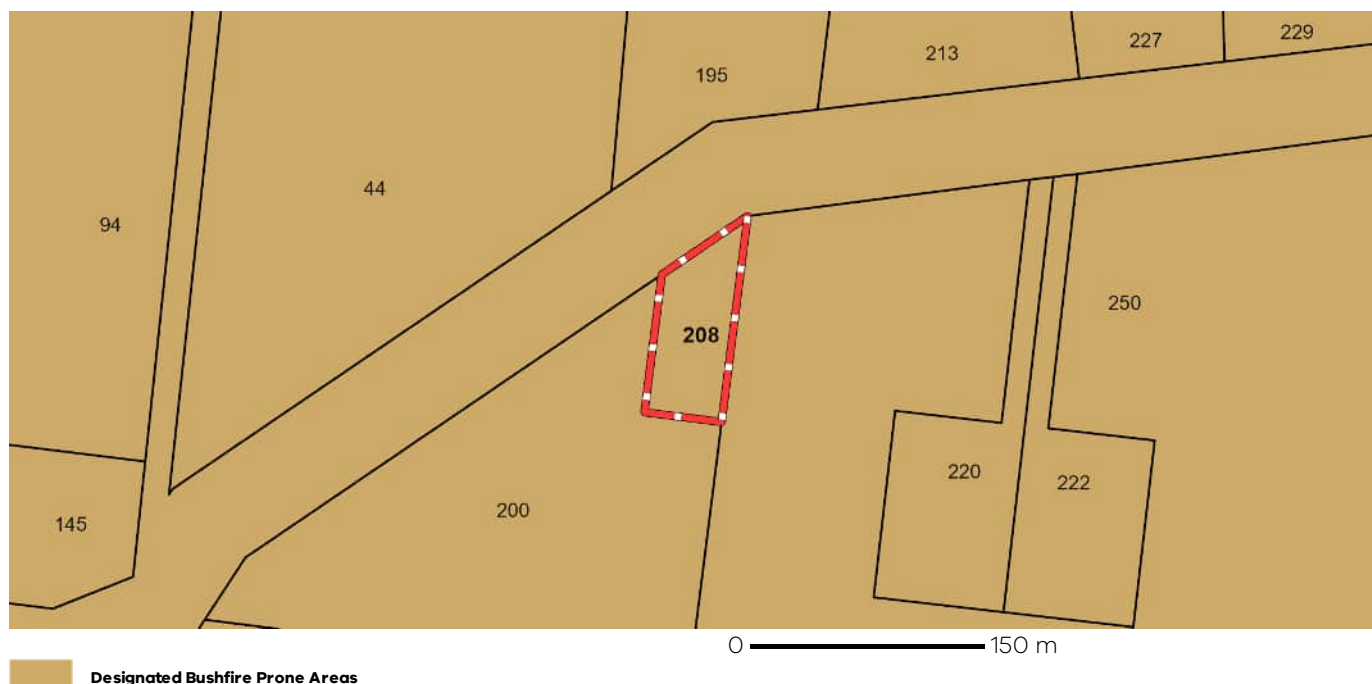
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PROPERTY DETAILS

Address:	214 HORNE ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 PS406836	
Standard Parcel Identifier (SPI):	1\PS406836	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140746	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 T4	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

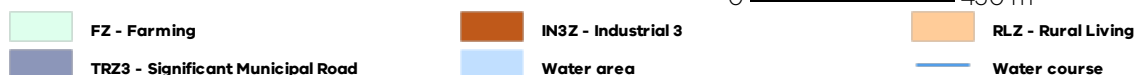
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

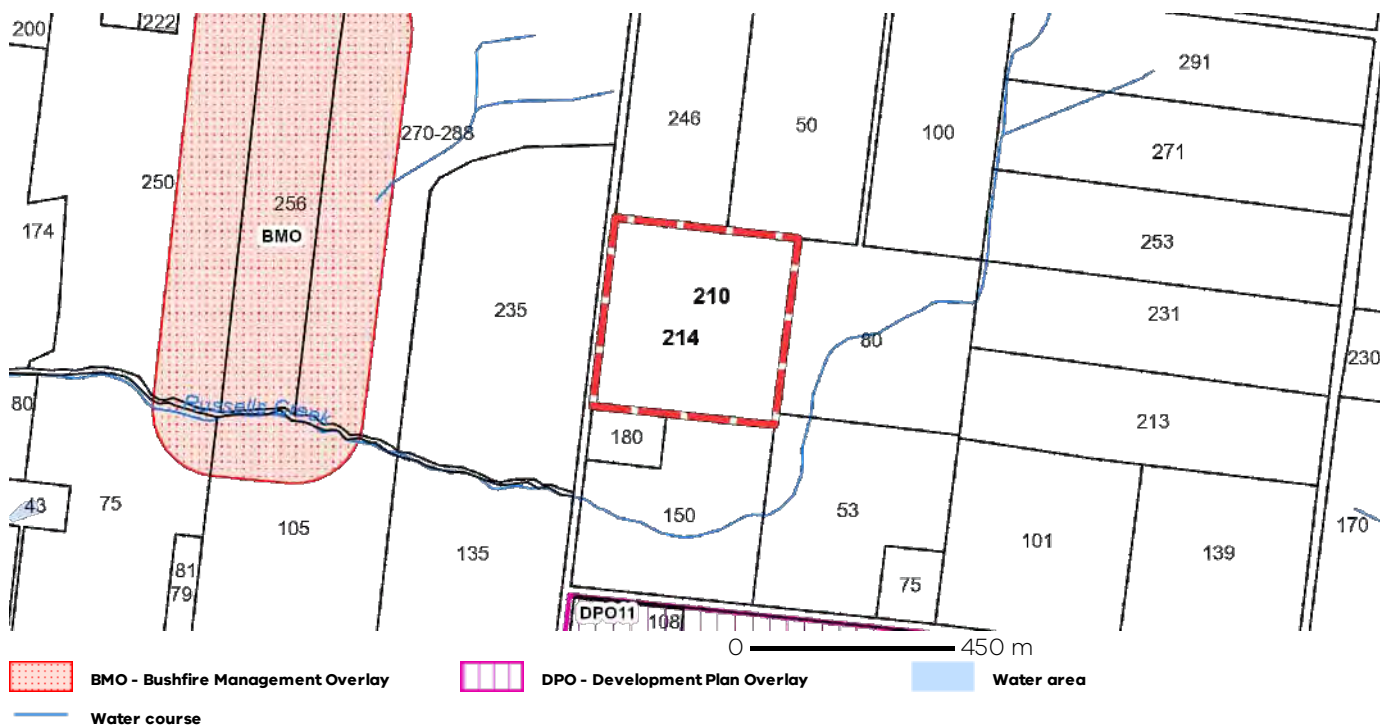
None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)



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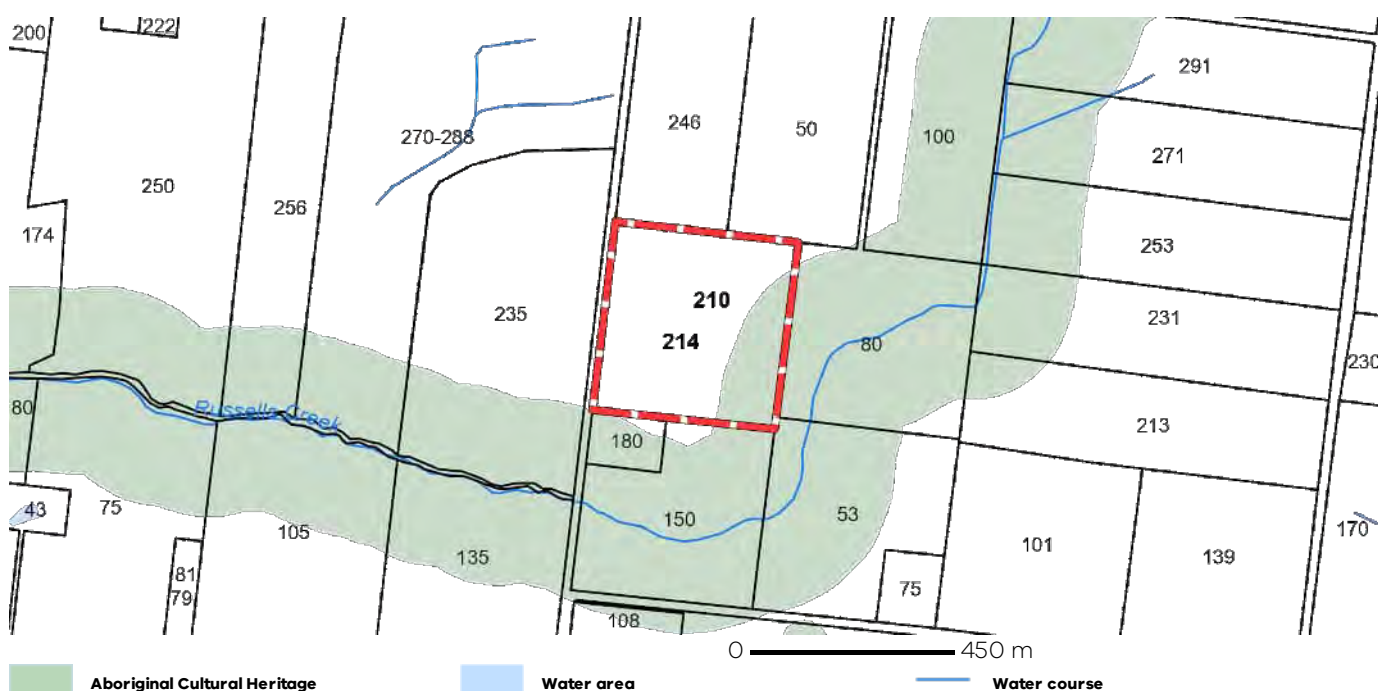
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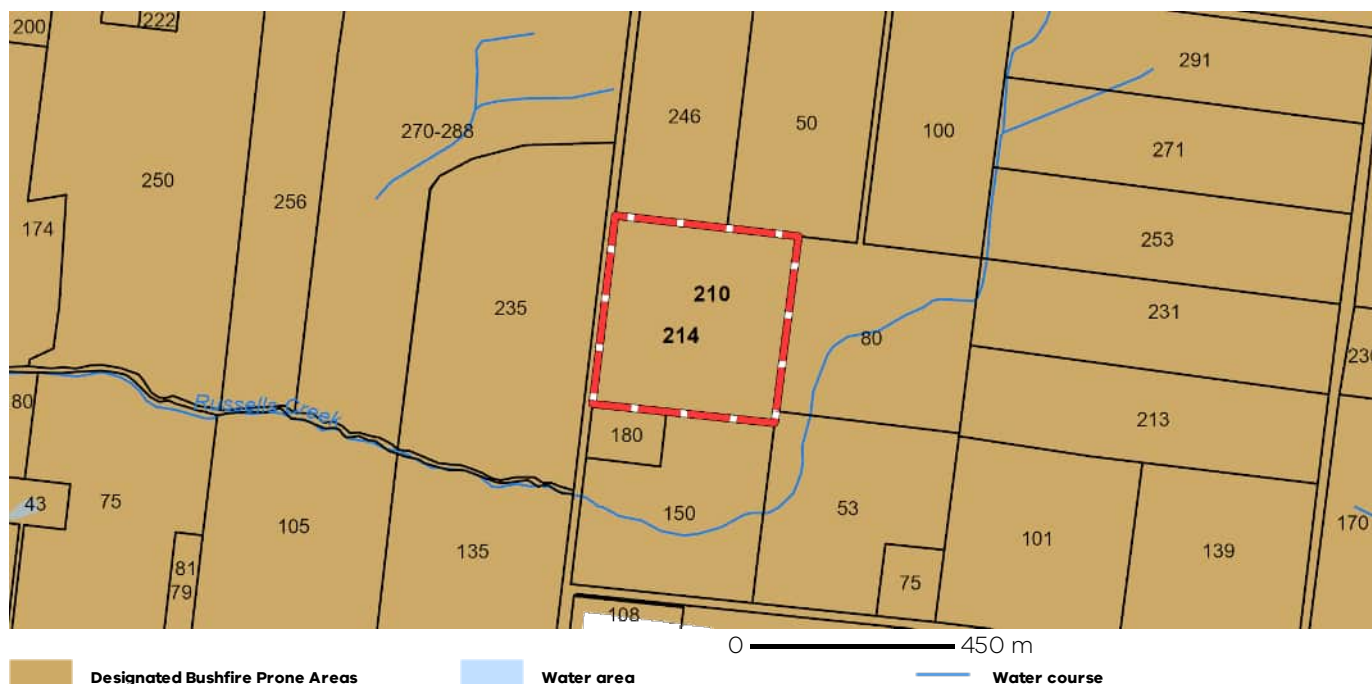
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PROPERTY DETAILS

Address:	220 WANGOOM ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 PS311792	
Standard Parcel Identifier (SPI):	1\PS311792	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140716	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 R2	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

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Legislative Council:	WESTERN VICTORIA
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PLANNING SUMMARY

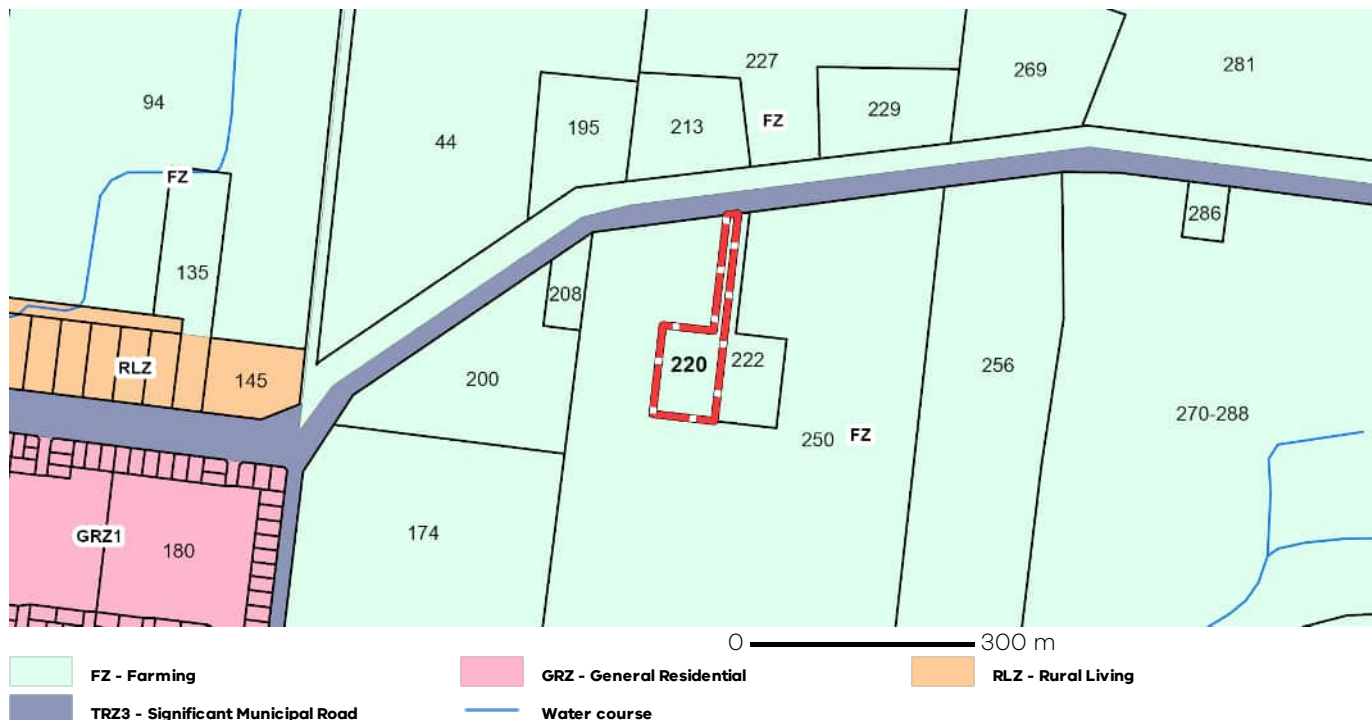
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Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

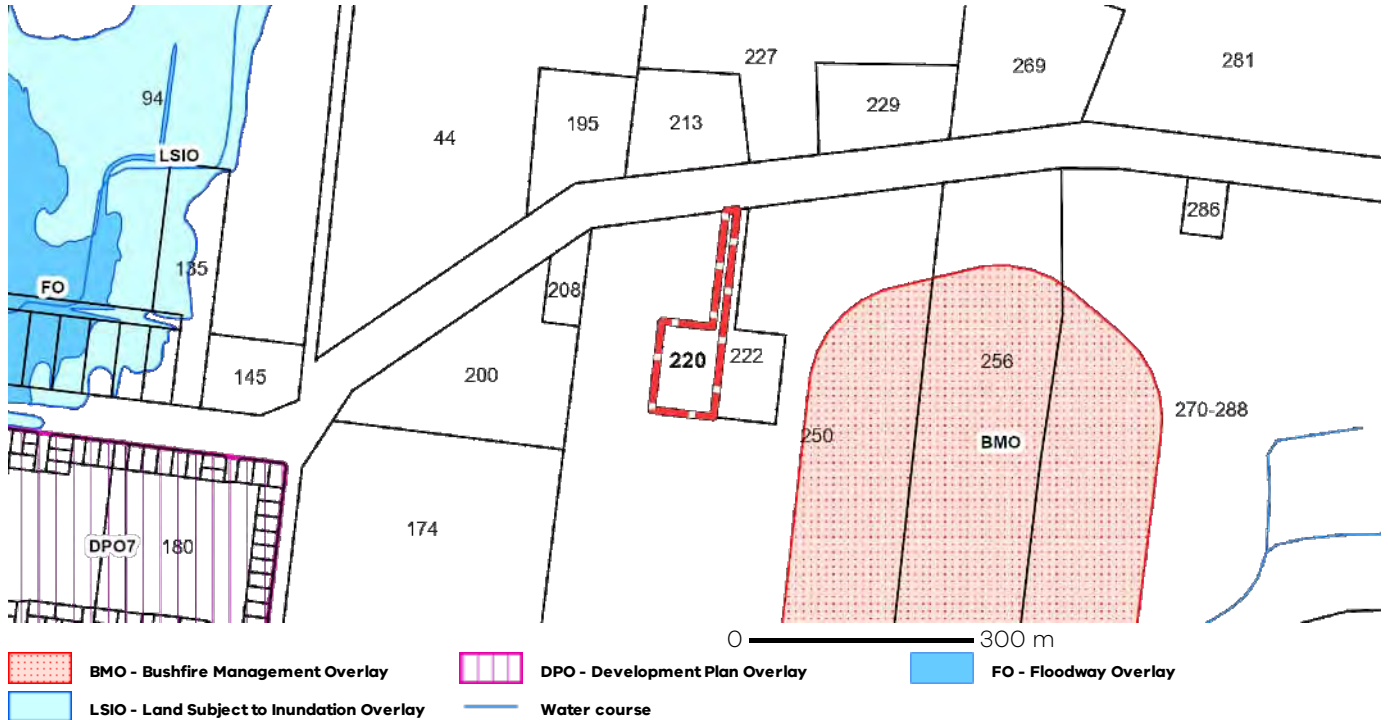
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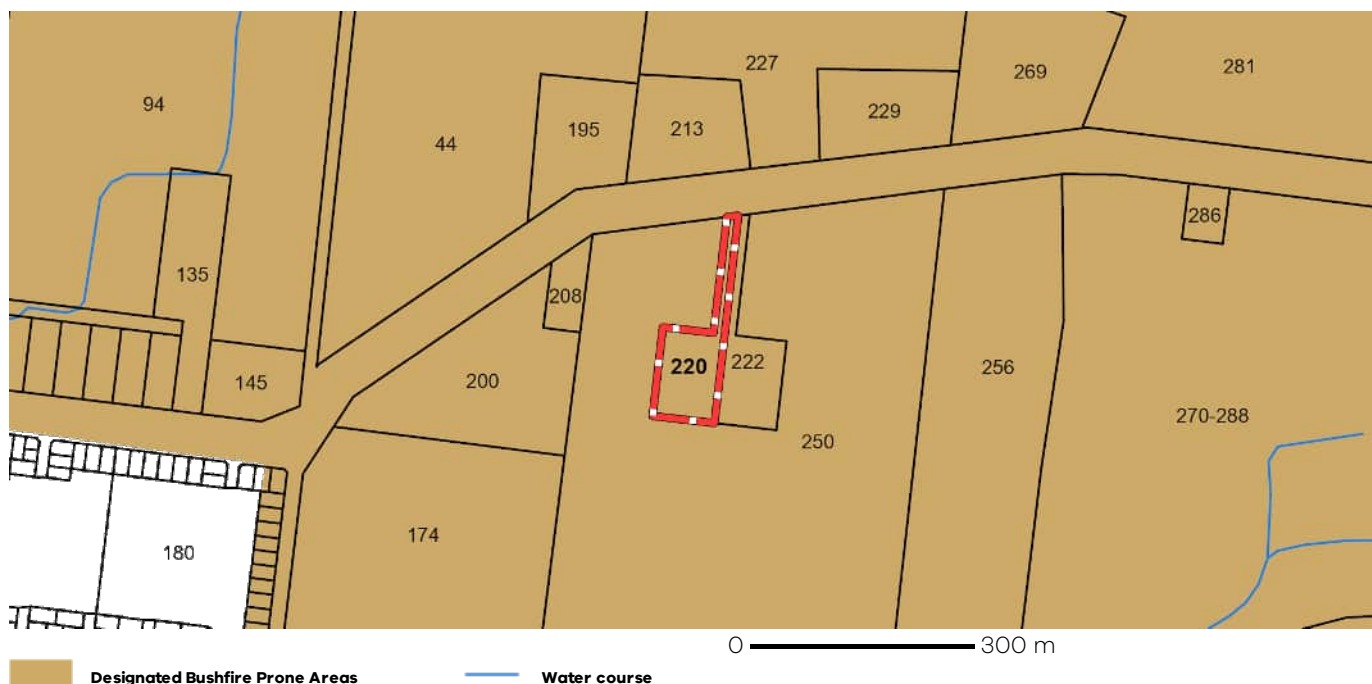
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PROPERTY DETAILS

Address:	222 WANGOOM ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 2 PS311792	
Standard Parcel Identifier (SPI):	2\PS311792	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140717	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 S2	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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[View location in VicPlan](#)

PLANNING SUMMARY

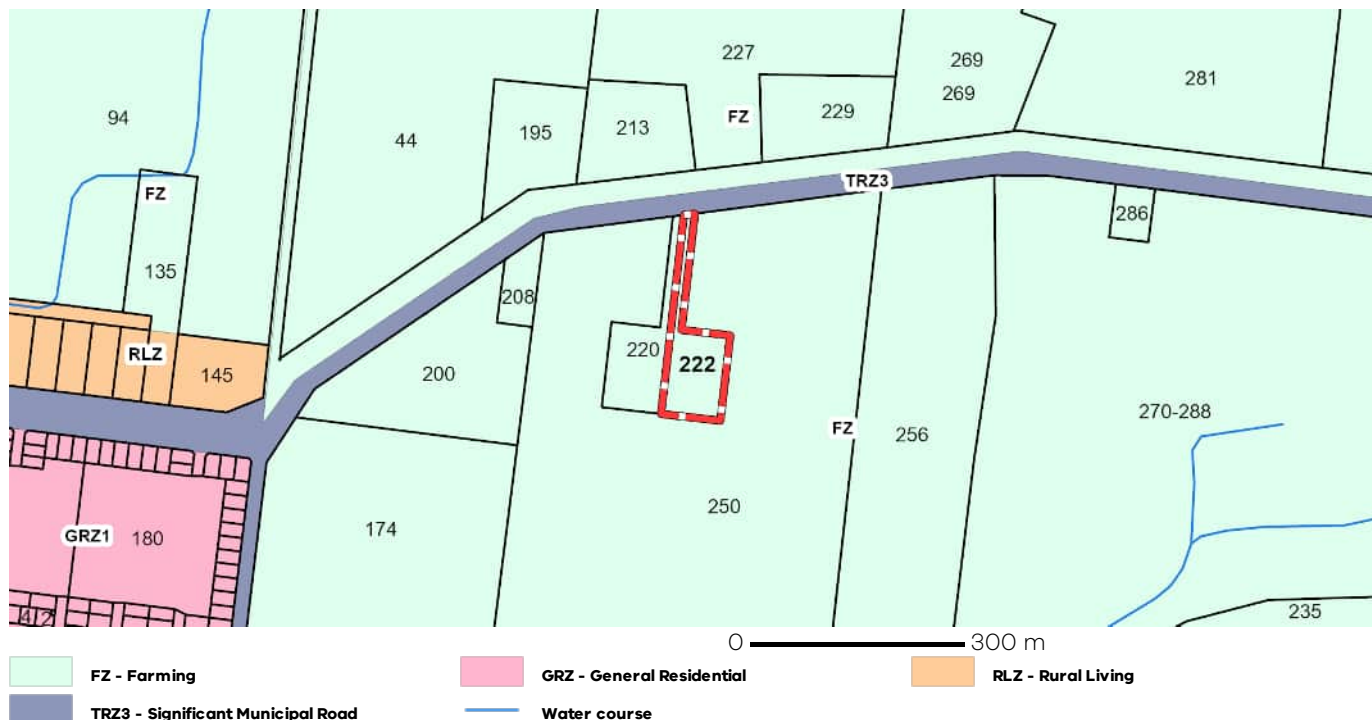
Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

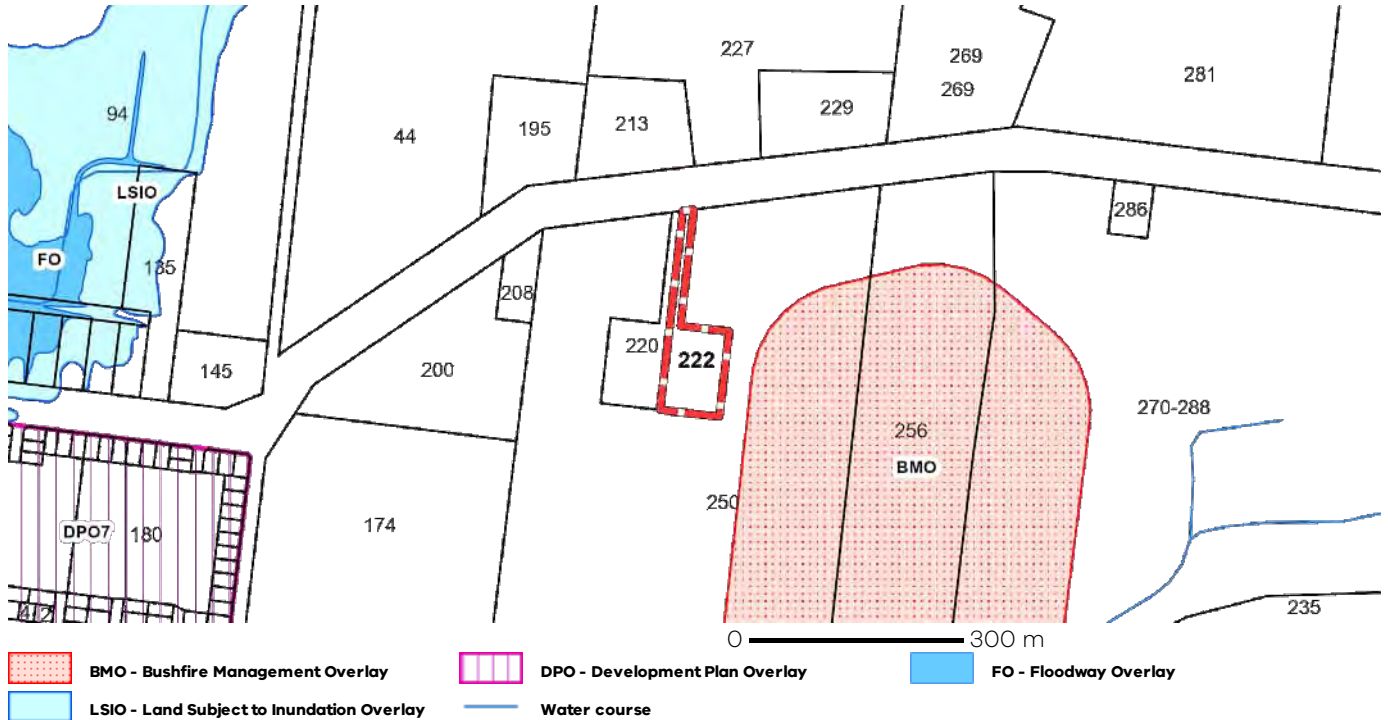
Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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Further Planning Information

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Designated Bushfire Prone Areas

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PROPERTY DETAILS

Address:	235 HORNE ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 TP808681	
Standard Parcel Identifier (SPI):	1\TP808681	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140719	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 T4	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) HERITAGE OVERLAY (HO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

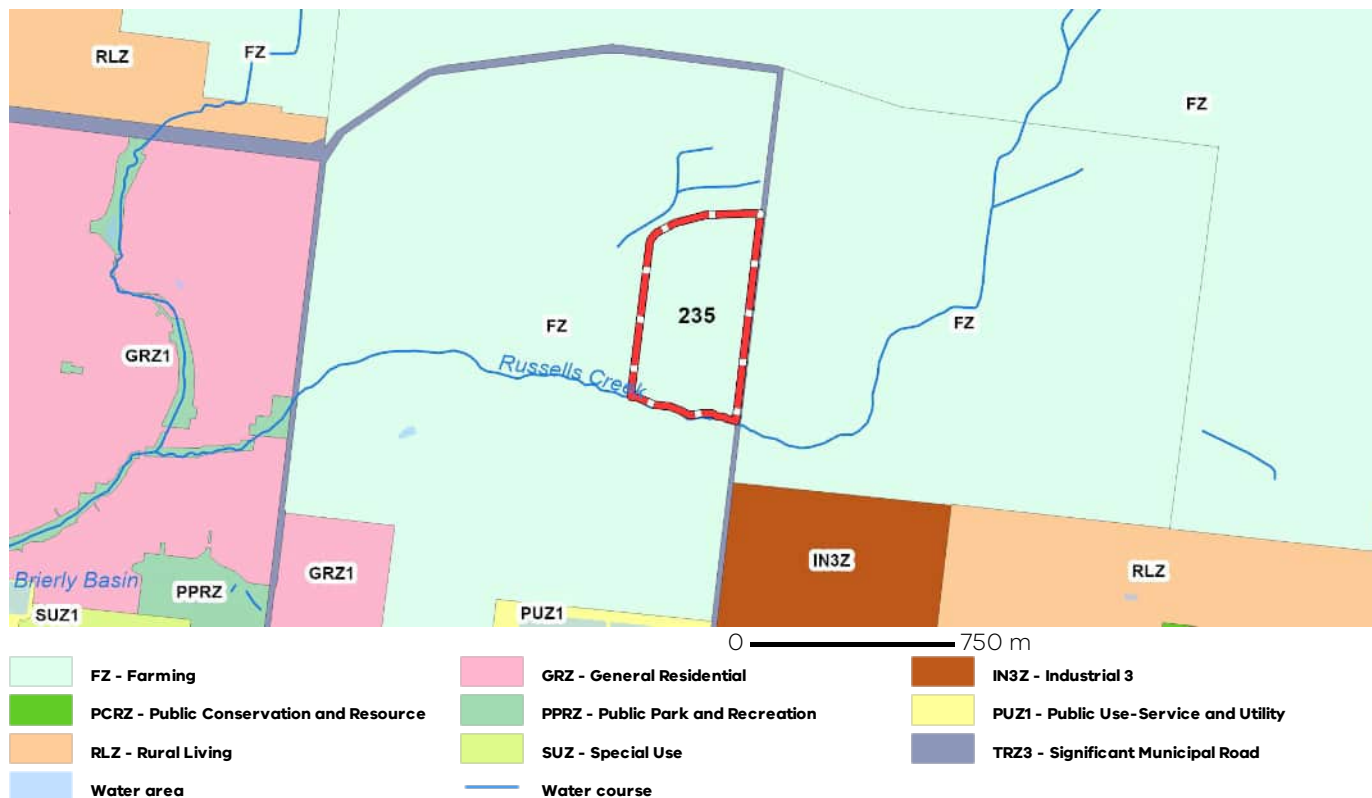
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

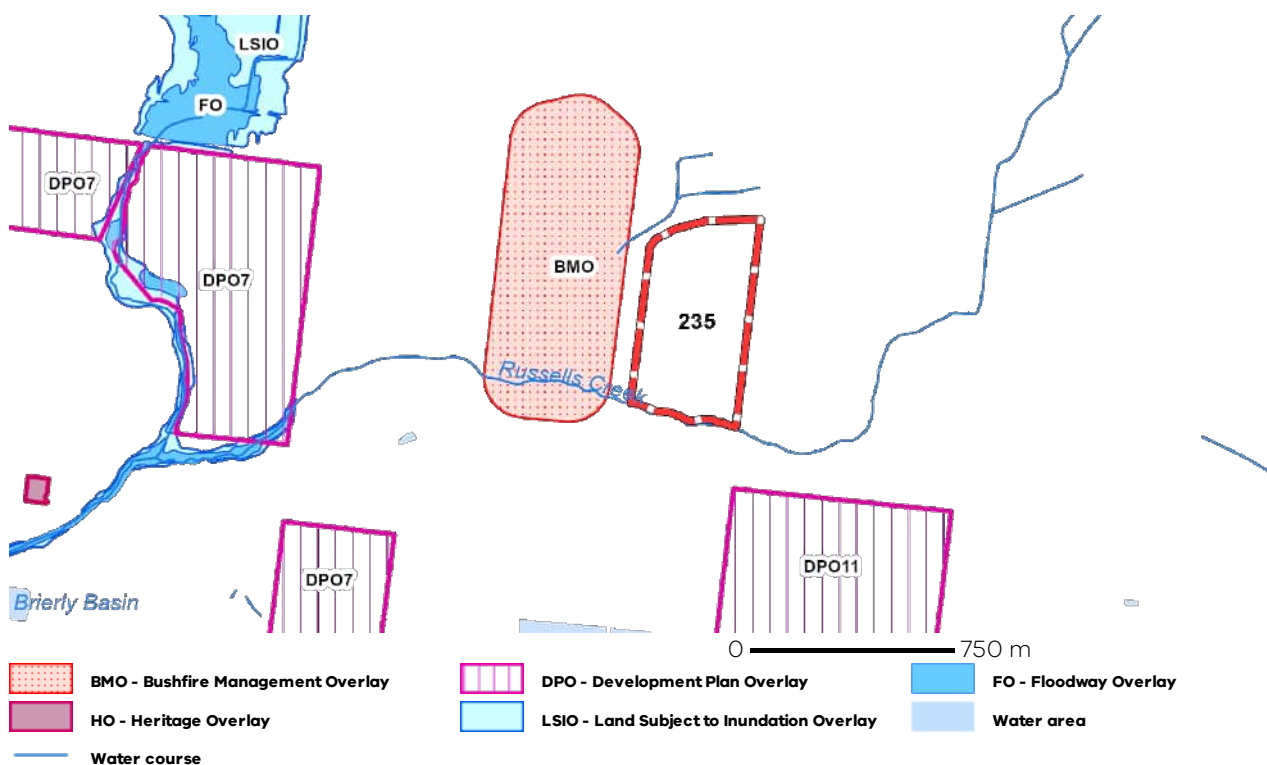
[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)



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All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

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Further Planning Information

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From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address:	246 HORNE ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 2 PS510707	
Standard Parcel Identifier (SPI):	2\PS510707	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140750	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 T3	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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[View location in VicPlan](#)

PLANNING SUMMARY

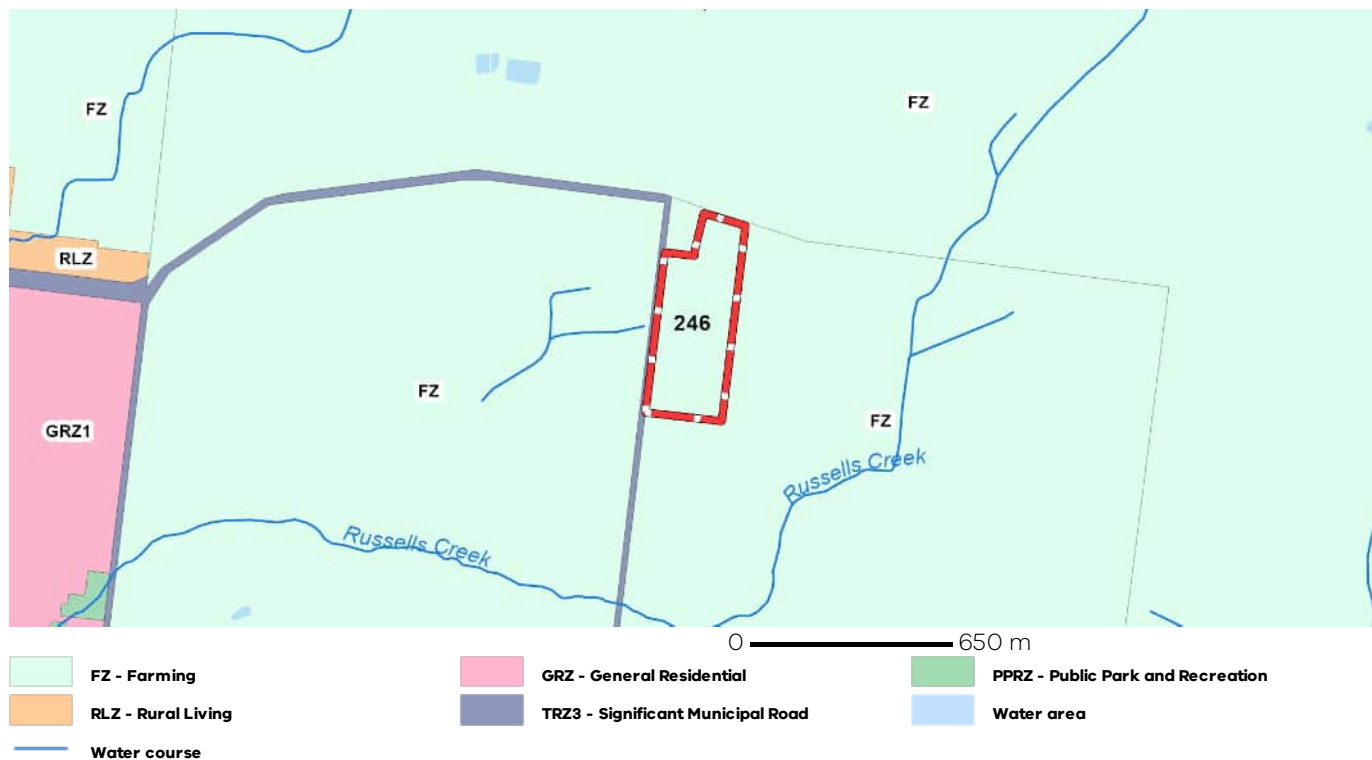
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Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

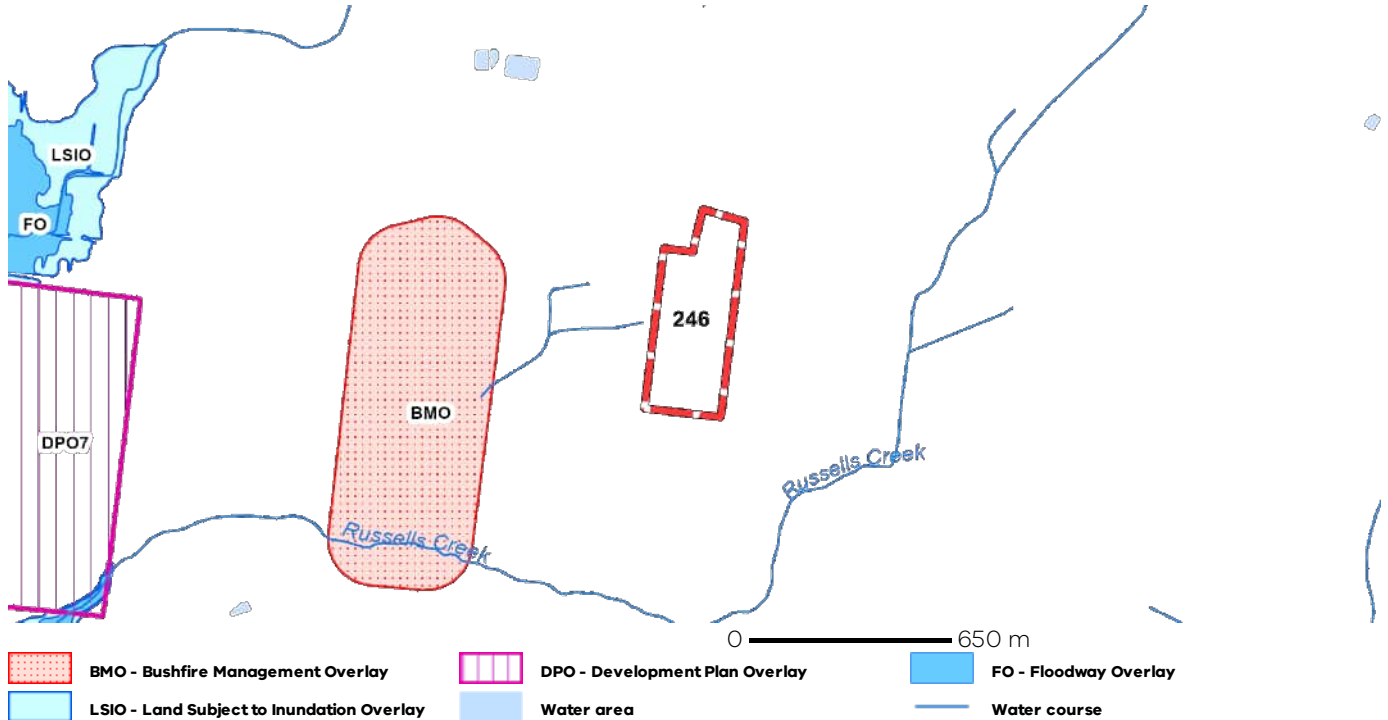
Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

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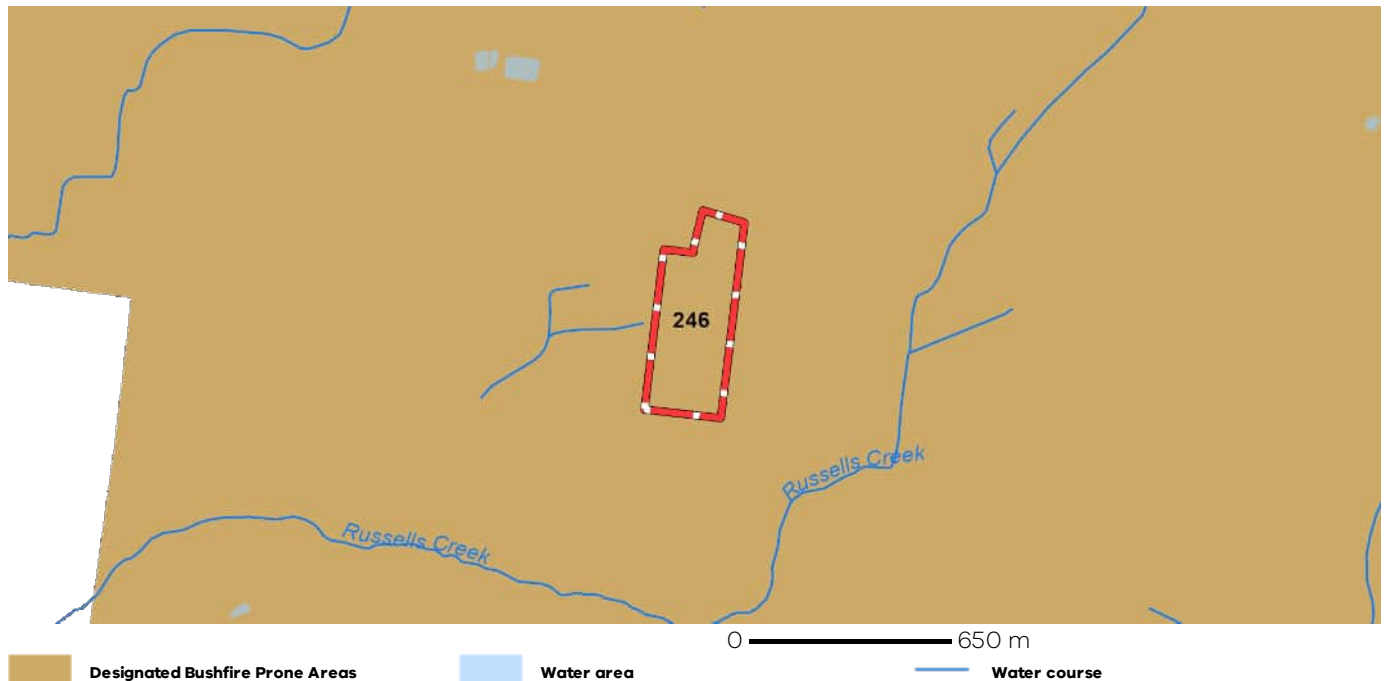
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PROPERTY DETAILS

Address:	250 WANGOOM ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 3 PS311792	
Standard Parcel Identifier (SPI):	3\PS311792	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	140715	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 R2	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
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PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO) DESIGN AND DEVELOPMENT OVERLAY (DDO) DEVELOPMENT PLAN OVERLAY (DPO) ENVIRONMENTAL AUDIT OVERLAY (EAO) ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO) FLOODWAY OVERLAY (FO) HERITAGE OVERLAY (HO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO) SPECIFIC CONTROLS OVERLAY (SCO)

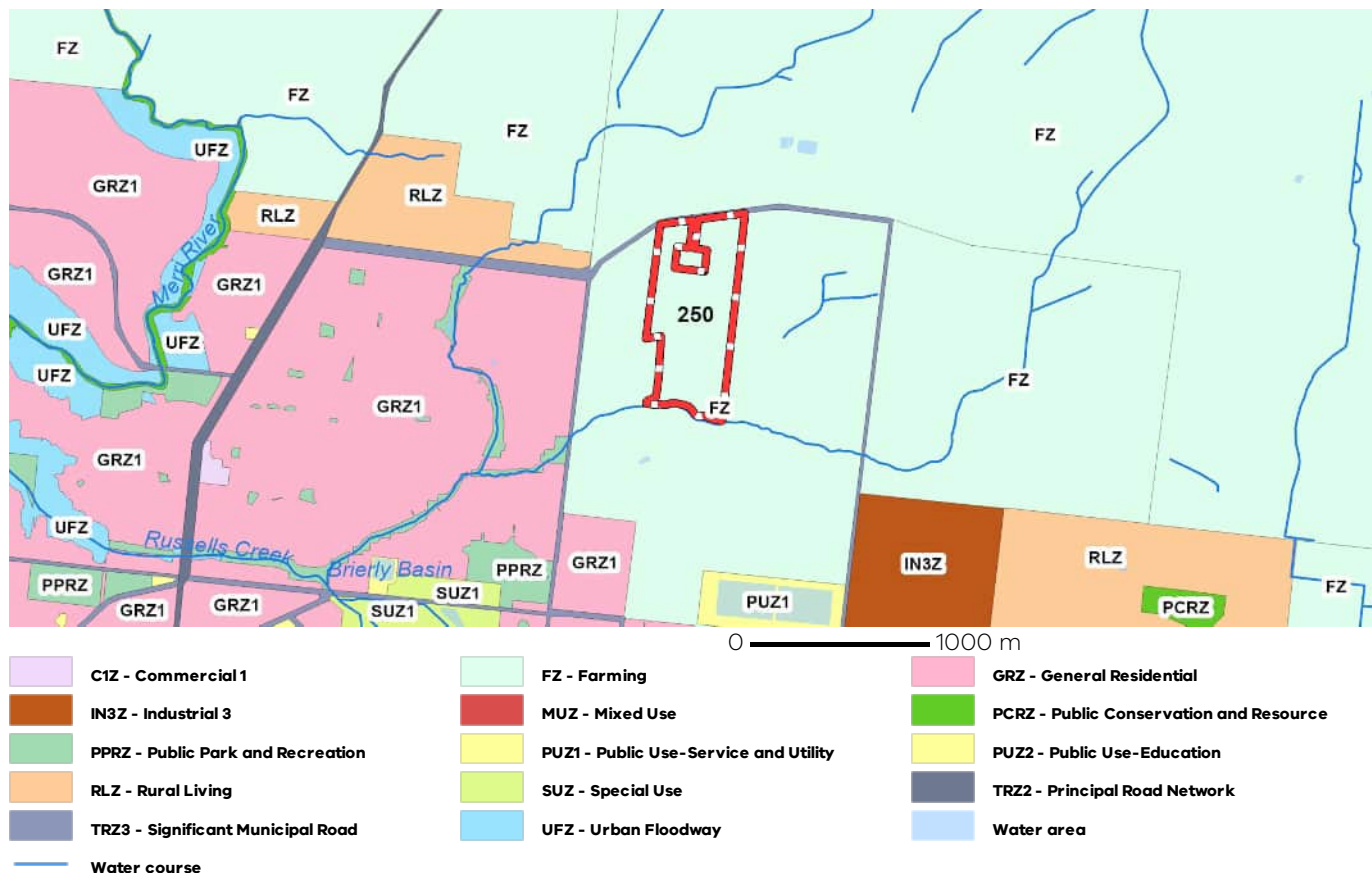
Areas of Aboriginal Cultural Heritage Sensitivity

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Planning Zones

[FARMING ZONE \(FZ\)](#)

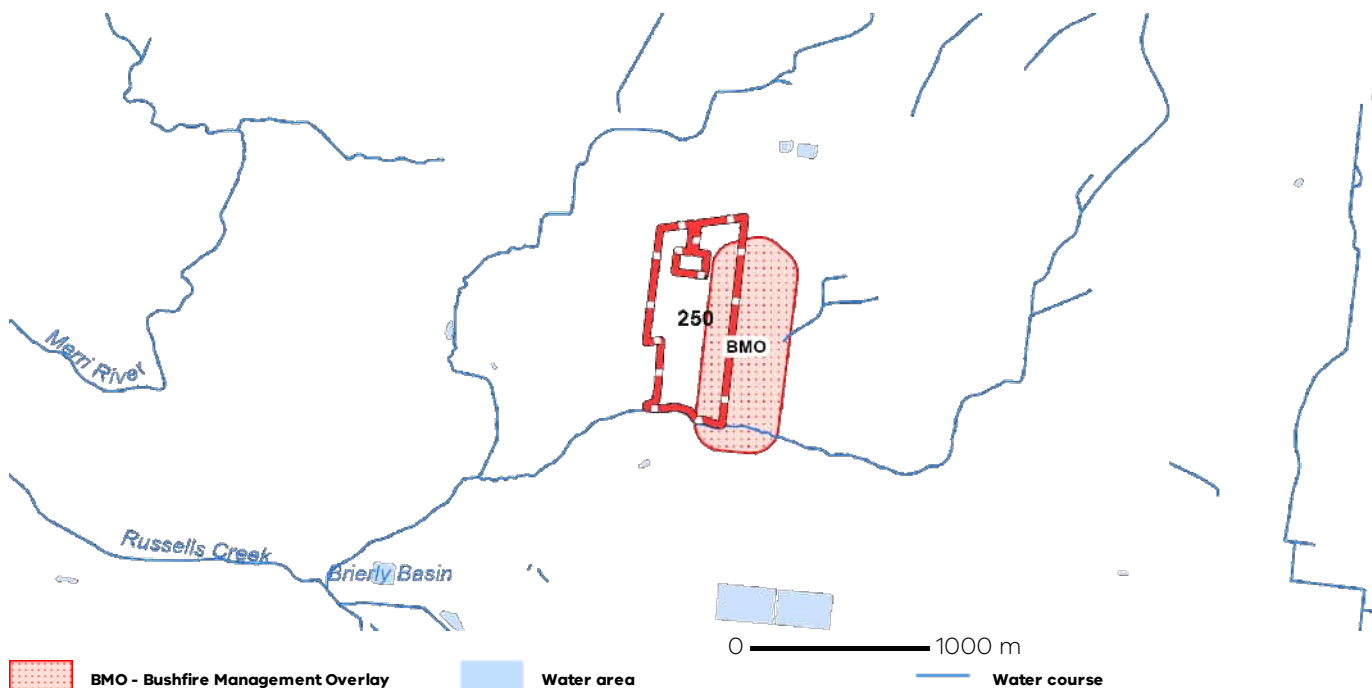
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)

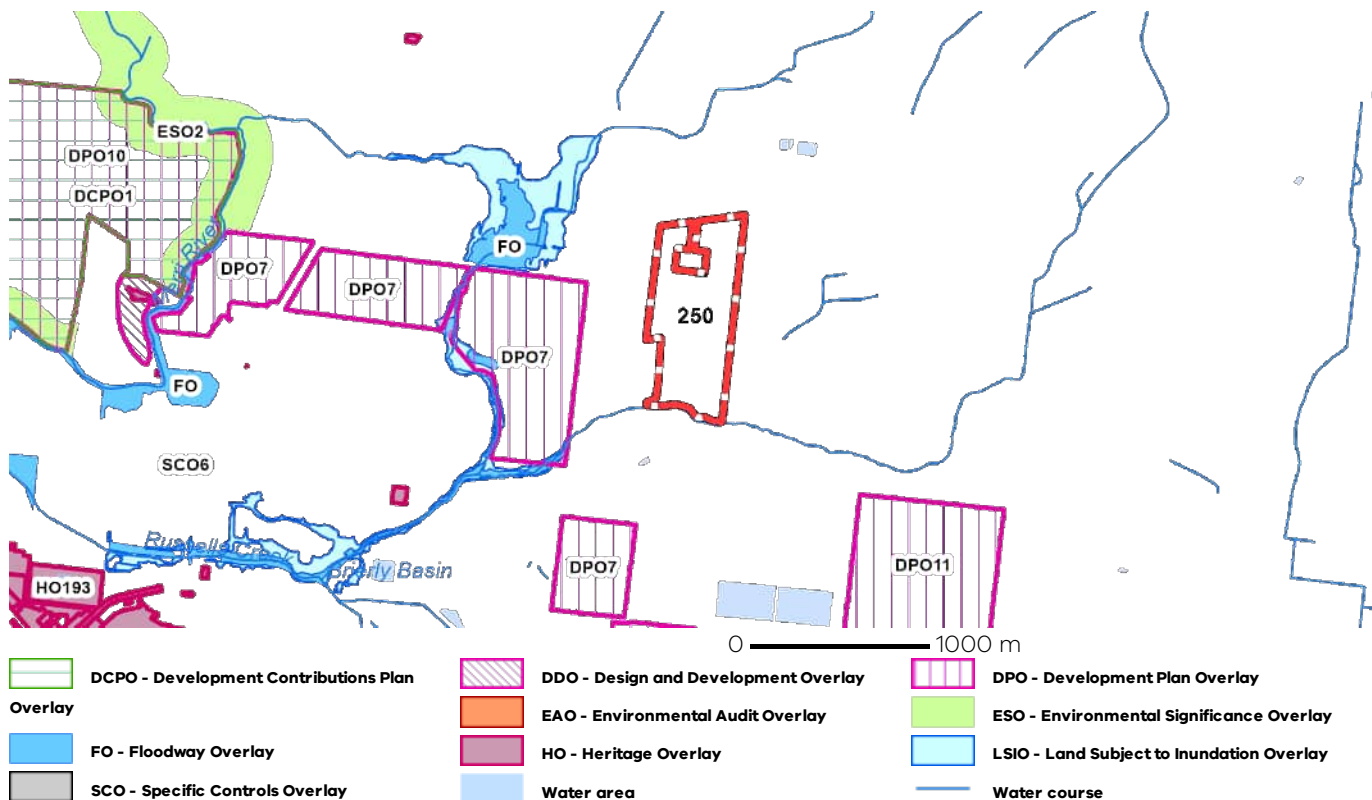
[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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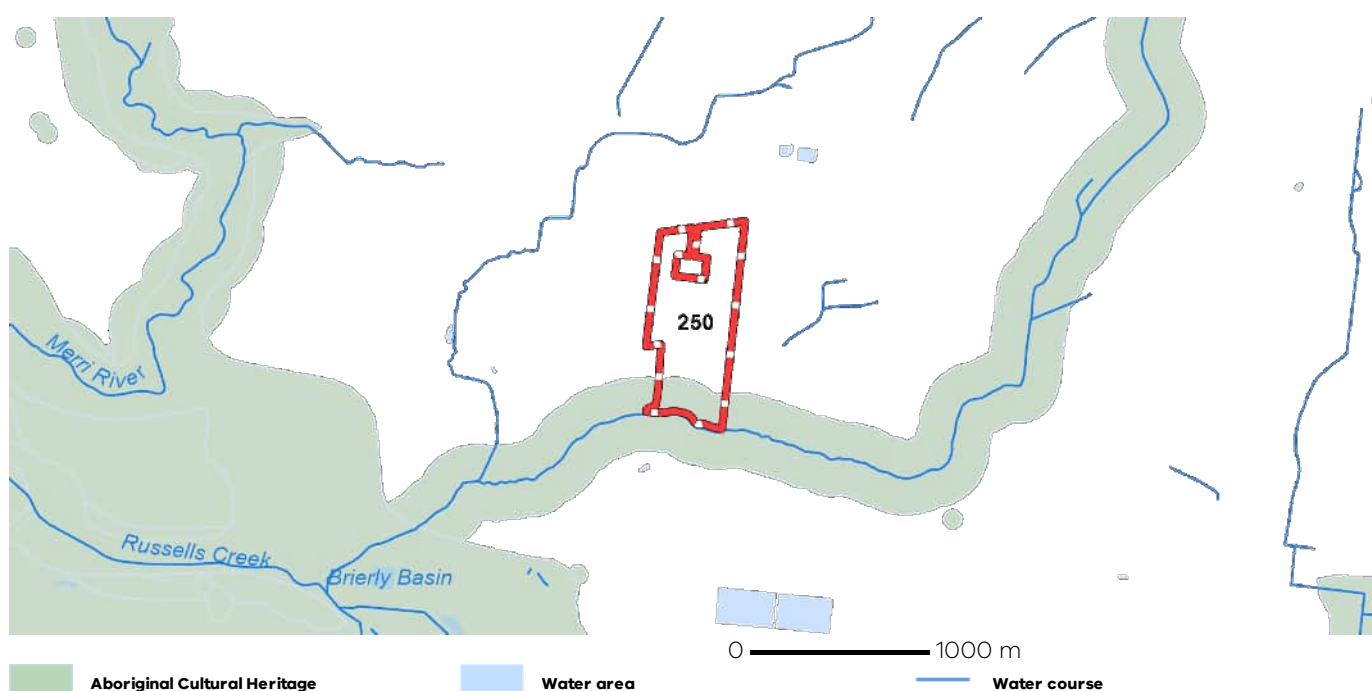
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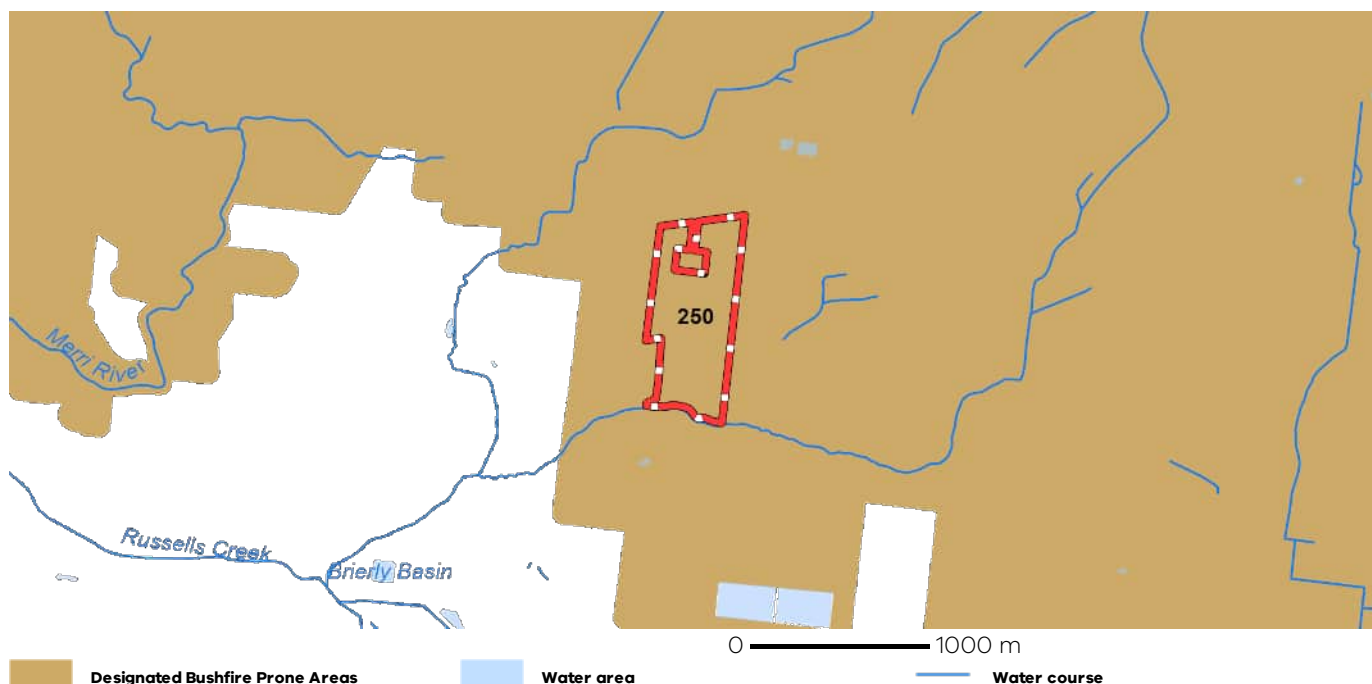
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PROPERTY DETAILS

Address:	256 WANGOOM ROAD WARRNAMBOOL 3280	
Lot and Plan Number:	Lot 1 TP398817	
Standard Parcel Identifier (SPI):	1\TP398817	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	141921	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 S2	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
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PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) HERITAGE OVERLAY (HO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

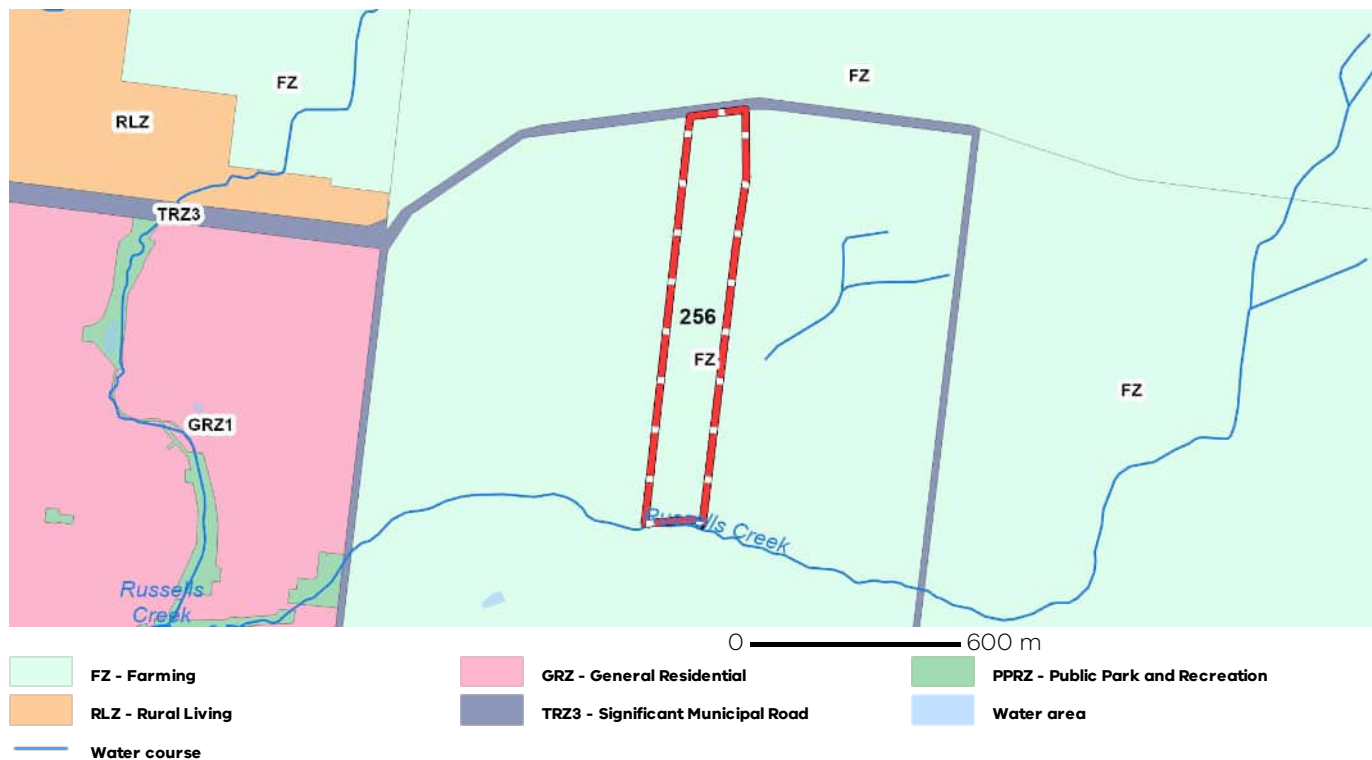
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Planning Zones

[FARMING ZONE \(FZ\)](#)

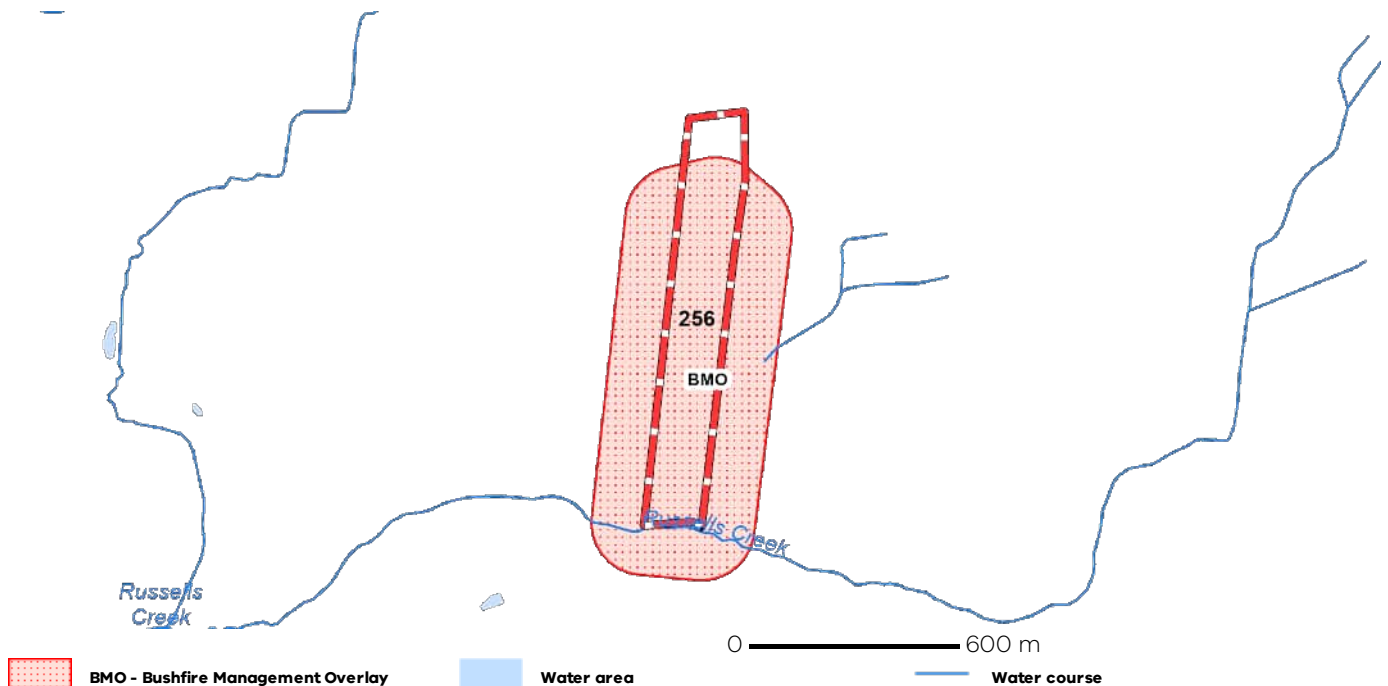
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

DEVELOPMENT PLAN OVERLAY (DPO)

FLOODWAY OVERLAY (FO)

HERITAGE OVERLAY (HO)

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

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Areas of Aboriginal Cultural Heritage Sensitivity

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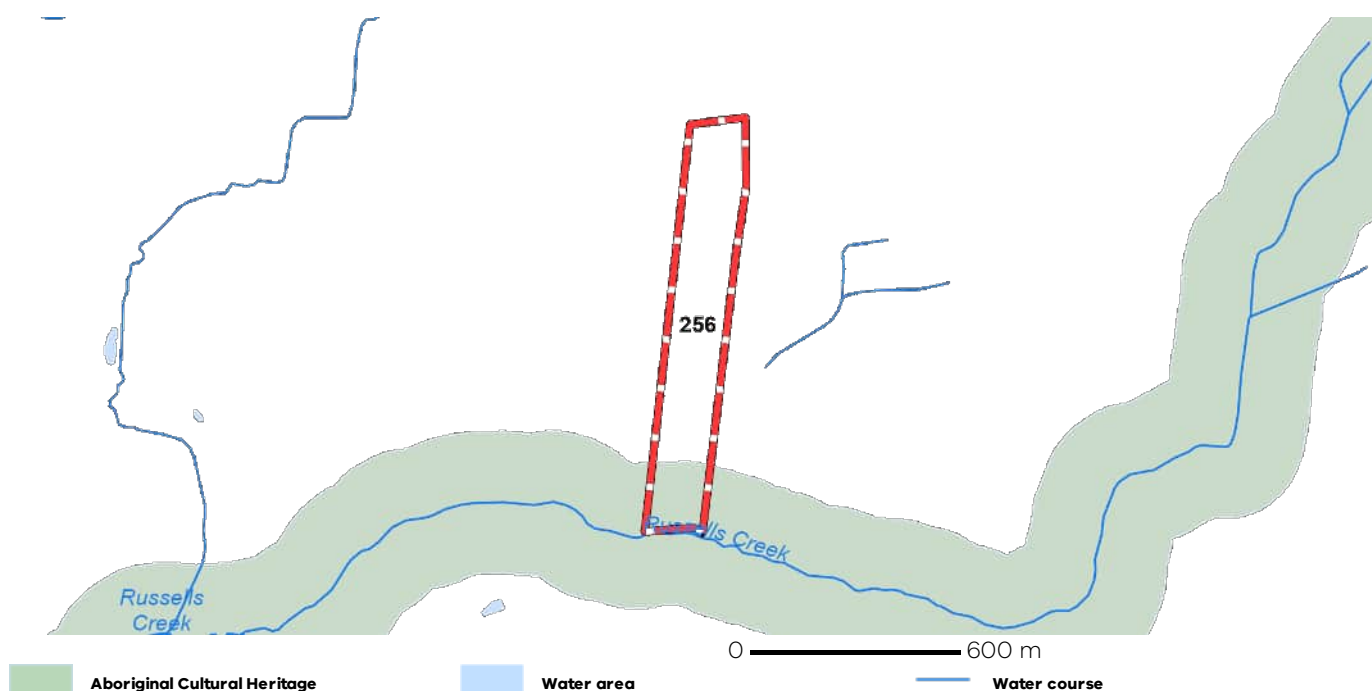
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Further Planning Information

Planning scheme data last updated on 4 December 2024.

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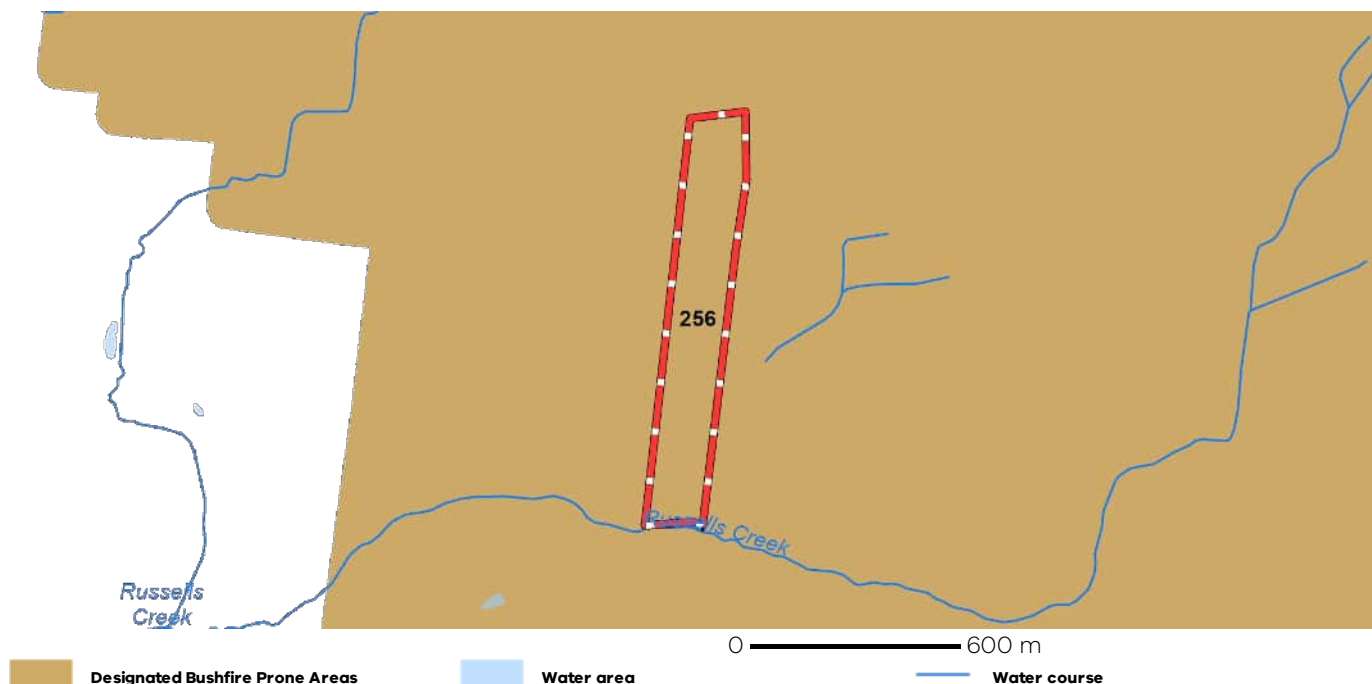
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Native Vegetation

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From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **270-288 WANGOOM ROAD WARRNAMBOOL 3280**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **WARRNAMBOOL** www.warrnambool.vic.gov.au

Council Property Number: **16145**

Planning Scheme: **Warrnambool** [Planning Scheme - Warrnambool](#)

Directory Reference: **Vicroads 515 T2**

This property has 3 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Wannon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)

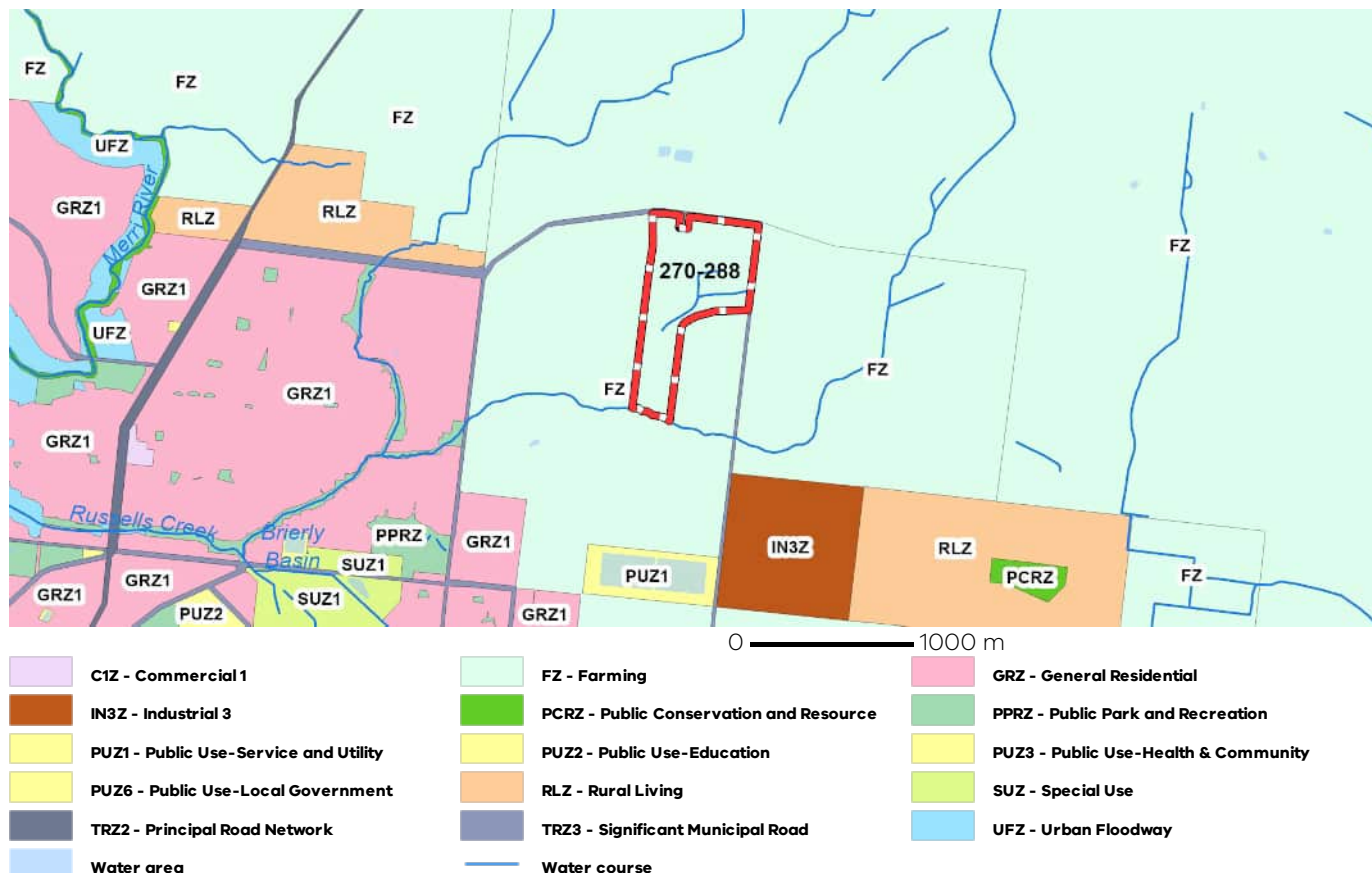
Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

Planning Zones

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PLANNING PROPERTY REPORT

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

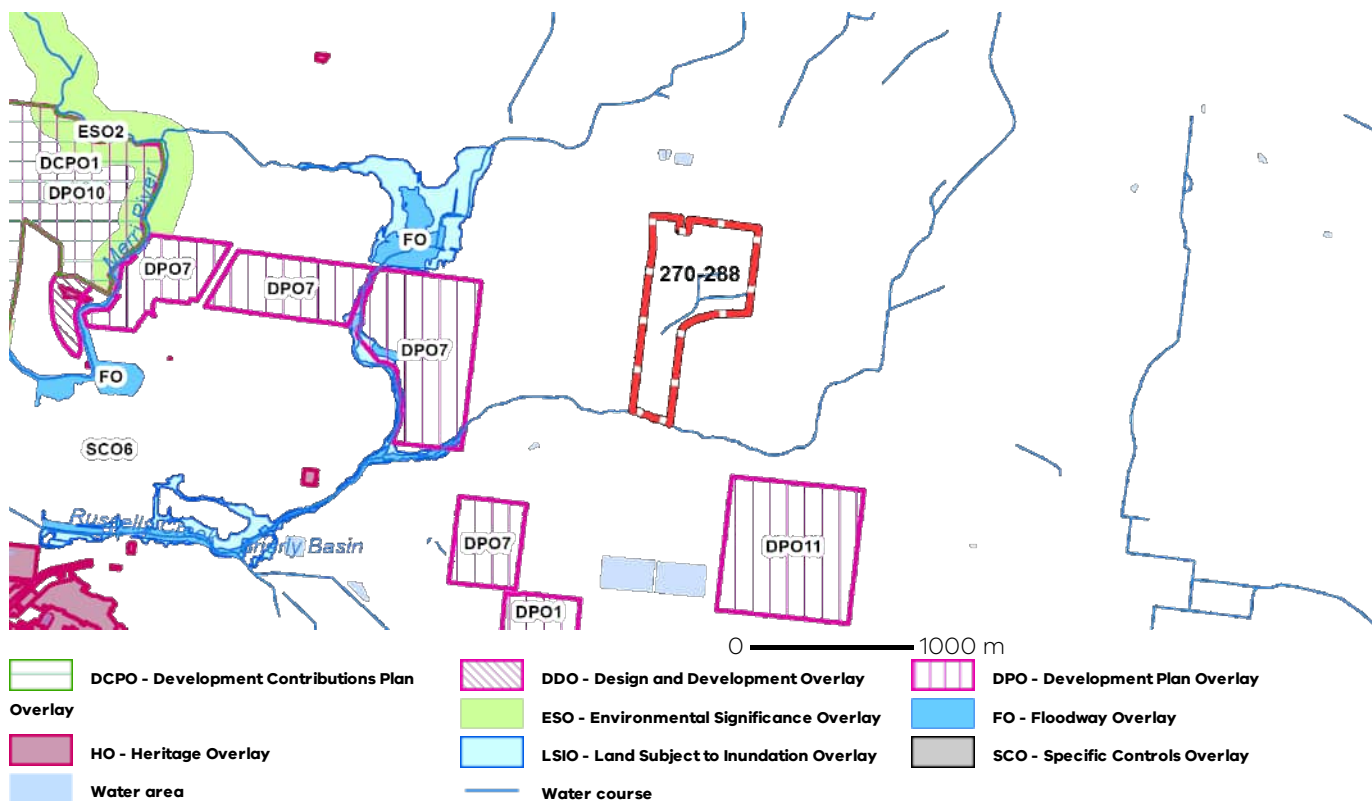
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[FLOODWAY OVERLAY \(FO\)](#)

[HERITAGE OVERLAY \(HO\)](#)

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[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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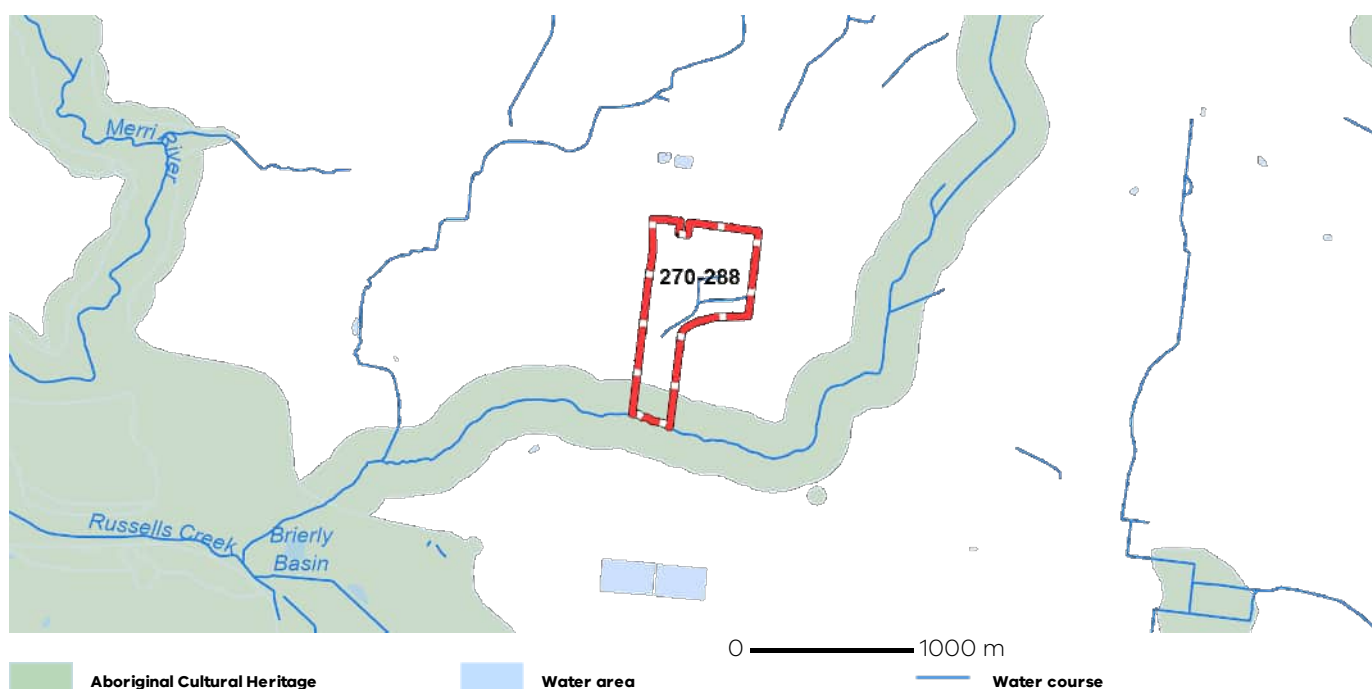
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Further Planning Information

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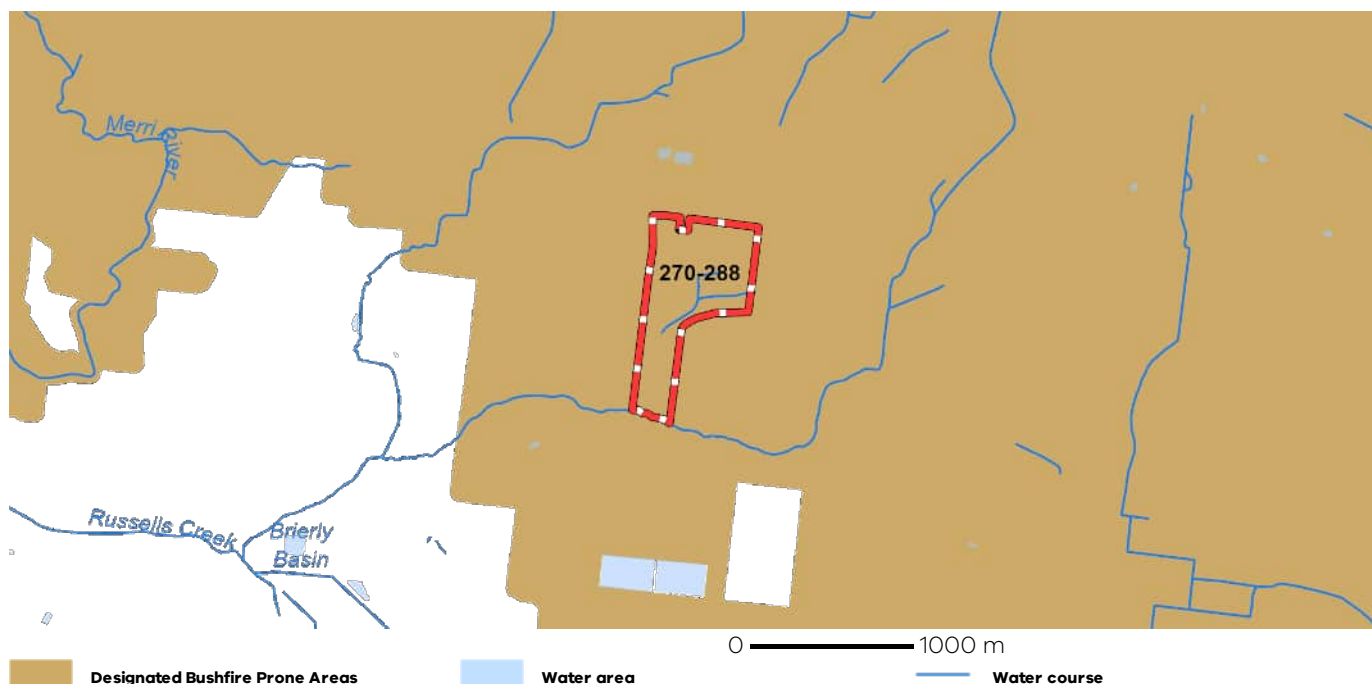
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:07 PM

PROPERTY DETAILS

Address: **286 WANGOOM ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 1 PS710426**
Standard Parcel Identifier (SPI): **1\PS710426**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **16144**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 515 T2**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

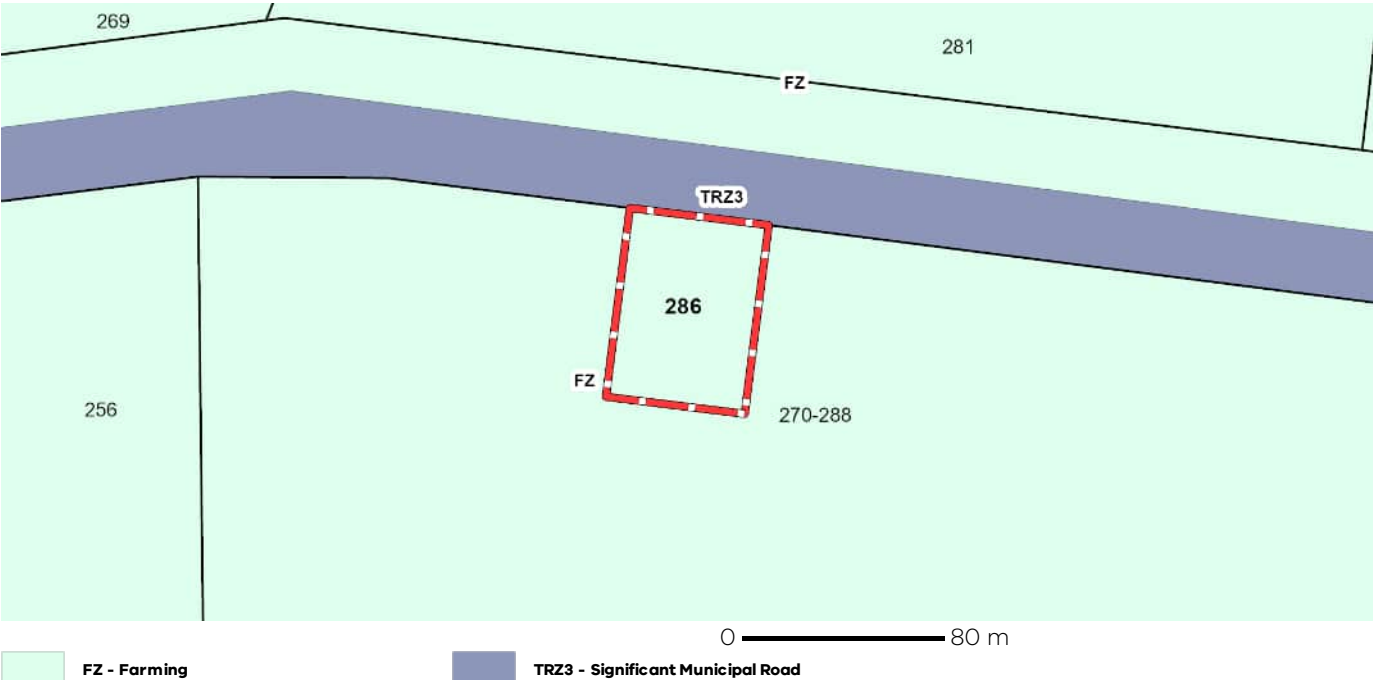
PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
Planning Overlay [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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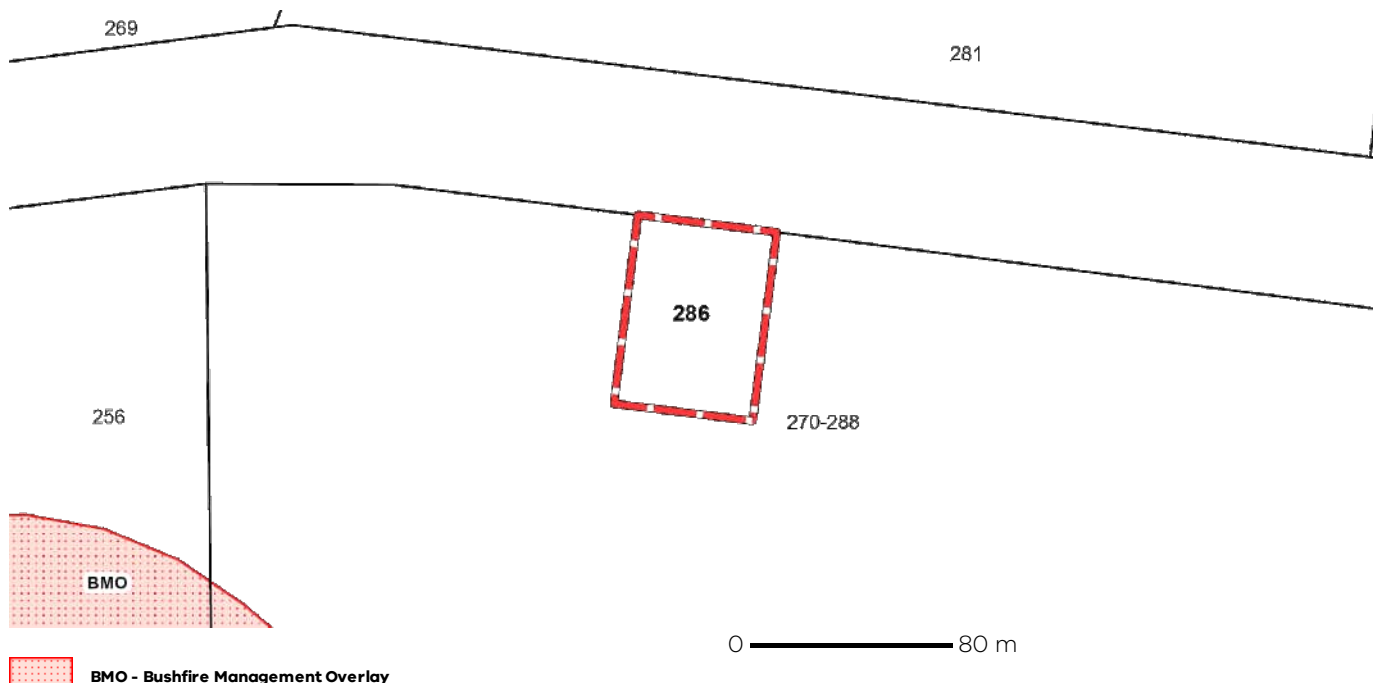
Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)



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Further Planning Information

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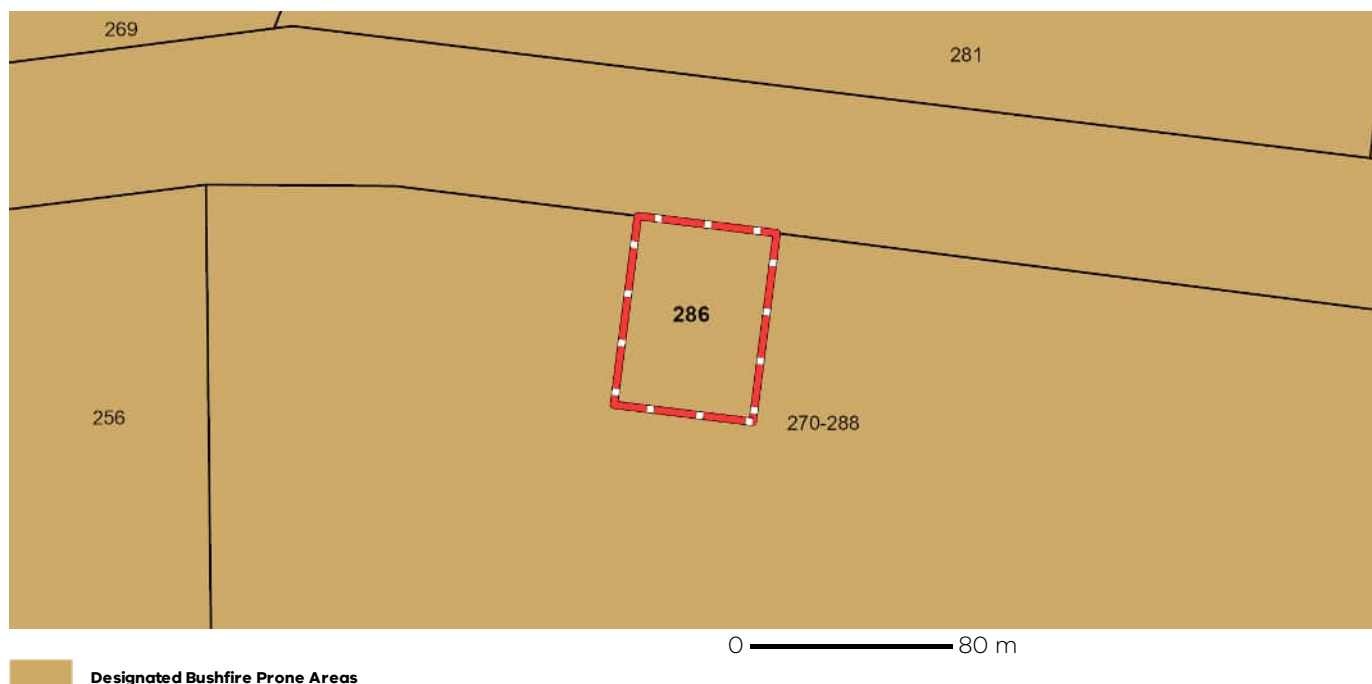
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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 December 2024 12:08 PM

PROPERTY DETAILS

Address: **310 HORNE ROAD WARRNAMBOOL 3280**
Lot and Plan Number: **Lot 1 PS510707**
Standard Parcel Identifier (SPI): **1\PS510707**
Local Government Area (Council): **WARRNAMBOOL**
Council Property Number: **142470**
Planning Scheme: **Warrnambool**
Directory Reference: **Vicroads 90 A7**

www.warrnambool.vic.gov.au

[Planning Scheme - Warrnambool](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay None

Planning Zones

[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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Planning Overlays

No planning overlay found

Further Planning Information

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PROPERTY DETAILS

Address:	HORNE ROAD WARRNAMBOOL 3280	
Crown Description:	Allot. 2011 PARISH OF WANGOOM	
Standard Parcel Identifier (SPI):	2011\PP3729	
Local Government Area (Council):	WARRNAMBOOL	www.warrnambool.vic.gov.au
Council Property Number:	None	
Planning Scheme:	Warrnambool	Planning Scheme - Warrnambool
Directory Reference:	Vicroads 515 T5	

UTILITIES

Rural Water Corporation:	Southern Rural Water
Urban Water Corporation:	Wannon Water
Melbourne Water:	Outside drainage boundary
Power Distributor:	POWERCOR

STATE ELECTORATES

Legislative Council:	WESTERN VICTORIA
Legislative Assembly:	SOUTH-WEST COAST

OTHER

Registered Aboriginal Party:	Eastern Maar Aboriginal Corporation
------------------------------	-------------------------------------

[View location in VicPlan](#)

PLANNING SUMMARY

Bushfire Prone Area This property is in a designated bushfire prone area.

Planning Zone	FARMING ZONE (FZ) SCHEDULE TO THE FARMING ZONE (FZ)
Planning Overlay	BUSHFIRE MANAGEMENT OVERLAY (BMO) DEVELOPMENT PLAN OVERLAY (DPO) FLOODWAY OVERLAY (FO) HERITAGE OVERLAY (HO) LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

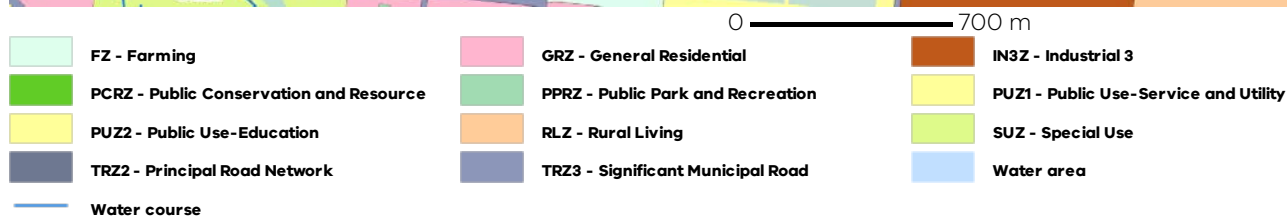
Areas of Aboriginal Cultural Heritage Sensitivity

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Planning Zones

[FARMING ZONE \(FZ\)](#)

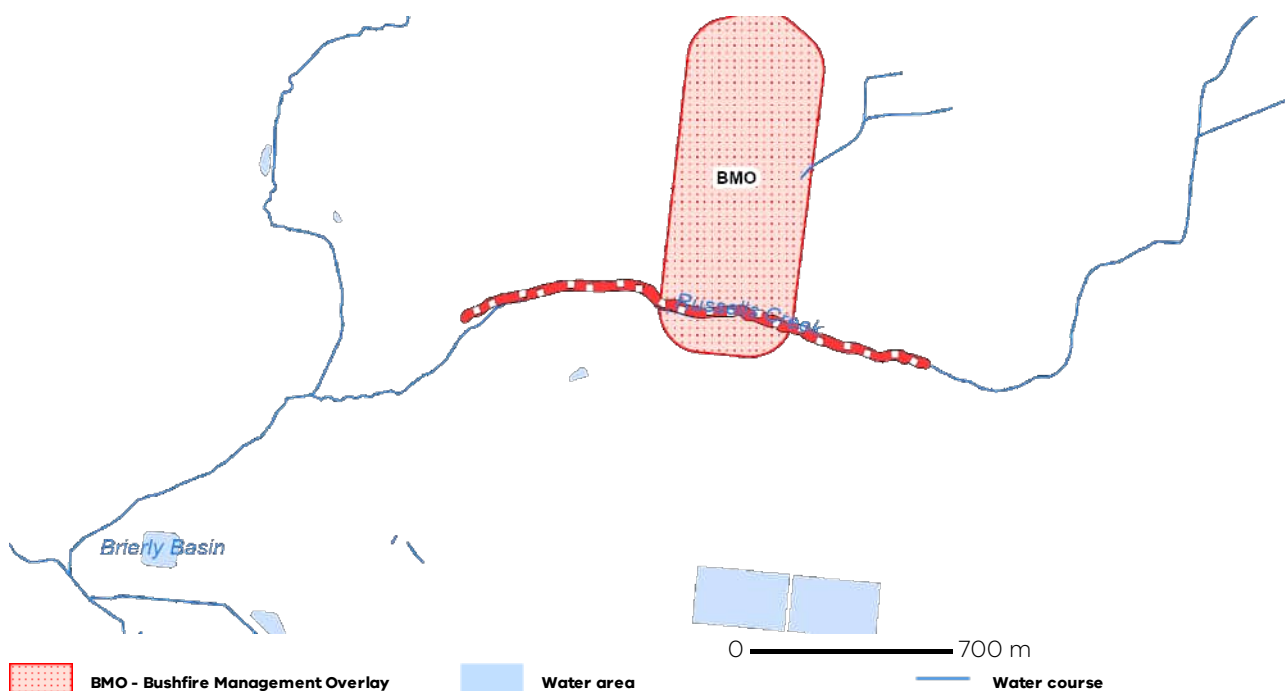
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)



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Planning Overlays

BUSHFIRE MANAGEMENT OVERLAY (BMO)



OTHER OVERLAYS

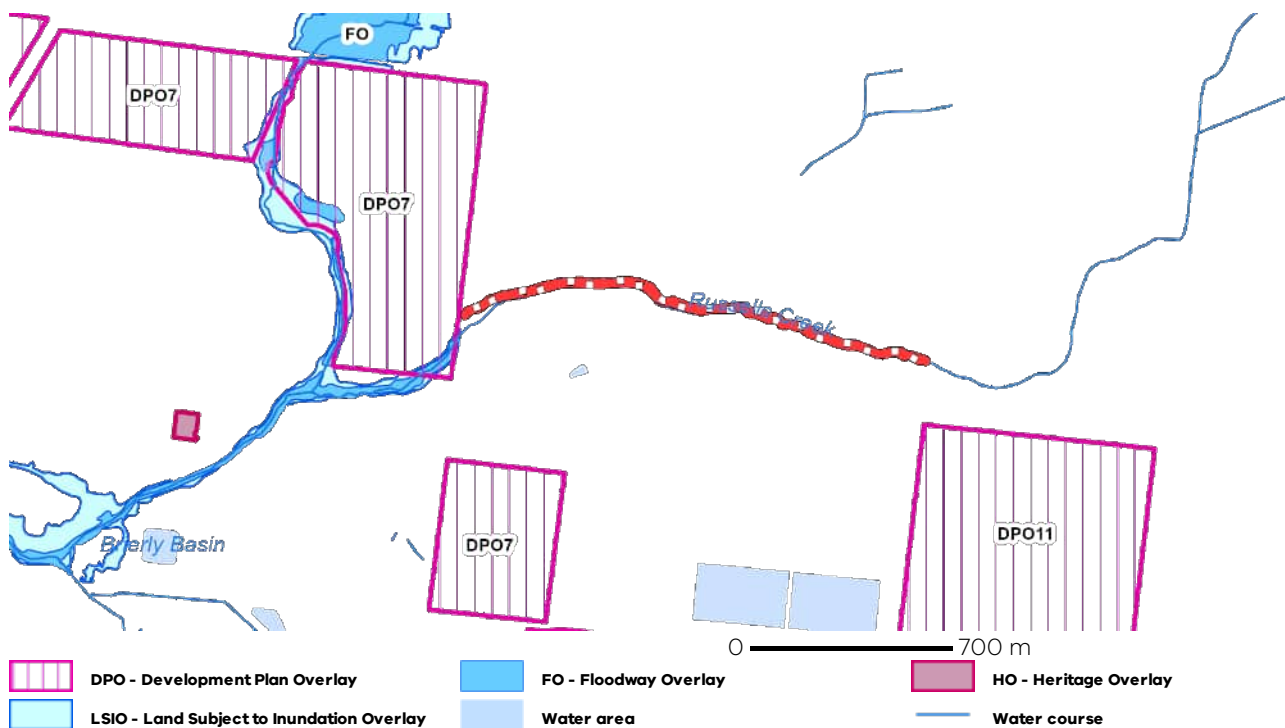
Other overlays in the vicinity not directly affecting this land

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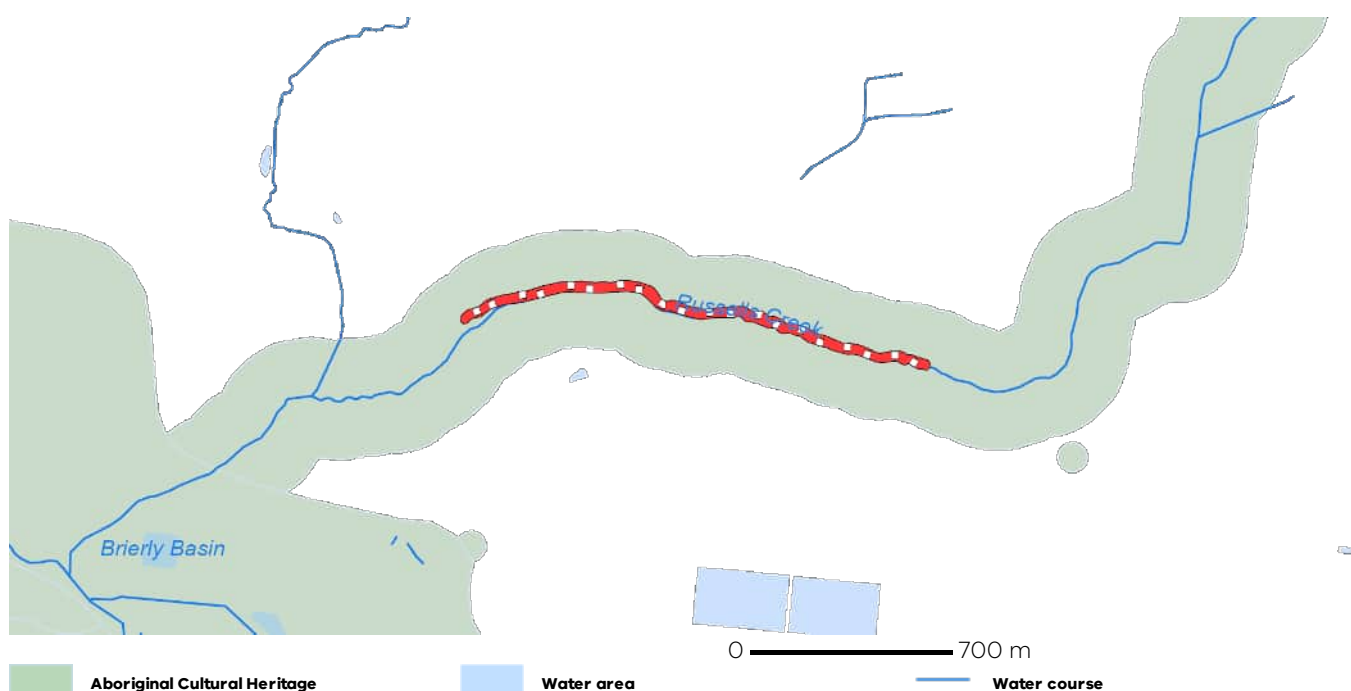
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 4 December 2024.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

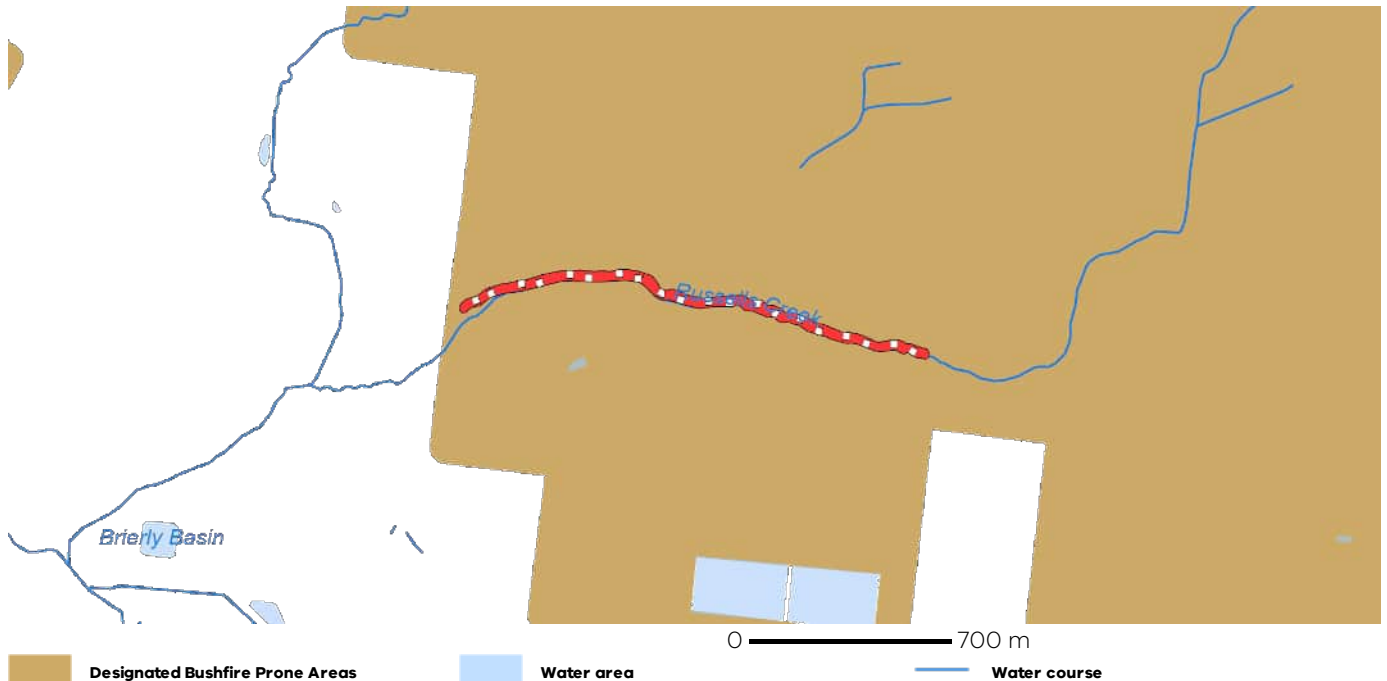
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)



 Site Boundary



Title: Aerial Photograph-1966

Client: VPA		Size: A4
Project: East of Aberline PSP - Land Capability assessment	Drawn: AH	Appendix: AP-1966
Date: 25-06-2024	Checked: AH	
Proj No: 2400870	Scale: 1:15000	Version: 0



Legend

 Site Boundary

0 250 m 500 m

© OpenStreetMap contributors



Produced by **Datanest**.earth

Title: Aerial Photograph-1975

Client: VPA

Size: A4

Project:
East of Aberline
PSP - Land
Capability
assessment

Drawn: AH

Appendix:
AP-1975

Date: 25-06-2024

Checked: AH

Proj No: 2400870

Scale:
1:15000

Version: 0



Legend

 Site Boundary

0 250 m 500 m
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Produced by **Datanest.earth**

Title: Aerial Photograph-1979

Client: VPA

Size: A4

Project:
East of Aberline
PSP - Land
Capability
assessment

Drawn: AH

Appendix:
AP-1979

Date: 25-06-2024

Checked: AH

Proj No: 2400870

Scale:
1:15000

Version: 0



Legend

□ Site Boundary

0 250 m 500 m

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Produced by **Datanest**.earth

Title: Aerial Photograph-1989

Client: VPA

Size: A4

Project:
East of Aberline
PSP - Land
Capability
assessment

Drawn: AH

Appendix:
AP-1989

Date: 25-06-2024

Checked: AH

Proj No: 2400870

Scale:
1:15000

Version: 0



Legend

 Site Boundary

0 250 m 500 m
© Nearmap



Produced by Datanest.earth

Title: Aerial Photograph-2018

Client: VPA		Size: A4
Project: East of Aberline PSP - Land Capability assessment	Drawn: AH	Appendix: AP-2018
Date: 25-06-2024	Checked: AH	
Proj No: 2400870	Scale: 1:15000	Version: 0



Legend

□ Site Boundary

0 250 m 500 m
© Nearmap



Produced by **Datanest**.earth

Title: Aerial Photograph-2020

Client: VPA Size: A4

Project:
East of Aberline
PSP - Land
Capability
assessment

Drawn: AH

Appendix:
AP-2020

Date: 25-06-2024 Checked: AH

Proj No: 2400870 Scale:
1:15000 Version: 0



Legend

□ Site Boundary

0 250 m 500 m
© Nearmap



Produced by **Datanest.earth**

Title: Aerial Photograph-2022

Client: VPA

Size: A4

Project:
East of Aberline
PSP - Land
Capability
assessment

Drawn: AH

Appendix:
AP-2022

Date: 25-06-2024

Checked: AH

Proj No: 2400870

Scale:
1:15000

Version: 0



Legend

 Site Boundary

0 250 m 500 m
© Nearmap



Produced by **Datanest**.earth

Title: Aerial Photograph-2024

Client: VPA		Size: A4
Project: East of Aberline PSP - Land Capability assessment	Drawn: AH	Appendix: AP-2024
Date: 25-06-2024	Checked: AH	
Proj No: 2400870	Scale: 1:15000	Version: 0

**APPENDIX C PREVIOUS ASSESSMENT REPORT - LAND CAPABILITY ASSESSMENT FOR
THE ABERLINE TO HORNE GROWTH CORRIDOR (AUSTRAL, 2019)**

austral

research and consulting

Land Capability Assessment for the Aberline to Horne Growth Corridor

- Final Report
- April 2019

austral

research and consulting

Land Capability Assessment for the Aberline to Horne Growth Corridor

- Final Report
- April 2019

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1. Executive Summary

Austral Research and Consulting (Austral) in partnership with Glenn Harrington (Innovative Groundwater Solutions - IGS) were engaged by Warrnambool City Council (WCC) to complete a high level, desktop land capability assessment (LCA) for the Aberline to Horne Rd Growth Corridor, in support of WCC's Structure Plan. The focus of the LCA was to identify the likelihood of potential contamination in the area of relevance to future uses. The methodology for the assessment was guided by the brief from WCC and a planning practice note (PPN30: DSE 2005) regarding potentially contaminated land.

Existing information, including zoning and overlays, planning permit history, EPA contaminated sites registrations, geology, hydrology and historical aerial photography was reviewed. A site inspection was carried out on 12 December 2018.

The area has a mostly agricultural history, with recent rural residential development along with limited light industry, water and communication utilities and areas where imported fill and stockpiles have been deposited.

Twenty-one locations with a high or medium likelihood of potential contamination were identified in the growth corridor, primarily stockyards with relatively small spatial extents. Other landuses of concern include machinery fabrication and an associated stormwater pond, an informal vehicle wrecking/scrap yard and areas where substantial fill has been deposited. While the majority of these uses were away from waterways, the relatively shallow water table means that there is a likelihood of any contaminants having interacted with groundwater.

Recommendations relate to more detailed assessment of sites where potential contamination may exist and consideration of these results in future zoning and use of the area.

2. Introduction

2.1. Background

The Warrnambool City Council (WCC) has identified a 360 ha area in the north-east of the city as a potential area for future urban growth. The area is bounded by Wangoom Road in the north, Dales Road in the south, Aberline Road to the west, and Horne Road to the east (Figure 1).

Prior to rezoning and development, WCC requires a number of issues to be addressed including the capability of the land for future development in terms of potential for existing contamination and issues or considerations in relation to hydrology, groundwater and geology.

2.2. Project Objectives

The objective of this project is to complete a high-level land capability assessment with specific aims to:

- identify potential sources and sites of contamination within the 360 ha growth corridor; and
- consider associated impacts to the future urban development, with specific regard to hydrology, hydrogeology and geology.

2.3. Contaminated Land Assessment Framework and Guidelines

The Department of Sustainability and Environment's (now Department of Environment, Land, Water and Planning - DELWP) General Practice Note for Potentially Contaminated Land (2005) provides guidance on identification, assessment and planning actions for potentially contaminated land under the *Planning and Environment Act 1987* and the associated *Ministerial Direction No. 1 – Potentially Contaminated Land (Direction No. 1)*.

These guidelines provide for three levels of assessment based on proposed future land uses and known prior land uses (Table 1). This LCA is a response to a level B requirement under the guidelines, that is, for:

“a site assessment from a suitably qualified environmental professional if insufficient information is available to determine if an [environmental] audit is appropriate. If advised that an audit is not required, default to C.”

■ **Table 1. Assessment Matrix. Source: DSE (2005).**

Proposed Land Use	Potential for Contamination		
	High	Medium	Low
Sensitive Uses			
Child care centre, pre-school or primary school	A	B	C
Dwellings, residential buildings, etc.	A	B	C
Other Uses			
Open space	B	C	C
Agriculture	B	C	C
Retail or office	B	C	C
Industry or warehouse	B	C	C

The *National Environment Protection (Assessment of Site Contamination) Measure 1999* (ASC NEPM) is a federal legislative instrument guiding the assessment of potentially contaminated sites. Schedule B2 of that instrument provides a guideline for site inspections as part of preliminary investigations. This assessment, following the WCC brief, contains some information as listed for an ASC NEPM preliminary investigation but does not include all elements described in that guideline (for example: interviews with landholders and full ownership histories of all properties).

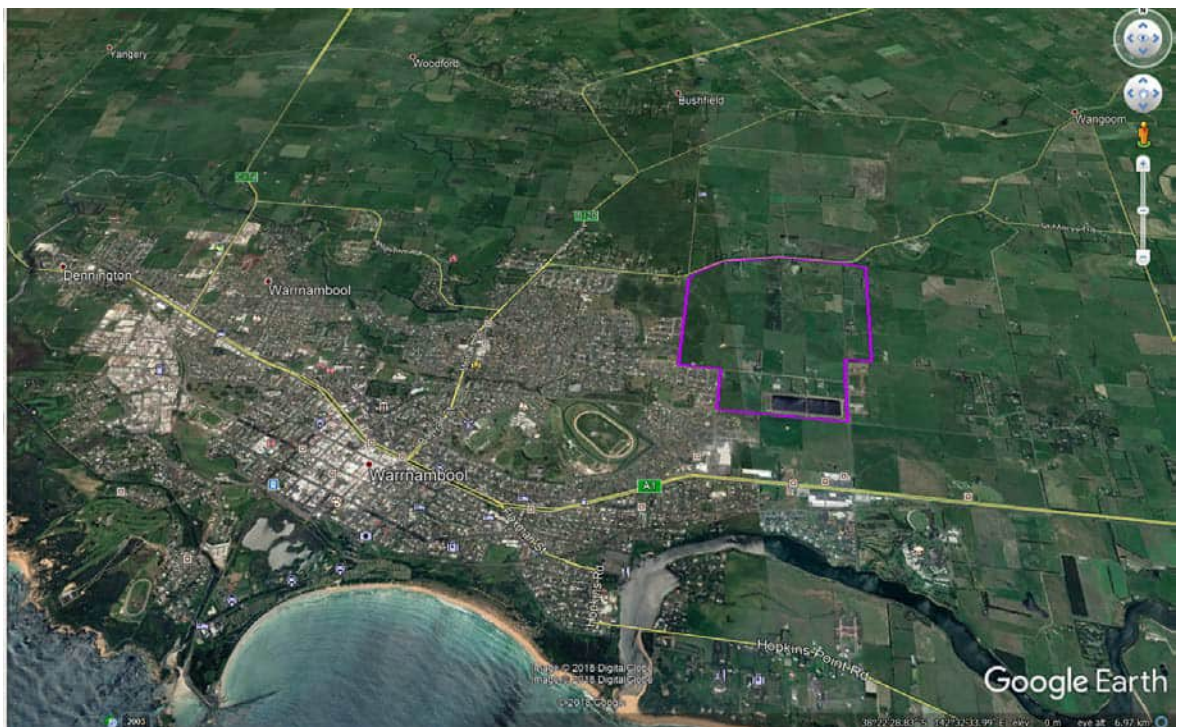
2.4. Limitations of the Study

As a high-level assessment, designed to meet the objectives identified in the brief, this study is not an audit as defined by the *Environment Protection Act 1970*, nor is the information contained detailed enough for a statutory Environmental Audit.

It is assumed that future urban development will be sewerred (Spiire 2018). As such, no assessment of the potential for onsite wastewater treatment has been included.

3. Site Setting

The future growth corridor is located at the northeast fringe of urban development in Warrnambool (Figure 1). It comprises 25 properties as identified by WCC, along with a property approximately 10-15 m wide that follows Russells Creek. Most properties consist of one land parcel with exceptions of 174 Aberline Rd (4 parcels), 270 Wangoom Rd (3 parcels), 43 Boiling Down Rd (2 parcels) and 83 Dales Rd (2 parcels).

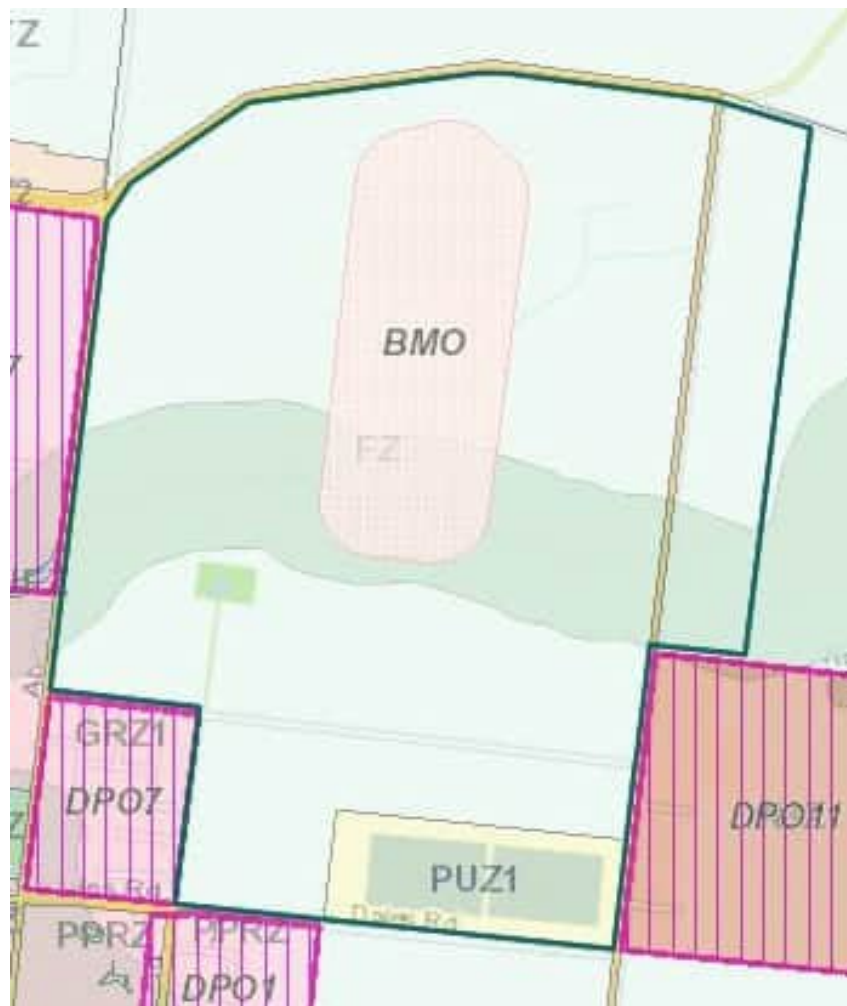


- **Figure 1. Location of Aberline to Horne Growth Corridor – area of interest outlined in purple. Source: Google Earth.**

3.1. Current Land Use, Zoning and Overlays

Land use of the future growth corridor is primarily rural, with some lifestyle blocks. The area along the south side of Boiling Down Rd includes a machinery fabrication business and a golf driving range (under construction). At the corner of Horne Rd and Dales Rd are water supply storage ponds operated by Wannon Water as well as a mobile communications tower.

The area is mostly Farming Zone, with land parcels containing the storage ponds and communications tower zoned Public Use Zone – Service and Utility. The only overlay in the area is a Bushfire Management Overlay (BMO) in the area of Tozer Reserve. The entire area is considered Bushfire Prone and a strip of land with Aboriginal Cultural Heritage Sensitivity follows Russells Creek through the centre of the growth corridor (Figure 2).



- **Figure 2. Zoning and overlays in the growth corridor. Study area shown in dark green. Source: Mapshare Victoria.**

3.2. Surrounding Landuse

To the southeast of the site is the Horne Rd industrial precinct, which is in early stages of development. To the north and northeast are mainly rural and lifestyle properties. Urban areas bound the site to the west and southwest, with areas of recent development.

3.3. Geology

The geology of southwest Victoria is dominated by the Otway Basin, which extends all the way from South Australia to Geelong and reaches thicknesses in excess of one kilometre onshore. The basin comprises Tertiary and Quaternary-age sedimentary and igneous rocks that have been deposited over the last 60 million years (Ma). In order of increasing depth below ground surface, and thus age, the primary geological formations in the growth corridor northeast of Warrnambool are the Newer Volcanics deposited within the last 4 Ma; the marine Port Campbell Limestone, Gellibrand Marl and Clifton Formation deposited over the last 5-30 Ma; and the Dilwyn Formation sands and clays deposited approximately 60 Ma.

3.4. Hydrogeology

The hydrogeological framework of the growth corridor consists of – in order of increasing depth – an Upper Aquifer; an Upper and Lower Middle Aquifer that are separated by a thick marl aquitard; and a Lower Aquifer that is confined and isolated from the overlying strata by another marl aquitard.

The Upper Aquifer across the region is predominantly Tertiary-Quaternary age basalt of the Newer Volcanics formation, which is typically 20-30 m thick within the growth corridor. Whilst this basalt hosts an intermediate to regional-scale groundwater flow system, it is only permeable enough to be considered an aquifer around volcanic cones (SRW 2011). Given the growth corridor is away from any cones and in the middle of the volcanic plains, the basalts in this area are usually characterised as confining clay layers. Accordingly, groundwater in these formations is generally low yielding (i.e., 1-2 L/s or lower) and variable in salinity (0 – 3,500 mg/L).

The Middle Aquifer has been divided into Upper and Lower units (SRW 2011). The Upper Middle Aquifer comprises the Port Campbell Limestone (PCL), which hosts a regional groundwater flow system, and is characterised by high bore yields (5-10 L/s and higher) and low-moderate salinity (500 – 3,500 mg/L). In the growth corridor the PCL is approximately 130 m thick and is semi-confined by the clayey sediments of the overlying

basalts. Domestic and stock bores in the growth corridor extract groundwater from the top of the PCL aquifer (see Appendix 1).

The Lower Middle Aquifer comprises a much thinner (i.e. typically 10-20 m) and less extensive Clifton Formation. This aquifer is a sandy limestone and is separated from the overlying Upper Middle Aquifer by the Gellibrand Marl aquitard, which, in the growth corridor, is approximately 325 m in thickness.

The Lower Aquifer comprises the regionally-extensive Dilwyn Formation, which in some areas is directly overlain by Clifton Formation, or otherwise separated from the latter by an aquitard of Narrawaturk Marl. In the growth corridor the Narrawaturk Marl is 30-40 m thick. Whilst the Dilwyn Formation sands produce high bore yields (> 10 L/s) and moderate salinity (1,000 – 3,500 mg/L) groundwater, this aquifer is too deep to be economical for most purposes other than town water supply (SRW 2011). For example, in the growth corridor, the top of the Lower Aquifer would not be encountered by drilling until around 530 m below ground surface according to the Visualising Victoria's Groundwater website (www.vvg.org.au).

3.5. Surface Water Hydrology

The growth area is within the Merri River catchment. Russells Creek is a tributary of the Merri River and flows through the middle of the area from east to west, crossing both Horne and Aberline Roads. It flows into the Merri River, 3.5 km west of the site boundary. A smaller drainage line exists in the northeast of the site, as well as several small wetlands/dams scattered across the site. Both artificial and natural wetlands, although unmapped by DELWP, are discussed for Tozer Memorial Reserve by EHP (2018). The southeast area of the site also supports two large water storage ponds managed by Wannon Water.

The topography slopes to the south and west from ~50 m AHD in the northeast corner to ~30 m AHD in the southwest corner. Russells Creek runs from 31 m AHD on the eastern boundary to 23m AHD on the western boundary. The area upstream of Gateway Road in the southwest is flat and prone to flooding (Engeny 2018).

Russells Creek has a high potential for groundwater interaction, due to the shallow depth to groundwater (< 5 m) (Visualising Victoria's Groundwater Information Portal - <https://www.vvg.org.au>) (note depth to groundwater for the entire site is ~ 10 m). However, coastal acid sulphate soil (ASS) mapping shows no likely ASS issues for the growth

corridor

(http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/vic_acid_sulphate_map1).

According to the '*Stormwater Management Technical Report*' for the growth corridor (Engeny 2018) there are two main outflow locations from the development area: Russells Creek at Aberline Road; and an existing drain under Gateway Road. It is understood that a series of wetlands and retarding basins are being considered for the development to help attenuate flows from local catchments and in Russells Creek.

These major outflow points and on-site terminal discharge points are of key importance to the LCA, given the potential for any contamination in the area to be mobilised via altered hydrology in the area.

4. Environmental History Investigation

A number of desktop investigations were undertaken to document the environmental history of the site and determine the likelihood of contamination. These included a review of the historical aerial photography record, a search of the Environment Protection Authority's (EPA) Sites Register, a review of relevant WCC records, searches of historical records in libraries and at the Warrnambool & District Historical Society and a site inspection. These components of the investigation are detailed in the sections below.

4.1. Historical Aerial Photography

A series of historical aerial photography images were sourced from WCC and purchased from LANDATA® to provide a lengthy (> 50 year) photographic history of the site. The images were reviewed to determine current and changing land use and to identify any potential issues for the LCA. A summary of findings from the review is provided in Table 2 and the raw images are provided in Appendix 2.

- **Table 2. Summary of observed changes in historical aerial photography of the growth corridor.**

Year	Series, Scale	Notes
1947	Aerial Survey of Victoria Photo Map Panmure A3; 1:15,840 Black and White	Rural uses with 5 residences in the growth area. Plantation in the northern part of Tozer Reserve. Roads all unsealed. Creek mostly cleared. Insufficient resolution to identify stockyards
1960	WCC physical archive: Princes Highway Project 357	No coverage of area of interest
1971	Ocean Rd Extension; 1:25,000 Black and White	Rural uses with 5 residences in the growth area. Partially cleared plantation in the northern part of Tozer Reserve. Wangoom Rd sealed.
1982	Ocean Rd Extension; 1:25,000 Black and White	Rural uses with 6 residences in the growth area. Plantation in northern 275 m of Tozer Reserve. Resolution not generally sufficient for identifying stockyards.

Year	Series, Scale	Notes
1990	WCC physical archive, ~50cm resolution Colour	Mostly rural uses – some residential development on Boiling Down and Horne Rds. Plantation in northern part of Tozer Reserve. Ten houses in the growth area. First observation of old vehicles at 110 Boiling Down Rd. Single eastern storage pond at Dales Rd
2001	WCC physical archive, ~5m resolution, Colour	Further rural residential development, fifteen houses in the area. Tozer Reserve plantation cleared. First industrial shed at 94 Boiling Down Rd. Resolution not generally sufficient to identify stockyards
2010	WCC electronic file, 15cm resolution, Colour+NIR (visible and false colour images examined)	Continuing rural residential development, twenty houses in the area. Pond with stormwater drainage present next to shed at 94 Boiling Down Rd, possible petroleum/oil leakage visible. Regeneration of trees and shrubs in northern part of Tozer Reserve. Second storage pond at Dales Rd. Boiling Down Rd, parts of Horne and Aberline Rds sealed.
2015	WCC electronic file, 15cm resolution, Infrared, false colour composite	No further residential development. All roads apart from Dales Rd sealed. 0.45ha of fresh fill at 180 Horne Rd, south of Russells Ck adjacent to Horne Rd. ~1ha of stockpiles at 270 Wangoom Rd. Substantial regeneration throughout, carpark and shed/toilets present in Tozer Reserve.
2016	WCC electronic file, 10cm resolution, Colour only	Rocks placed in bed of Russells Creek at 180 Horne Rd, ~0.5 ha additional fill at corner of Horne and Rodgers Rds. Telecommunication tower at 81 Horne Rd.

4.2. EPA Sites Register Search

4.2.1. Priority Sites Register

“Priority” sites are locations where the EPA has issued a Pollution Abatement Notice or a Clean-up Notice. As of 30 November 2018, no properties in the Aberline to Horne Growth Corridor or the immediately surrounding area were listed on the EPA Priority (Contaminated) Site Register.

4.2.2. Statutory Environmental Audit Reports

Environmental audits under the *Environment Protection Act 1970* can be required of contaminated or potentially contaminated land. Reports from these audits are maintained by EPA in an online portal (<https://www.epa.vic.gov.au/our-work/environmental-auditing/environmental-audit-reports-online>).

As of 30 November 2018, no properties in the Aberline to Horne Growth Corridor or the immediately surrounding area were listed on the EPA portal as having been subject to a statutory environmental audit.

4.3. Council Records Review and Property Attributes

4.3.1. Planning Application History

A permit history search for the growth area undertaken by WCC on 2/11/2018 (excluding associated plans) was provided to Austral for this assessment (Table 3). Apart from a permit for stockyards at 140 Boiling Down Rd granted in 2002, permitted uses are all considered low risk for potential contamination.

Permit history matches the observed pattern of development from the historical imagery assessment (Section 3.1) however records for some of the observed developments were not present in the information provided. For example, there was no record of a subdivision of 220 & 222 Wangoom Rd, nor were there documents relating to development at 94 Boiling Down Rd. A record of the permit history search is provided in Appendix 3.

In addition, although not apparent in historical photo analysis, areas of infill are also known to have been placed in depressions throughout 270 Wangoom Rd (A. Neild, WCC, pers. comm.). Specific locations were not apparent on the site visit.

■ **Table 3. Summary of planning documents from WCC history search.**

Date	Type	Property
27/10/1999	Subdivision (2 lots)	70 & 78 Boiling Down Rd
1/3/2000	New dwelling and shed	70 Boiling Down Rd
6/4/2010	New verandah	70 Boiling Down Rd
25/7/2018	New golf driving range	78 Boiling Down Rd
9/6/2005	Refusal of building addition	94 Boiling Down Rd
26/11/1996	Additions to existing dwelling	110 Boiling Down Rd
7/2/2006	New dwelling (not constructed?)	110 Boiling Down Rd
21/11/1986	Construction and operation of kennels/cattery	124 Boiling Down Rd
13/4/2000	Subdivision (2 lots)	124 & 140 Boiling Down Rd
22/4/2002	New dwelling, shed, yards	140 Boiling Down Rd
13/7/2006	Extension to dwelling	124 Boiling Down Rd
7/9/2007	Works for water storage pond	83-119 Dales Rd
13/8/2013	New telecommunications tower	81 Horne Rd (83-119 Dales Rd)
18/4/2017	Subdivision (2 lots)	180 Horne Rd
12/7/2007	Refusal of subdivision (2 lots)	180 Horne Rd
24/5/2011	New sheds (2)	246 Horne Rd
18/12/2001	Subdivision (2 lots)	246 & 310 Horne Rd
25/5/2005	New dwelling	50 Dixons Lane (out of area)

Date	Type	Property
26/9/1990	Refusal of subdivision (3 lots)	270 & 286 Wangoom Rd?
23/11/1994	New dwelling and sheds (2)	270 & 286 Wangoom Rd
12/7/2005	Subdivision (2 lots)	270 & 286 Wangoom Rd
1/2/2013	Subdivision (2 lots)	286 Wangoom Rd
15/6/2005	New dwelling	222 Wangoom Rd
8/1/2004	New dwelling	220 Wangoom Rd
22/1/1997	New shed	220 Wangoom Rd

4.3.2. Onsite Wastewater Treatment

The growth area is currently unsewered and onsite treatment of varying ages exists for wastewater generated at existing residential and industrial properties. Approximate locations of these systems were provided by WCC (see Appendix 4). Eighteen systems are thought to exist within the growth corridor, with an additional five north of Wangoom Rd, opposite the growth corridor and a denser cluster of systems along Wangoom Rd, to the west.

While there is potential for small-scale nutrient contamination from existing, especially older, wastewater systems, these pose a relatively low risk of contamination (Assessment level C) according to potentially contaminated land planning practice note (DSE 2005). It has been assumed that any future development of the area will include sewer connections to all premises.

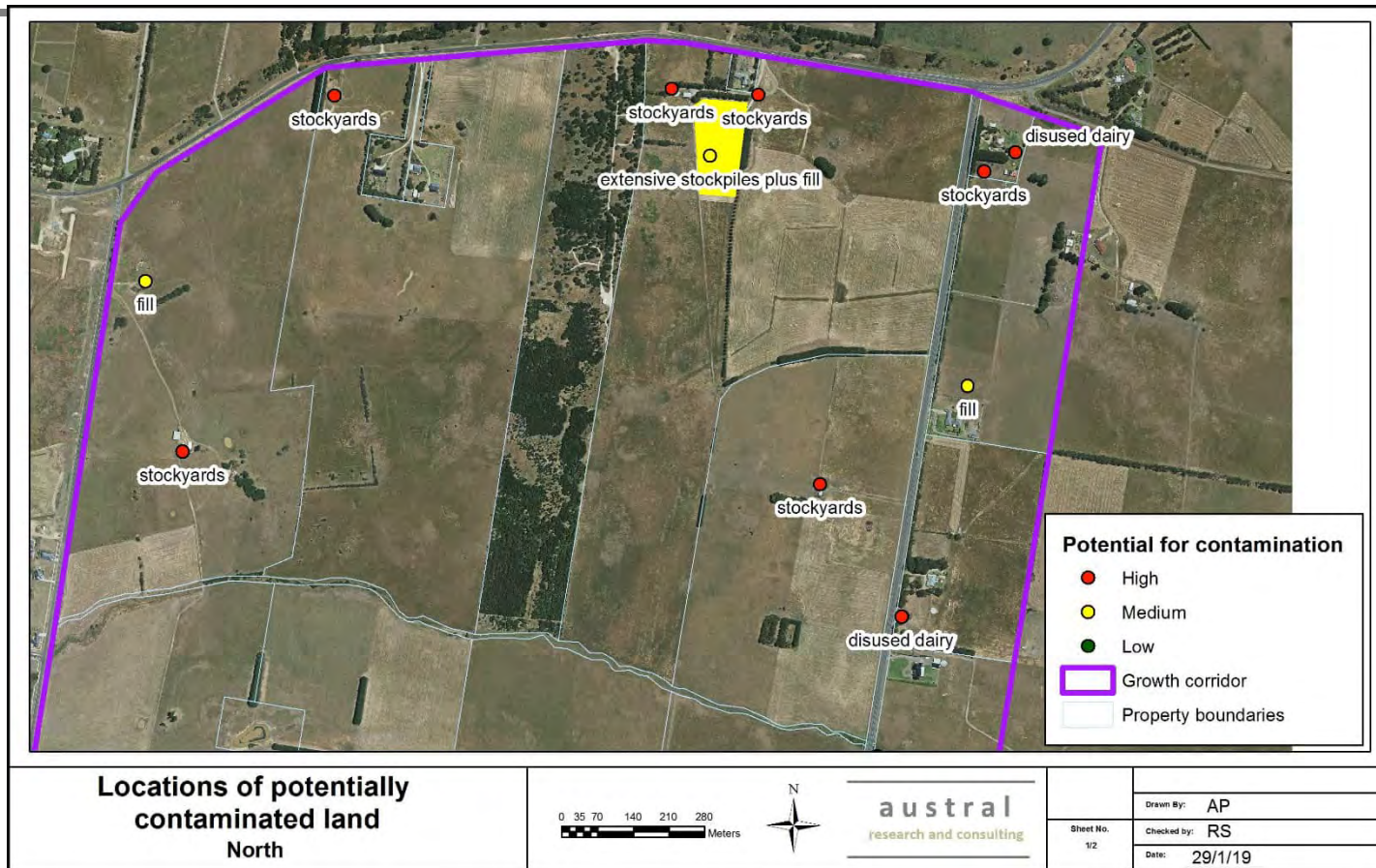
4.4. Historical Records

A search of histories, local records, historical photographs and maps was made at local and State libraries and at the Warrnambool & District Historical Society, with the aid of Society members. No indications of landuse with significant potential for contamination were found in the study area. The nearest tannery operated downstream on Russells Creek, near the Mortlake Rd crossing in the 1860s and 70s subsequent to which all major

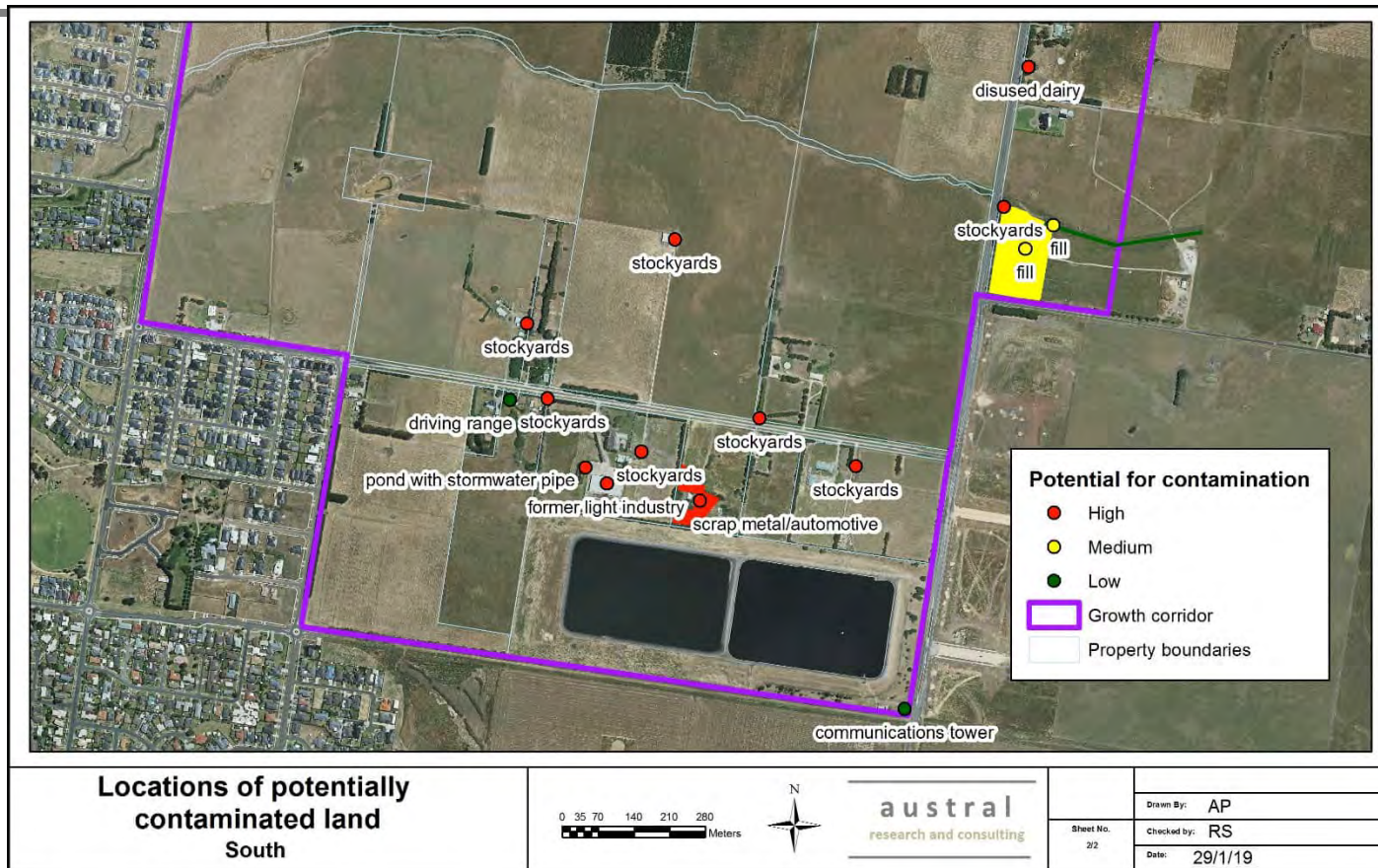
activity was based on the Merri River. Small-scale and short-term brickmaking and orchards were anecdotally located along Aberline Rd in the early 20th century.

4.5. Site Inspections

In addition to the review of historical imagery, all properties in the area were inspected from public access points (i.e. nearby roads and/or from within the Tozer Memorial Reserve) on 12 December 2018. A total of 21 locations with land uses listed in DSE (2005) were identified (Figure 3, Figure 4). Observations and photographs were recorded for each property and previously identified location of interest (see Appendix 5).



■ **Figure 3. Locations of observations from historical photography and site inspection – Northern area.**



■ **Figure 4. Locations of observations from historical photography and site inspection – Southern area**

4.6. Investigation Results

Land uses in the study area with high or medium potential for contamination as listed in DSE (2005 - see Table 1), are summarised in Table 4.

■ **Table 4. Potentially contaminating activities identified in the growth corridor.**

DSE Risk Level	Land Use/Activity	Number of Locations	Possible Contaminants
High	Automotive repair/ scrap metal recovery (informal)	1	Metals, polycyclic aromatic hydrocarbons (PAH), petroleum hydrocarbons (PHC), benzene, toluene, ethyl benzene and xylene compounds (BTEX), chlorinated solvents, phenolic compounds
	Disused dairies ^a	2	Nutrients, organochlorine and organophosphate pesticides (OCP, OPP), pathogens
	Stockyards ^b	13	Nutrients, organochlorine and organophosphate pesticides (OCP, OPP), arsenic, pathogens
	Metal finishing and treatments	1	Metals, PAH, PHC, BTEX, chlorinated solvents, phenolic compounds
Medium	Filling (imported soil)	4	Asbestos, metals, PAH, PHC, BTEX, nutrients, OCP, OPP
a, b: Note that not all stockyards or dairies are used for stock dipping (high risk) or chemical storage (medium risk) but these activities may have occurred, particularly at older locations, and so cannot be excluded from this risk level without further assessment			

Stockyards were located on 12 different properties (one property had 2 sets of yards). Evidence of use as an informal automotive scrapyard/repair site was observed at 110 Boiling Down Rd. An industrial shed and runoff pond at 94 Boiling Down Rd comprise the former site of SWI Engineering, a company that fabricated sheet metal processing machinery. A major area of fill was located at 180 Horne Rd, with areas of minor fill and stockpiles at 246 Horne Rd, 174 Aberline Rd and 270 Wangoom Rd as well as potentially extensive but shallow additional fill in other parts of 270 Wangoom Rd.

The majority of medium and high risk land uses/activities are located away from drainage lines, with the exception of the stockyards and fill at 180 Horne Rd which are adjacent to Russells Creek. Any soluble contaminants at this location would have a greater likelihood of mobilisation by floodwaters than those in other locations. The generally shallow water table throughout the area means that there is a high likelihood of interaction between any contaminants in shallow soil layers and groundwater, a likelihood that increases with the age and duration of that landuse.

5. Potential Offsite Sources of Contamination

Three potential sources of offsite contamination were recognised as being relevant to future development in the growth corridor. Although close inspection of these sources was considered outside the scope of this report, recommendations for future assessment are made in Section 6.

- The Horne Rd industrial area is immediately adjacent to the growth corridor to the east. While it is currently mostly undeveloped, there is potential for conflicting uses in this area in future and planning decisions should take this into consideration.
- Two large dairy effluent ponds are located 350 m north of Wangoom Rd, opposite 270 Wangoom Rd. There may be nutrient seepage potential from these ponds due to the topography and shallow depth to groundwater. In addition, while not a contamination issue per se, future planning should consider potential conflicts of use adjacent to this area.
- Areas of fill and stockpiles along Russells Creek at the upstream boundary of the growth corridor are located 150 m outside the growth corridor boundary, and as such have not been inspected but may impact the growth area.

6. Recommendations

Where sites of high and medium potential for contamination exist, these should be further investigated to assess their suitability for future permitted land uses. Specifically:

- Stockyard and dairy sites should be further assessed via detailed site inspections, sampling of existing shallow groundwater bores and soil sampling to determine the likelihood, extent and nature of contamination. This includes any seepage from offsite sources listed in Section 5.
- Areas where old vehicles have been repaired or disposed of at 110 Boiling Down should be inspected and sampled for contamination.
- The former site of SWI Engineering and the associated constructed pond should be inspected and sampled for contamination. If possible, interviews with previous owners regarding specific uses of the site should also be sought.
- Areas that have been used for deposit of fill, especially at 180 Horne Rd and 270 Wangoom Rd, should be inspected and sampled for contamination. This includes areas of fill along Russells Creek upstream of the growth area. Where only minor fill or stockpiles exist this material could be easily removed. If possible, interviews with previous owners regarding specific uses of the site should also be sought.
- Consideration should be given to locating less-sensitive future land uses (e.g. open space, retail) at sites with higher risks of potential contamination.
- Should contamination be detected, the extent and magnitude of that contamination and potential human and environmental exposure pathways should be investigated in a more detailed contamination assessment.
- Any changes in land use between now and any future development should be assessed and considered in future planning decisions regarding the corridor.

7. References

Commonwealth of Australia (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999*.

DSE (2005). *Potentially Contaminated Land. General Practice Note*. Department of Sustainability and Environment, Victoria.

EHP (2018). *Flora and Fauna Assessment: Aberline to Horne Growth Corridor*. Report for Warrnambool City Council. Ecology and Heritage Partners Pty Ltd, Melbourne.

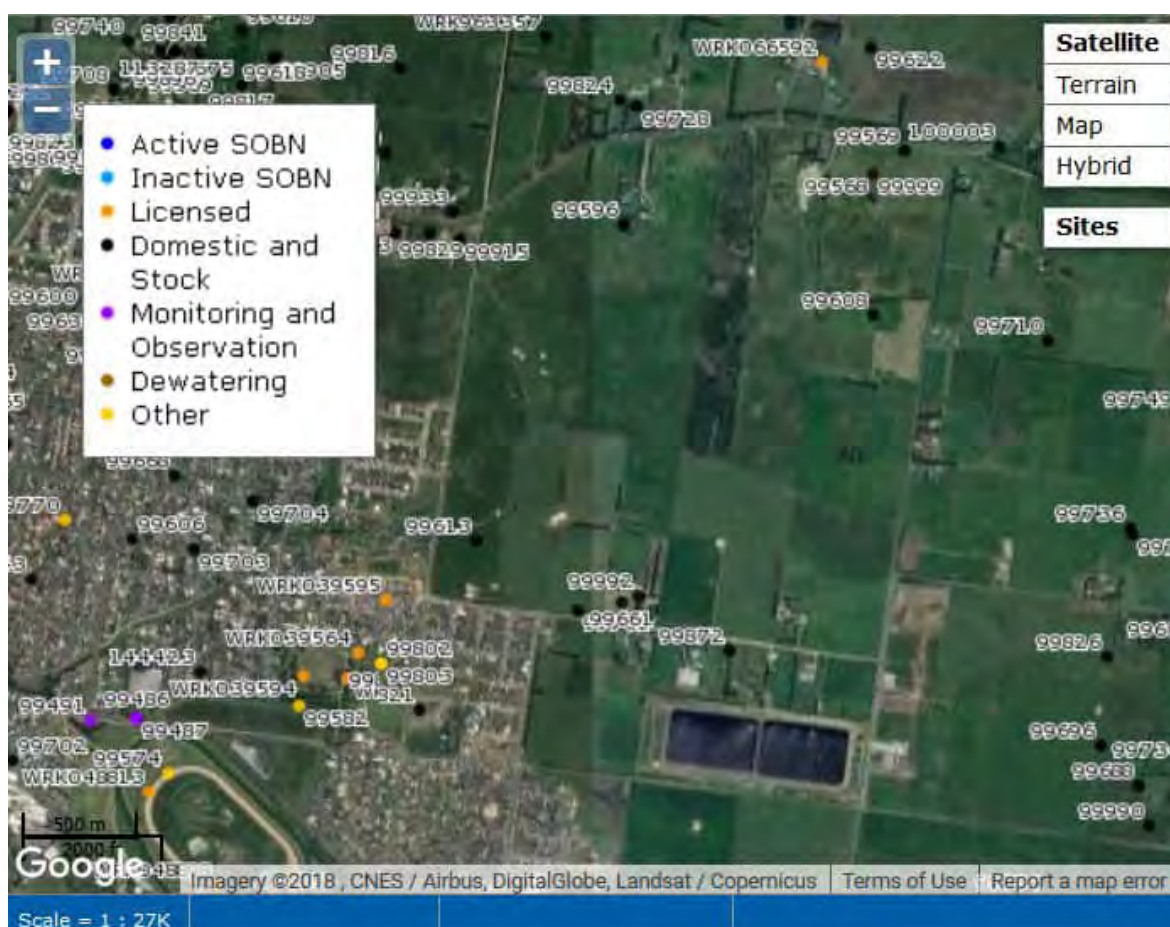
Engeny (2018). *Stormwater Management Report for Aberline to Horne Growth Corridor*. Report for Warrnambool City Council. ENGEMY Water Management, Canterbury, Victoria.

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Appendix 1 – Borelogs and groundwater chemistry

Within the study area there are 10 unlicensed stock and domestic bores recorded on the Victorian Water Management and Information System (WMIS - <http://data.water.vic.gov.au/monitoring.htm>). These were drilled between 1971 and 1989 to depths between 37 and 53 meters.



Bore number	Type	Date drilled	Address	Property
99872	Domestic and Stock	16/11/1989	110 Boiling Down Rd	20
99992	Domestic and Stock	?	79 Boiling Down Rd	15
99661	Domestic and Stock	15/11/1975	79 Boiling Down Rd	15

99761	Domestic and Stock	26/02/1982	75 Boiling Down Rd	14
99613	Domestic and Stock	24/06/1974	174 Aberline Rd	4
99596	Domestic and Stock	13/02/1973	250 Wangoom Rd	5
99568	Domestic and Stock	27/01/1971	270 Wangoom Rd	7
99999	Domestic and Stock	?	270 Wangoom Rd	7
99569	Domestic and Stock	8/02/1971	270 Wangoom Rd	7
99608	Domestic and Stock	30/05/1974	235 Horne Rd	8

Site no.	99872	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	DOMESTIC	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	21	20.7	bluestone						
21	27	6	clay						
27	43	16	limestone						
Geologist Log									
Interpretation	Date	From (m)	To (m)	Rock Type					
Interpretation from Screen	16/11/1989	31	43	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	16/11/1989	16/11/1989	1	Point Data	3400	16/11/1989	3400	16/11/1989
210	Field pH	16/11/1989	16/11/1989	1	Point Data	7.8	16/11/1989	7.8	16/11/1989
9520	Total Alkalinity	16/11/1989	16/11/1989	1	Point Data	370	16/11/1989	370	16/11/1989
9524	Calcium	16/11/1989	16/11/1989	1	Point Data	210	16/11/1989	210	16/11/1989
9527	Chloride	16/11/1989	16/11/1989	1	Point Data	870	16/11/1989	870	16/11/1989
9536	Hardness	16/11/1989	16/11/1989	1	Point Data	857.17	16/11/1989	857.17	16/11/1989
9537	Bicarbonate	16/11/1989	16/11/1989	1	Point Data	451.22	16/11/1989	451.22	16/11/1989
9539	Potassium	16/11/1989	16/11/1989	1	Point Data	5.9	16/11/1989	5.9	16/11/1989
9540	Sodium	16/11/1989	16/11/1989	1	Point Data	380	16/11/1989	380	16/11/1989
9545	Nitrate+Nitrite	16/11/1989	16/11/1989	1	Point Data	0.15	16/11/1989	0.15	16/11/1989
9554	Silica tot	16/11/1989	16/11/1989	1	Point Data	32	16/11/1989	32	16/11/1989
9557	Sulphate	16/11/1989	16/11/1989	1	Point Data	54	16/11/1989	54	16/11/1989
9667	Iron (undigested)	16/11/1989	16/11/1989	1	Point Data	0.08	16/11/1989	0.08	16/11/1989
9670	Magnesium	16/11/1989	16/11/1989	1	Point Data	80	16/11/1989	80	16/11/1989
9768	TDS 105C	16/11/1989	16/11/1989	1	Point Data	1997.3	16/11/1989	1997.3	16/11/1989
Construction									
Component	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	43	0		CABLE TOOL			

Site no.	99992	GMU	Unknown	SOBN	No	The quantity of data a	
Purpose	STOCK	Aquifer	Unknown	Active	No		
Driller Log							
From (m)	To (m)	Thickness	Descriptio	Geological	Comments		
0	5.43	5.4	brown clay				
5.43	7.32	1.9	brown stone				
7.32	21.33	14	yellow clay				
21.33	27.43	6.1	yellow clay & limestone				
27.43	36.5	9.1	silt & limestone				
36.5	53.33	16.8	limestone				
Geologist Log							
Interpretat	Date	From (m)	To (m)	Rock Type			
Interpretat	17/01/1991	38.4	53.33	LIMESTONE			
Period of record							
Variable		Start date	End date	Readings	Data type	Max value	Max date
2012	µS/cm @ 25°C			1	Point Data		
210	Field pH			1	Point Data		
9524	Calcium			1	Point Data		
9527	Chloride			1	Point Data		
9535	Hardness (calc.)			1	Point Data		
9537	Bicarbonate			1	Point Data		
9539	Potassium			1	Point Data		
9540	Sodium			1	Point Data		
9557	Sulphate			1	Point Data		
9568	SIO3			1	Point Data		
9670	Magnesium			1	Point Data		
9776	Tot.Sol.Salts Summ.			1	Point Data		
Construction							
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments	
Hole	Hole	0	53.33	162		DOWN HOLE HAMME	
Field pH	7.9	00:00	30/12/1899				
µS/cm @ 2	1400	00:00	30/12/1899				
Calcium	110	00:00	30/12/1899				
Chloride	270	00:00	30/12/1899				
Hardness (	345	00:00	30/12/1899				
Bicarbonat	304	00:00	30/12/1899				
Potassium	2	00:00	30/12/1899				
Sodium	140	00:00	30/12/1899				
Sulphate	17	00:00	30/12/1899				
SIO3	27	00:00	30/12/1899				
Magnesiur	17	00:00	30/12/1899				
Tot.Sol.Sa	861	00:00	30/12/1899				

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Site no.	99661	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	DOMESTIC, STOC	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	soil						
0.3	15.9	15.6	clay						
15.9	17.7	1.8	limestone						
17.7	20.4	2.7	sandy clay						
20.4	41.51	21.1	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	12/11/1975	29.87	40.84	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	15/11/1975	15/11/1975	1	Point Data	3040	15/11/1975	3040	15/11/1975
210	Field pH	15/11/1975	15/11/1975	1	Point Data	8.05	15/11/1975	8.05	15/11/1975
9524	Calcium	15/11/1975	15/11/1975	1	Point Data	124	15/11/1975	124	15/11/1975
9527	Chloride	15/11/1975	15/11/1975	1	Point Data	809	15/11/1975	809	15/11/1975
9532	Carbonate	15/11/1975	15/11/1975	1	Point Data	12	15/11/1975	12	15/11/1975
9535	Hardness (calc.)	15/11/1975	15/11/1975	1	Point Data	544	15/11/1975	544	15/11/1975
9537	Bicarbonate	15/11/1975	15/11/1975	1	Point Data	287	15/11/1975	287	15/11/1975
9539	Potassium	15/11/1975	15/11/1975	1	Point Data	5	15/11/1975	5	15/11/1975
9540	Sodium	15/11/1975	15/11/1975	1	Point Data	418	15/11/1975	418	15/11/1975
9543	Nitrate	15/11/1975	15/11/1975	1	Point Data	2.032	15/11/1975	2.032	15/11/1975
9557	Sulphate	15/11/1975	15/11/1975	1	Point Data	81	15/11/1975	81	15/11/1975
9568	SiO ₃	15/11/1975	15/11/1975	1	Point Data	29	15/11/1975	29	15/11/1975
9664	Iron	15/11/1975	15/11/1975	1	Point Data	9	15/11/1975	9	15/11/1975
9670	Magnesium	15/11/1975	15/11/1975	1	Point Data	57	15/11/1975	57	15/11/1975
9776	Tot.Sol.Salts Sum	15/11/1975	15/11/1975	1	Point Data	1831	15/11/1975	1831	15/11/1975
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	41.51	0		CABLE TOOL			

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Site no.	99761	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	DOMESTIC	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	6	5.7	clay						
6	11	5	decomposed stone						
11	17	6	blue stone						
17	28	11	clay						
28	41	13	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	26/02/1982	36	41	LIMESTONE					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	26/02/1982	26/02/1982	1	Point Data	2000	26/02/1982	2000	26/02/1982
210	Field pH	26/02/1982	26/02/1982	1	Point Data	7.5	26/02/1982	7.5	26/02/1982
9524	Calcium	26/02/1982	26/02/1982	1	Point Data	136	26/02/1982	136	26/02/1982
9527	Chloride	26/02/1982	26/02/1982	1	Point Data	457	26/02/1982	457	26/02/1982
9535	Hardness (calc.)	26/02/1982	26/02/1982	1	Point Data	512	26/02/1982	512	26/02/1982
9537	Bicarbonate	26/02/1982	26/02/1982	1	Point Data	311	26/02/1982	311	26/02/1982
9539	Potassium	26/02/1982	26/02/1982	1	Point Data	4	26/02/1982	4	26/02/1982
9540	Sodium	26/02/1982	26/02/1982	1	Point Data	194	26/02/1982	194	26/02/1982
9543	Nitrate	26/02/1982	26/02/1982	1	Point Data	0.451	26/02/1982	0.451	26/02/1982
9557	Sulphate	26/02/1982	26/02/1982	1	Point Data	29	26/02/1982	29	26/02/1982
9568	SiO ₃	26/02/1982	26/02/1982	1	Point Data	31	26/02/1982	31	26/02/1982
9664	Iron	26/02/1982	26/02/1982	1	Point Data	1	26/02/1982	1	26/02/1982
9670	Magnesium	26/02/1982	26/02/1982	1	Point Data	42	26/02/1982	42	26/02/1982
9776	Tot.Sol.Salts Summ.	26/02/1982	26/02/1982	1	Point Data	1206	26/02/1982	1206	26/02/1982
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	28	165		CABLE TOOL			
Hole	Hole	28	41	127		CABLE TOOL			

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Site no.	99613	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.61	0.6	top soil						
0.61	2.13	1.5	brown and grey clay						
2.13	5.49	3.4	brown stone						
5.49	19.81	14.3	brown stone and clay						
19.81	28.96	9.2	brown sands clay and rubbly limestone						
28.96	36.57	7.6	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	7/06/1974	28.95	36.57	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	24/06/1974	24/06/1974	1	Point Data	2375	24/06/1974	2375	24/06/1974
210	Field pH	24/06/1974	24/06/1974	1	Point Data	7.57	24/06/1974	7.57	24/06/1974
9524	Calcium	24/06/1974	24/06/1974	1	Point Data	172	24/06/1974	172	24/06/1974
9527	Chloride	24/06/1974	24/06/1974	1	Point Data	540	24/06/1974	540	24/06/1974
9535	Hardness (calc.)	24/06/1974	24/06/1974	1	Point Data	624	24/06/1974	624	24/06/1974
9537	Bicarbonate	24/06/1974	24/06/1974	1	Point Data	412	24/06/1974	412	24/06/1974
9539	Potassium	24/06/1974	24/06/1974	1	Point Data	4	24/06/1974	4	24/06/1974
9540	Sodium	24/06/1974	24/06/1974	1	Point Data	238	24/06/1974	238	24/06/1974
9557	Sulphate	24/06/1974	24/06/1974	1	Point Data	42	24/06/1974	42	24/06/1974
9568	SiO3	24/06/1974	24/06/1974	1	Point Data	21	24/06/1974	21	24/06/1974
9670	Magnesium	24/06/1974	24/06/1974	1	Point Data	47	24/06/1974	47	24/06/1974
9776	Tot.Sol.Salts Summ.	24/06/1974	24/06/1974	1	Point Data	1476	24/06/1974	1476	24/06/1974
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	36.57	0		CABLE TOOL			

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Site no.	99596	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	soil						
0.3	8.53	8.2	clay						
8.53	14.63	6.1	clay and decomposed stone						
14.63	20.12	5.5	decomposed stone						
20.12	24.99	4.9	clay						
24.99	25.6	0.6	limestone						
25.6	29.26	3.7	clay						
29.26	40.23	11	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	13/02/1973	29.87	38.1	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°	13/02/1973	13/02/1973	1	Point Data	8080	13/02/1973	8080	13/02/1973
210	Field pH	13/02/1973	13/02/1973	1	Point Data	7.9	13/02/1973	7.9	13/02/1973
9524	Calcium	13/02/1973	13/02/1973	1	Point Data	363	13/02/1973	363	13/02/1973
9527	Chloride	13/02/1973	13/02/1973	1	Point Data	2740	13/02/1973	2740	13/02/1973
9535	Hardness (ca	13/02/1973	13/02/1973	1	Point Data	1589	13/02/1973	1589	13/02/1973
9537	Bicarbonate	13/02/1973	13/02/1973	1	Point Data	131	13/02/1973	131	13/02/1973
9670	Magnesium	13/02/1973	13/02/1973	1	Point Data	166	13/02/1973	166	13/02/1973
9775	Tot.Sol.Salts	13/02/1973	13/02/1973	1	Point Data	5583	13/02/1973	5583	13/02/1973
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	40.23	0		CABLE TOOL			

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Site no.	99568 GMU		Unknown	SOBN	No	The quantity of data available for each bore varies v			
Purpose	DOMESTIC, DAIRY, STOCI		Aquifer	Unknown	Active	No			
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	0.61	0.61	clay						
0.61	2.13	2.13	fractured stone						
2.13	20.12	20.12	decomposed stone						
20.12	25.91	25.91	clay and sand						
34.44	43.8	43.8	limestone (water)						
42.67	53.33	53.33	limestone						
43.8	34.44	34.44	limestone (dry)						
Geologist Log									
Interpretation	Date	From (m)	To (m)	Rock Type					
Interpretation from Screen	12/10/1986	35.97	43.8	LIMESTONE					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	27/01/1971	12/10/1986	5738	Point Data	5000	12/10/1986	4619	27/01/1971
210	Field pH	27/01/1971	12/10/1986	5738	Point Data	7.5	12/10/1986	7.5	27/01/1971
9520	Total Alkalinity	12/10/1986	12/10/1986	1	Point Data	380	12/10/1986	380	12/10/1986
9524	Calcium	27/01/1971	12/10/1986	5738	Point Data	302	27/01/1971	300	12/10/1986
9527	Chloride	27/01/1971	12/10/1986	5738	Point Data	1500	12/10/1986	1407	27/01/1971
9535	Hardness (calc.)	27/01/1971	27/01/1971	1	Point Data	1296	27/01/1971	1296	27/01/1971
9536	Hardness	12/10/1986	12/10/1986	1	Point Data	1331.5	12/10/1986	1331.5	12/10/1986
9537	Bicarbonate	27/01/1971	12/10/1986	5738	Point Data	467	27/01/1971	463.415	12/10/1986
9539	Potassium	27/01/1971	12/10/1986	5738	Point Data	10	27/01/1971	9.9	12/10/1986
9540	Sodium	27/01/1971	12/10/1986	5738	Point Data	520	12/10/1986	499	27/01/1971
9544	Nitrate+Nitrite .003	12/10/1986	12/10/1986	1	Point Data	2.6	12/10/1986	2.6	12/10/1986
9553	Silica reactive	12/10/1986	12/10/1986	1	Point Data	37	12/10/1986	37	12/10/1986
9557	Sulphate	27/01/1971	12/10/1986	5738	Point Data	76	12/10/1986	49	27/01/1971
9568	SiO3	27/01/1971	27/01/1971	1	Point Data	33	27/01/1971	33	27/01/1971
9664	Iron	12/10/1986	12/10/1986	1	Point Data	24	12/10/1986	24	12/10/1986
9670	Magnesium	27/01/1971	12/10/1986	5738	Point Data	140	12/10/1986	132	27/01/1971
9768	TDS 105C	12/10/1986	12/10/1986	1	Point Data	2945.018	12/10/1986	2945.018	12/10/1986
9775	Tot.Sol.Salts Cond	27/01/1971	27/01/1971	1	Point Data	2899	27/01/1971	2899	27/01/1971
Construction									
Component	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	53.33	152		CABLE TOOL			

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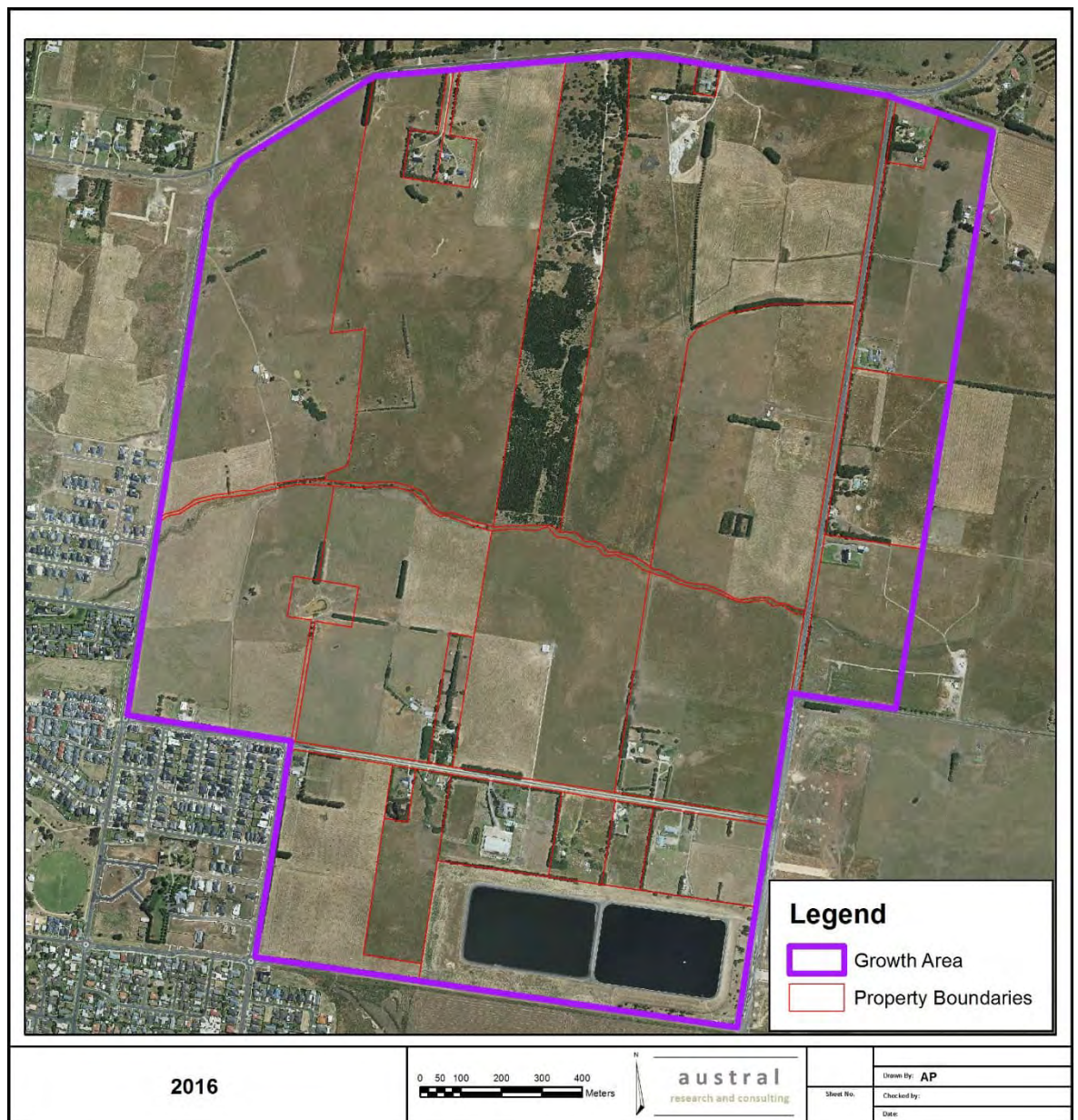
Site no.	99999	GMU	Unknown	SOBN	No	The quanti
Purpose	STOCK	Aquifer	(Not set)	Active	No	
Construction						
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments
Hole	Hole	0	0	0		NOT KNOW

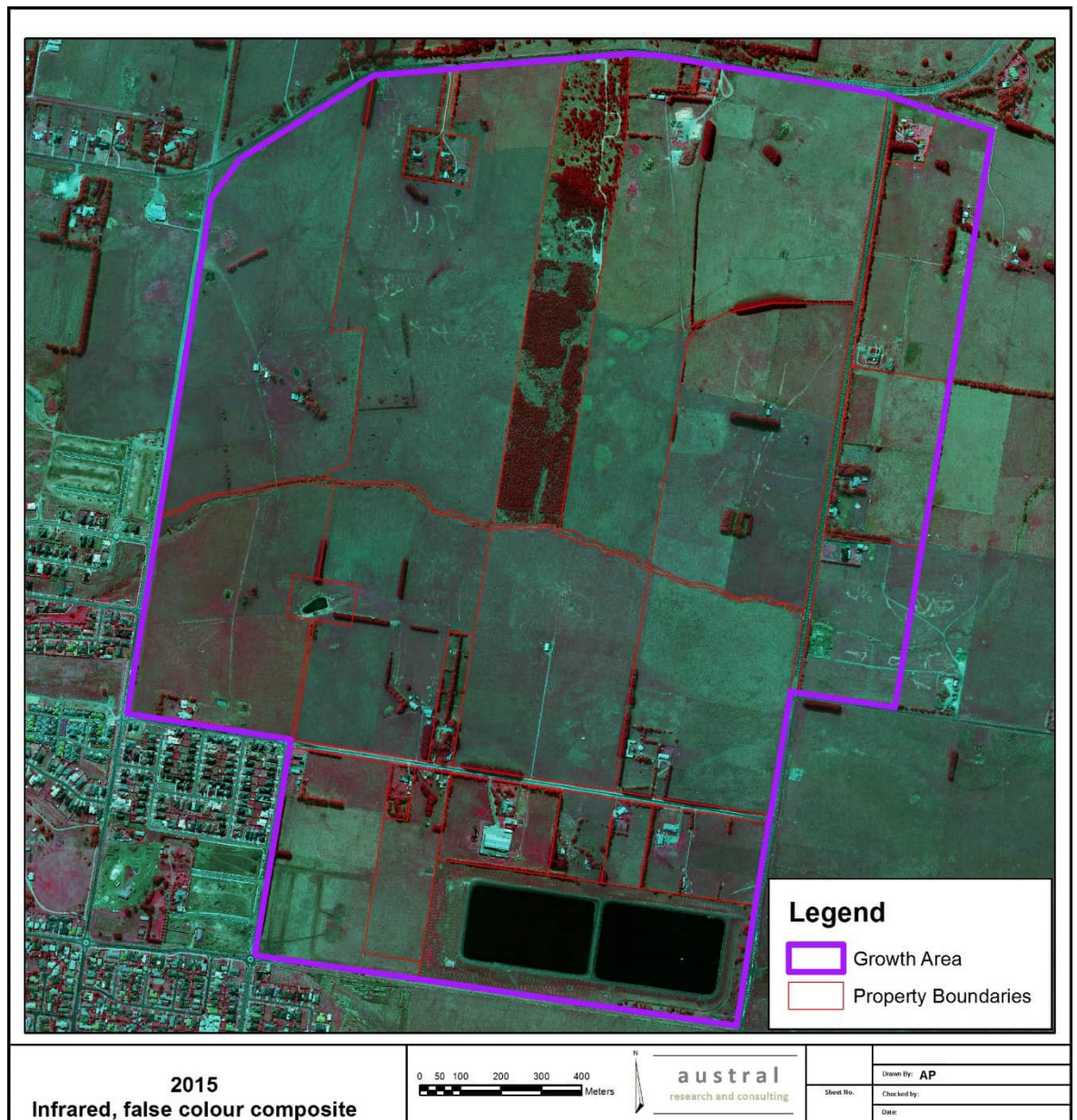
Site no.	99569	GMU	Unknown	SOBN	No	The quantity of data available for each bore v			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	3.35	3.1	fractured stone						
3.35	25.91	22.6	decomposed stone						
25.91	28.65	2.7	sandy clay						
28.65	32	3.4	limestone (dry)						
32	42.6	10.6	limestone (water)						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	#####	32	42.67	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 2	8/02/1971	8/02/1971	1	Point Data	4569	8/02/1971	4569	8/02/1971
210	Field pH	8/02/1971	8/02/1971	1	Point Data	7.4	8/02/1971	7.4	8/02/1971
9524	Calcium	8/02/1971	8/02/1971	1	Point Data	384	8/02/1971	384	8/02/1971
9527	Chloride	8/02/1971	8/02/1971	1	Point Data	1356	8/02/1971	1356	8/02/1971
9535	Hardness (	8/02/1971	8/02/1971	1	Point Data	1349	8/02/1971	1349	8/02/1971
9537	Bicarbona	8/02/1971	8/02/1971	1	Point Data	459	8/02/1971	459	8/02/1971
9539	Potassium	8/02/1971	8/02/1971	1	Point Data	7	8/02/1971	7	8/02/1971
9540	Sodium	8/02/1971	8/02/1971	1	Point Data	430	8/02/1971	430	8/02/1971
9557	Sulphate	8/02/1971	8/02/1971	1	Point Data	33	8/02/1971	33	8/02/1971
9568	SiO ₃	8/02/1971	8/02/1971	1	Point Data	21	8/02/1971	21	8/02/1971
9664	Iron	8/02/1971	8/02/1971	1	Point Data	29.6	8/02/1971	29.6	8/02/1971
9670	Magnesiur	8/02/1971	8/02/1971	1	Point Data	95	8/02/1971	95	8/02/1971
9775	Tot.Sol.Sa	8/02/1971	8/02/1971	1	Point Data	2785	8/02/1971	2785	8/02/1971
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	42.67	0		NOT KNOWN			

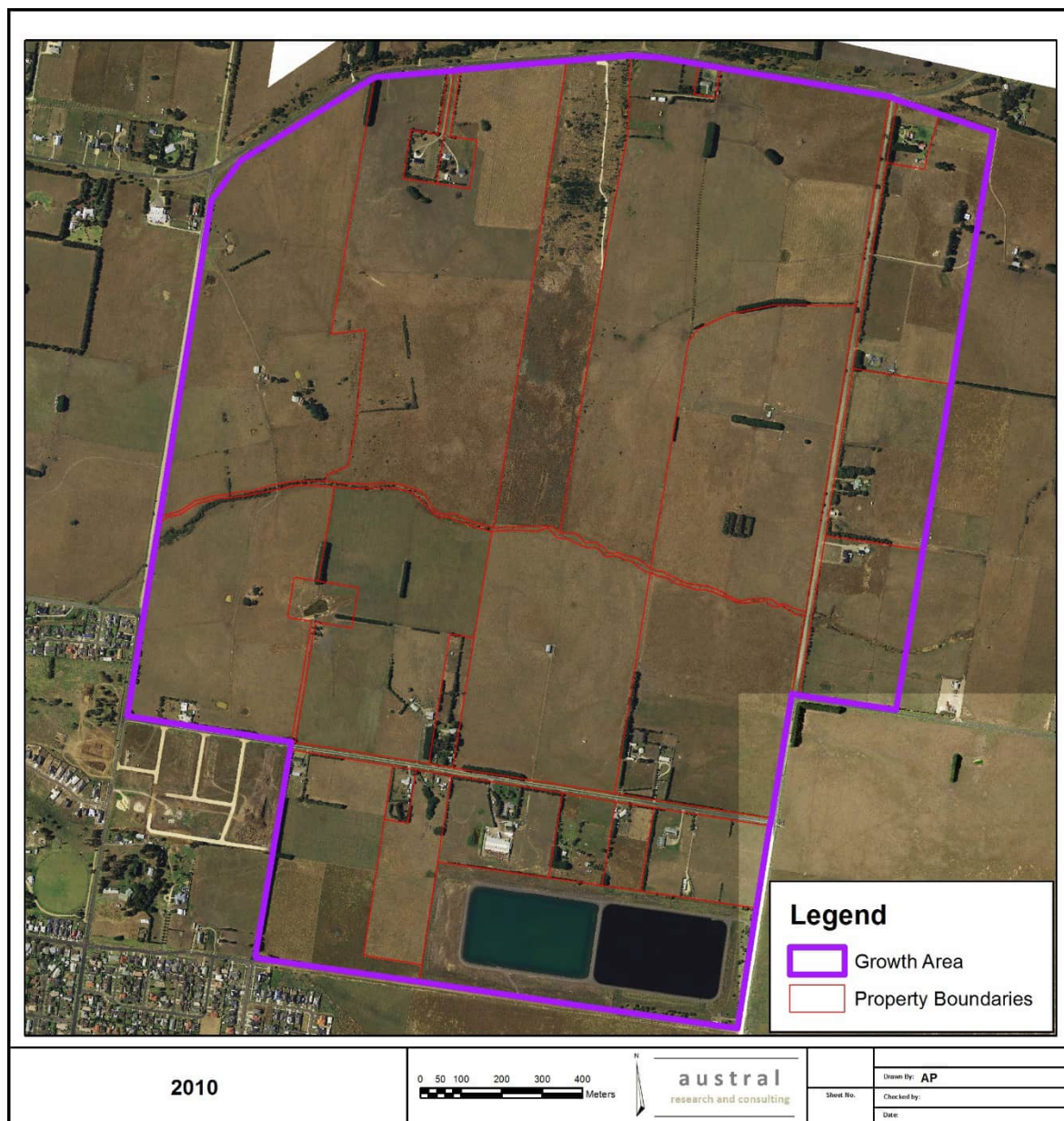
austral research and consulting

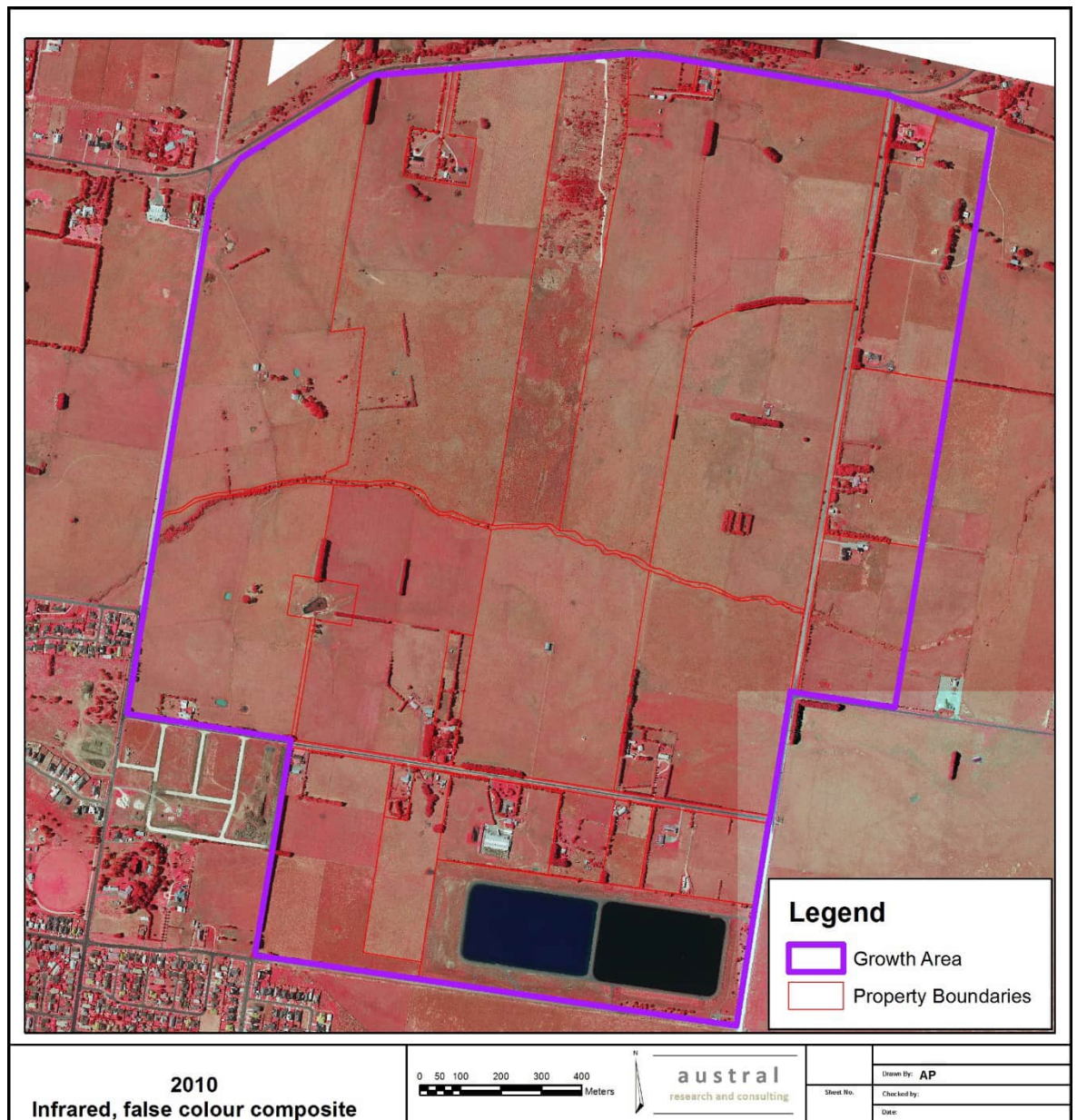
Site no.	99608	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.61	0.6	soil						
0.61	2.44	1.8	clay						
2.44	20.12	17.7	stone						
20.12	24.69	4.6	clay						
24.69	26.82	2.1	clay and limestone						
26.82	42.06	15.2	limestone						
42.06	44.19	2.1	marl						
Geologist Log									
Interpretation	Date	From (m)	To (m)	Rock Type					
Interpretation from Screen	27/05/1974	31.39	42.06	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	30/05/1974	30/05/1974	1	Point Data	5550	30/05/1974	5550	30/05/1974
210	Field pH	30/05/1974	30/05/1974	1	Point Data	7.46	30/05/1974	7.46	30/05/1974
9524	Calcium	30/05/1974	30/05/1974	1	Point Data	321	30/05/1974	321	30/05/1974
9527	Chloride	30/05/1974	30/05/1974	1	Point Data	1589	30/05/1974	1589	30/05/1974
9535	Hardness (calc.)	30/05/1974	30/05/1974	1	Point Data	1462	30/05/1974	1462	30/05/1974
9537	Bicarbonate	30/05/1974	30/05/1974	1	Point Data	546	30/05/1974	546	30/05/1974
9539	Potassium	30/05/1974	30/05/1974	1	Point Data	13	30/05/1974	13	30/05/1974
9540	Sodium	30/05/1974	30/05/1974	1	Point Data	615	30/05/1974	615	30/05/1974
9557	Sulphate	30/05/1974	30/05/1974	1	Point Data	125	30/05/1974	125	30/05/1974
9568	SiO3	30/05/1974	30/05/1974	1	Point Data	47	30/05/1974	47	30/05/1974
9664	Iron	30/05/1974	30/05/1974	1	Point Data	0.4	30/05/1974	0.4	30/05/1974
9670	Magnesium	30/05/1974	30/05/1974	1	Point Data	160	30/05/1974	160	30/05/1974
9776	Tot.Sol.Salts Summ.	30/05/1974	30/05/1974	1	Point Data	3416	30/05/1974	3416	30/05/1974
Construction									
Component	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	44.19	0		CABLE TOOL			

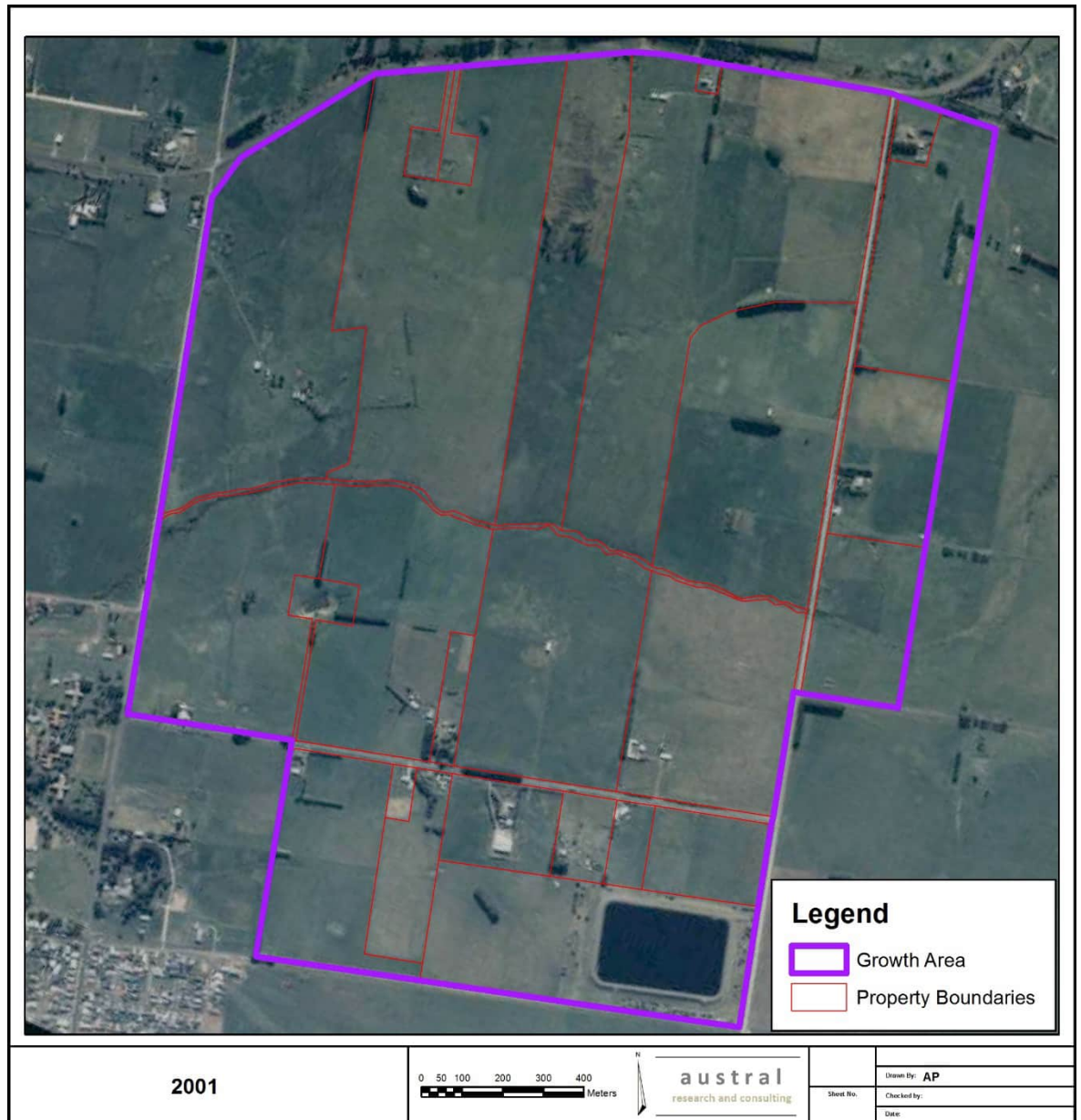
Appendix 2 – Aerial photography

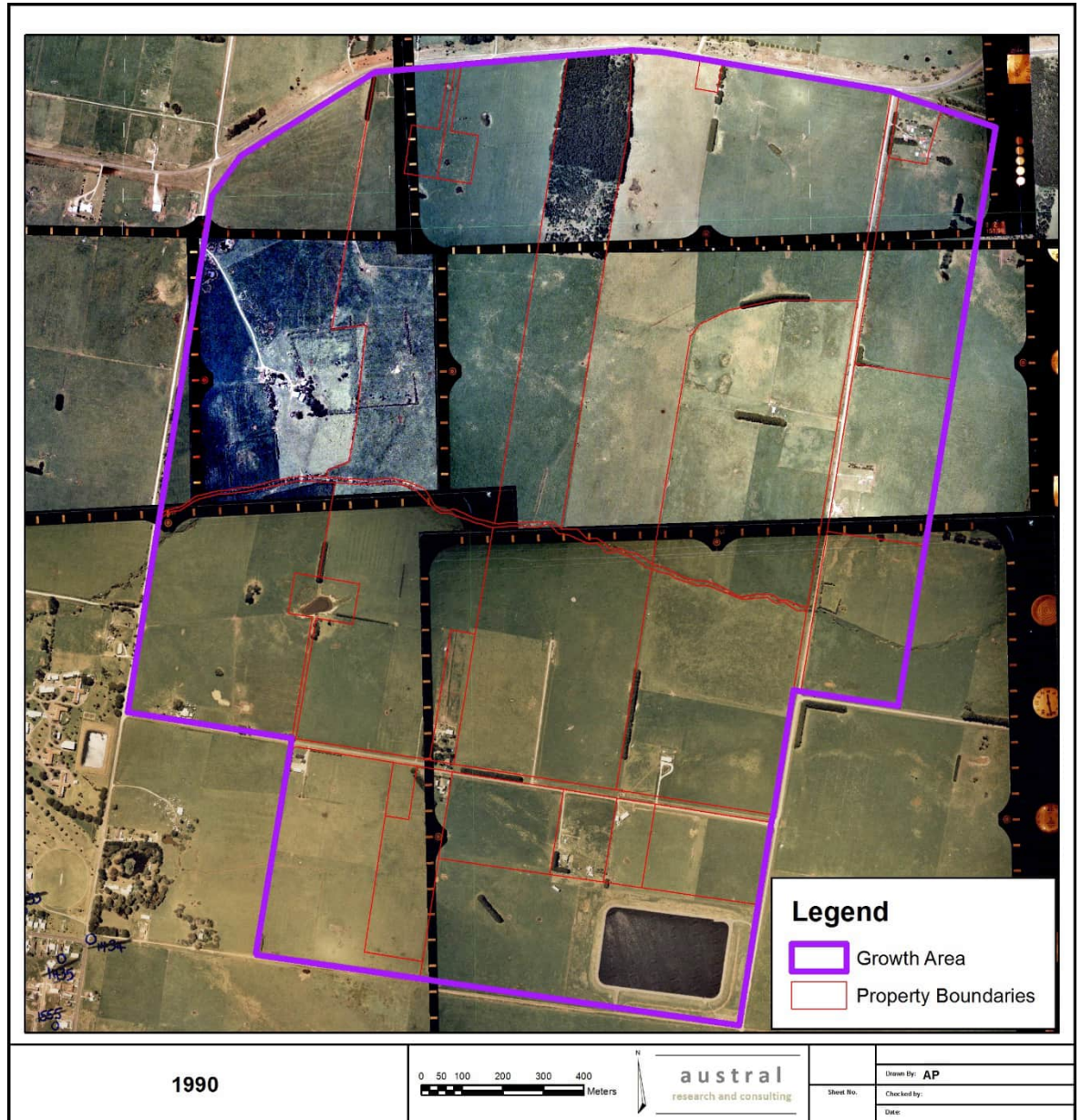


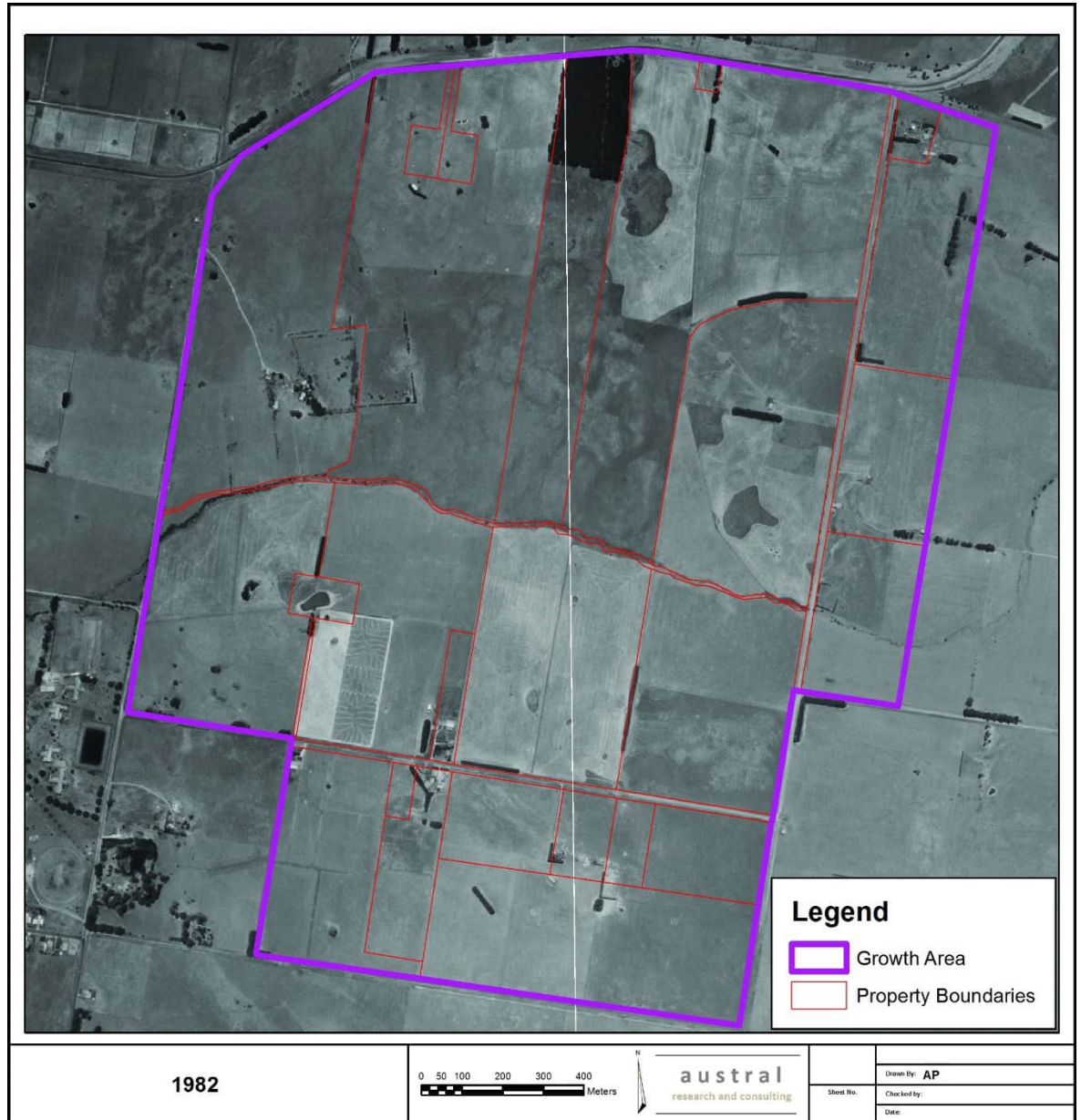


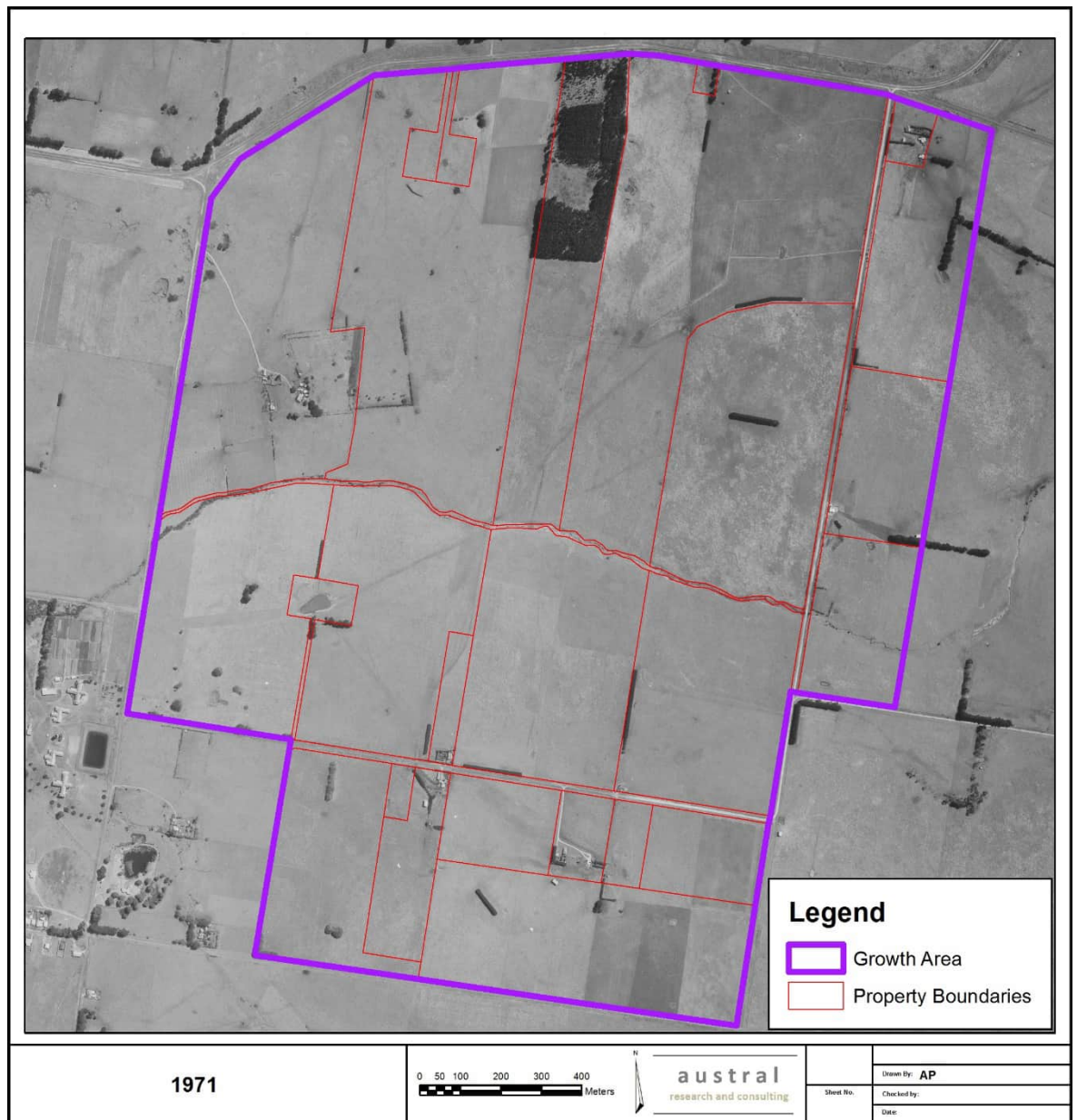


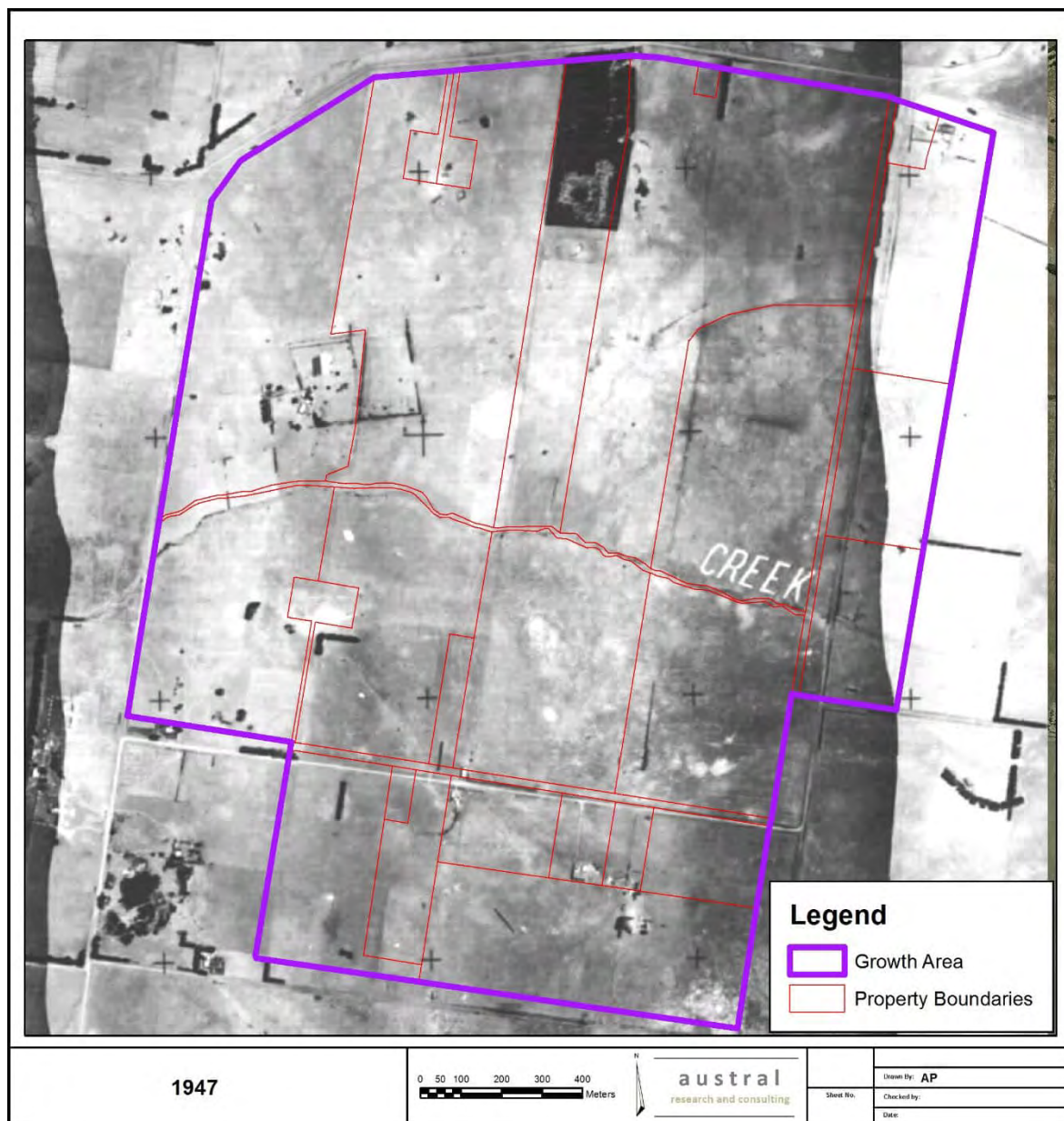












Appendix 3 – Results of planning history search

Form 4.4

WARRNAMBOOL PLANNING SCHEME

PLANNING PERMIT NO: 3272-96

PROPERTY NO:

RESPONSIBLE AUTHORITY - WARRNAMBOOL CITY COUNCIL

ADDRESS OF LAND: No. 110 Boiling Down Road, WARRNAMBOOL 3280

THIS PERMIT ALLOWS: The use and development of additions to the existing dwelling at No. 110 Boiling Down Road, Warrnambool in accordance with the submitted and endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

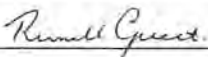
WARRNAMBOOL CITY COUNCIL CONDITIONS

1. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. This permit will expire if one of the following circumstances applies:-
 - a) The development and use is/are not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Date Issued 26th November, 1996.

Signature for the Responsible Authority



Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P2007-108
Planning Scheme: Warrnambool
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 1 on Title Plan 16129U
83-119 Dales Road, Warrnambool

WHAT WILL THE PERMIT ALLOW:

Works for the Construction and use of
a Utility Installation (Water Storage
facility) in accordance with endorsed
plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development (works) shown on the endorsed plans must not be altered unless with the written further consent of the Responsible Authority.
2. Prior to the commencement of the use of the facility, a landscaping plan must be prepared and be submitted to the Responsible Authority for approval. Once approved, the plan will be endorsed and will then form part of this permit. The plan must provide for the following to the satisfaction of the Responsible Authority:
 - a. Use of indigenous species for the screening and stabilisation of the site.
3. Within 6 months of the commencement of the use, the site must be landscaped in accordance with the endorsed landscaping plan.
4. Prior to the commencement of construction, an all weather gravel road must be constructed from the intersection point of formed road within Horne Road to the proposed western access gate to the subject site, to the satisfaction of the Responsible Authority.
5. Prior to the commencement of the works hereby approved, a stormwater analysis must be undertaken for the site. The stormwater analysis and design must provide for:

Date Issued: 7 September 2007	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

1 2

- a. The collection and discharge from the site of stormwater for a 1 in 20 year storm event, for all areas of the site outside of the main storage facility.
 - b. Analysis of the impacts of any overflow from the storage facility in a 1 in 20 year storm event and the method of disposing to an approved outfall point for that overflow.
6. Prior to the commencement of works on the site, a vehicular crossing culvert(s) must be constructed to the road to suit all proposed access points to the satisfaction of the Responsible Authority.
 7. Prior to the commencement of any road/drainage works required by this permit, detailed construction plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of this permit. Plans must be drawn to scale with dimensions and all design of road and drainage elements must be in accordance with the Warrnambool City Council Design Guidelines for Subdivisional Developments Urban/Rural Road & Drainage Projects and Traffic Management.

■ A copy of the Design Guidelines is available on the Council Website www.warrnambool.vic.gov.au/

Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development and use are not started within two years of the date of this permit.
- The development is not completed within 4 years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued:	7 September 2007	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.		

2 2

Planning Permit No. P2012-196

Planning and Environment Regulations 2005 Form 4

- 570 33

PLANNING PERMIT

Permit No.: P2012-196

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

**L1 and L2 PS544174F
286 Wangoom Road, Warrnambool**

WHAT WILL THE PERMIT ALLOW:

**Two (2) lot subdivision in accordance
with the endorsed plans**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.
2. Unless otherwise approved by the Responsible Authority, prior to the issue of Statement of Compliance, the developer must construct a vehicular crossing in accordance with the requirements and standards of the Warrnambool City Council. Any redundant vehicle crossings must be removed with appropriate reinstatement works undertaken to match the existing construction in the street.
3. An application to install/alter a septic tank system must be submitted and approved by Council's Health department and is to address:
 - a. The decommissioning of the components of the system across the boundary.
 - b. Be designed to treat all wastewater and contain it within the re-aligned boundary.

Date Issued: 1/2/13	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 1 of 2

4. All wastewater from the dwelling must be treated and retained within the boundaries of the lot in accordance with State Environment Protection Policy (Waters of Victoria) under the provisions within the Environment Protection Act 1970.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
6. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
7. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
8. The permit will expire if the plan of subdivision is not certified within 2 years from the date of this permit and if a statement of compliance is not issued within 5 years of the date of certification of that plan.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

Date Issued: 12/13	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 2 of 2

Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P2005-286
Planning Scheme: Warrnambool
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 2, Title Plan 21740C
No. 110 Boiling Down Road,
Warrnambool

THE PERMIT ALLOWS:

To construct a new dwelling as per
endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. The exterior finishes of the approved extensions must match the existing to the satisfaction of the responsible authority.
3. The existing dwelling must be demolished as specified on plans within six (6) months after certificate of occupancy has been issued for the new dwelling.
4. All Stormwater Runoff must be collected and discharged to an approved outlet or retained on site to the satisfaction of the responsible authority.
5. Vehicular crossing culverts must be constructed to the road to suit the proposed driveway to the satisfaction of the responsible authority and any existing unused crossing or crossing opening must be removed and reinstate to the satisfaction of the responsible authority.
6. All effluent must be retained on site via the existing septic tank or a new septic tank facility if required by the Responsible Authority in accordance with the Code of Practice - Septic Tanks 2003, to the satisfaction of the Responsible Authority. In regard to any requirement for a new septic tank a permit must be obtained from Council's Environmental Health Officer.

Date Issued: 7 February 2006

Signature for the Responsible Authority:

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Page 1 of 2

Planning Permit No. P2005-286

7. Access to a dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles to the satisfaction of the responsible authority.
8. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate supply for domestic use as well as for firefighting purposes to the satisfaction of the Responsible Authority.
9. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the Responsible Authority.

Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development is not started before 7 February 2008.
- The development is not completed before 7 February 2010.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued: 7 February 2006

Signature for the Responsible Authority:

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Page 2 of 2

Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P2006-131

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City
Council

ADDRESS OF THE LAND:

**Lot 1 on Plan of Subdivision 431510W
124 Boiling Down Rd, Warrnambool**

WHAT WILL THE PERMIT ALLOW:

**Development To Construct An Extension
To Existing Dwelling.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The development as shown on the endorsed plan must not be altered unless with the written consent of the Responsible Authority.
2. The extension to the dwelling must be of materials and colours to match the existing to the satisfaction of the Responsible Authority.

Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development and use are not started before 13th July 2006
- The development is not completed before 11th July 2010

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued: 13th July 2006

Signature for the Responsible Authority:

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.

Page 1 of 1

Town and Country Planning Act 1961

SHIRE OF WARRNAMBOOL INTERIM DEVELOPMENT ORDER 1977

(Name of scheme or order)

PLANNING PERMIT No. 2166

OFFICE USE ONLY

W.M. WILLIAMS

Subject to the conditions (if any) set out hereunder the following is hereby permitted:

Construction and operation of boarding kennels and cattery on part of Crown Allotment 4, Section E, Parish of Wangoom.

Conditions:

SEE ATTACHED SHEETS SIGNED BY
THE SHIRE SECRETARY.

THIS PERMIT IS ISSUED AT THE DIRECTION OF THE PLANNING APPEALS BOARD

21st November, 1986

(Date of Determination)

(Signed)

Form 4

PLANNING PERMIT

Permit No:
333/99

PLANNING SCHEME: Warrnambool Planning Scheme

RESPONSIBLE AUTHORITY: Warrnambool City Council

ADDRESS OF LAND:

Part C.A. 4, Section E, Parish of Wangoom, No. 124 Boiling Down Road, Warrnambool.

THIS PERMIT ALLOWS:

To subdivide the land into 2 lots, generally in accordance with Plan No. PS 431510W, prepared by Alan H. Simpson Land Surveyor, endorsed by Council and attached to this permit.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

Page 1 of 2

WARRNAMBOOL CITY COUNCIL CONDITIONS

- Prior to the certification of the plan of subdivision, the landowner must enter into an agreement pursuant to Section 173 of the Planning & Environment Act 1987, and register the agreement on the title of the subject site pursuant to Section 181 of the Planning & Environment Act 1987. This agreement will include the following to the satisfaction of the Responsible Authority:

 - No further subdivision of either lots 1 or 2 shown on the endorsed plan shall be applied for nor approved by the Responsible Authority;
 - No rural living development shall be approved for lot 2 shown on the endorsed plan, unless it can be demonstrated the development is necessary to directly promote the purposes of agricultural production and/or activity on that lot, and the purpose and objectives of the Rural zone.

The above agreement shall cease if the subject site is rezoned and is no longer zoned Rural. All costs associated with the preparation, lodgement and registration of the agreement must be met by the landowner.
- For any subdivision based on survey, prior to a statement of compliance being issued the surveyor must submit to the Responsible Authority digital data (AMG co-ordinates in DXF format or its equivalent) in accordance with the Guideline for submission of Digital Data (Survey Mapping - Victoria). When submitted, this data shall become the property of the Responsible Authority.

Date Issued

13 April 2000.

Signature for the Responsible Authority

**WARRNAMBOOL PLANNING SCHEME
PERMIT NO. 333/99**

PAGE 2 OF 2

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

- (a) The subdivision is not started within 2 years of the date of this permit.
- (b) The subdivision is not completed within 5 years of the date of starting.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.

5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.

6. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Date Issued

13 April 2000.

Signature for the Responsible Authority

Russell Green



SHIRE OF WARRNAMBOOL INTERIM DEVELOPMENT ORDER 1977

THESE ARE THE CONDITIONS THAT ATTACH TO PLANNING PERMIT NO. 2166

1. Prior to the construction of any buildings or the commencement of any works, detailed plans shall be submitted to the Responsible Authority for approval and if approved shall be endorsed and form part of this permit. Such plans should show:
 - (a) The layout of the site, including landscaping proposals.
 - (b) The size and type of construction of the proposed buildings, kennels, runs and fences.
 - (c) The means by which it is proposed to contain the dogs and cats on the property, and to prevent outside animals from access to the property.
2. The number of dogs older than 3 months (including dogs owned by the proprietor) kept on the subject land at any one time shall not exceed 35 and the number of cats shall not exceed 30. Any increase above these numbers shall be subject to an application for a further planning permit.
3. The kennels and cattery shall be kept clean at all times and shall not cause a nuisance by reason of smell.
4. All manure, wash down water and other liquid wastes are to be treated in a manner approved by the Council's Health Surveyor. All effluent shall be disposed of within the boundaries of the subject land. Sufficient land shall be set aside and kept available for such purposes.
5.
 - (a) All available means shall be used to prevent the barking of dogs to reduce the possibility of the use becoming a nuisance to neighbours because of unreasonable noise.
 - (b) Between the hours of 6 p.m. and 8 a.m. eastern standard time (March-September) and 8 p.m. to 8 a.m. eastern summer time (October-February) all dogs unless being exercised on a leash, shall be locked in kennels constructed in such a manner and with walls, roof and doors of such materials that darkness inside the kennel is ensured in order to prevent the barking of dogs. In this regard doors or flaps shall be provided across the doors or openings to each kennel.
6.
 - (a) Permanent tree planting screens shall be established around the runs and kennels. A plan showing such screens shall be submitted. (See condition 1).
 - (b) The land set aside as a permanent tree screen in paragraph (a) hereof shall be planted with trees and shrubs indigenous to the area to provide an effective visual screen. Such planting shall be carried out concurrent with commencement of the building and works hereby permitted, and the plantation shall be maintained in a healthy condition to the satisfaction of the Council.

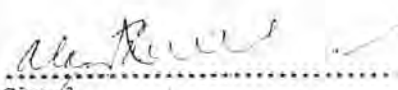
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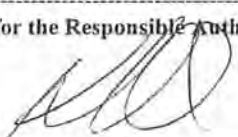
- 2 -

CONDITIONS ATTACHING TO PLANNING PERMIT NO. 2166 (continued)

7. Save with the special consent of the Responsible Authority, no dogs or cats shall be boarded until all the buildings and works are constructed in accordance with the plans approved by the Responsible Authority.
8. A person responsible for the management and control of the premises and the use hereby permitted shall reside upon the subject land.
9. Sufficient water shall be provided and stored on the subject land to ensure the efficient and proper operation of the boarding kennels and cattery.
10. This permit shall lapse at the expiration of two years from the date hereof unless extended prior to that date by the Responsible Authority, such extension to be granted for every twelve month period thereafter and only if the Responsible Authority is satisfied that the above conditions of this permit have been complied with.

.....21st November, 1986.....
Date of Determination


.....
Signed

Form 4	
PLANNING PERMIT	Permit No: 58/02
PLANNING SCHEME:	Warrnambool Planning Scheme
RESPONSIBLE AUTHORITY:	Warrnambool City Council
ADDRESS OF LAND:	
Lot 2, PS 431510W, Boiling Down Road	
THIS PERMIT ALLOWS:	
To construct a dwelling, shed and associated cattle yards as per the endorsed plans and conditions attached to this permit.	
THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT. Page 1 of 2	
1. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. 2. An application for a septic tank must be made to the Responsible Authority. The relevant permits can be obtained from the Council's Environmental Health Officer. 3. The septic tank system must comply with the Code of Practice for Septic Tanks, to the satisfaction of the Responsible Authority. 4. The new vehicular crossover as shown on the endorsed plan is to be constructed to Council specification. In this regard a relevant crossing permit must be obtained via Council. 5. All stormwater drainage must be retained on site via soakage pits to the satisfaction of the Responsible Authority. 6. The dwelling and shed must be finished in muted tones and be of a non- reflective nature to the satisfaction of the Responsible Authority.	
Date Issued	22 April 2002
Signature for the Responsible Authority	
	

**WARRNAMBOOL PLANNING SCHEME
PLANNING PERMIT NO.58/02**

PAGE 2 OF 2

7. The use of the shed must be associated with the operation of the farm only as no commercial or industrial use is permitted.

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

- a) The development and use is/are not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Note: This permit was amended on 20 May 2002 to reflect a change in the location of the permitted dwelling and shed thus condition number 4 and the site plan was changed.

Note: This permit was amended on the 18 November 2002 to reflect a change in the design of the permitted shed. The permitted shed must be still constructed of Colourbond "Rivergum Green" unless otherwise permitted by the Responsible Authority.

Note: This permit was amended on the 18th June 2004. The Amendments include a new floor plan layout of the dwelling and altered siting and elevations. The plans are amended pursuant to Section 73 of the *Planning and Environment Act 1987* as it is considered the amendment will not cause an increase in detriment to any person.

Date Issued

22 April 2002

Signature for the Responsible Authority



WARRNAMBOOL PLANNING SCHEME

PLANNING PERMIT NO: 3346-97

PROPERTY NO:

RESPONSIBLE AUTHORITY - WARRNAMBOOL CITY COUNCIL

ADDRESS OF LAND: No. 220 Wangoom Road , WARRNAMBOOL 3280

THIS PERMIT ALLOWS: The use and development of a domestic shed at No. 220 Wangoom Road, Warrnambool in accordance with the submitted and endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

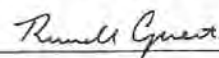
WARRNAMBOOL CITY COUNCIL CONDITIONS

1. The shed hereby permitted shall be used for domestic purposes only.
2. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. This permit will expire if one of the following circumstances applies:-
 - a) The development and use is/are not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Date Issued 22 January 1997.

Signature for the Responsible Authority



Planning Permit No. PP2017-0036

Form 4 – Sections, 63, 64, 64A, 86

PLANNING PERMIT

Permit No.: PP2017-0036

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 2 PS 406836G
180 Horne Rd WARRNAMBOOL VIC 3280

THE PERMIT ALLOWS:

Two (2) lot subdivision (dwelling excision) in accordance with endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. Prior to the issue of the Statement of Compliance under the *Subdivision Act 1988*, the applicant must provide evidence that the existing septic tank system and disposal field associated with the existing dwelling has been retained within the property boundaries of proposed Lot 1.
2. All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the *Subdivision Act 1988*.
3. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

Date Issued: 18 April 2017	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

5. This permit will expire if:

- (a) the plan of subdivision is not certified within two (2) years of the date of this permit; or
- (b) the registration of the subdivision is not completed within five (5) years of the date of certification.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.

Date issued: 18 April 2017	Signature for the Responsible Authority: 
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Planning and Environment Regulations 2005 Form 7

REFUSAL TO GRANT PERMIT

Application No: P2007-106
Planning Scheme: Warrnambool
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 2, Plan of Subdivision 4406836,
180 Horne Road, Warrnambool

WHAT HAS BEEN REFUSED ?:

The proposal is to create a two-lot subdivision in accordance with endorsed plans.

WHAT ARE THE REASONS FOR THE REFUSAL ?

1. The proposed subdivision is contrary to the objectives of the SPPF and LPPF especially Clause 17.05 – Agriculture and 21.05 Settlement & Housing Development.
2. The proposed subdivision is contrary to purposes of Clause 35.07 – Farming Zone.
3. There is no demonstrated need for the subdivision to enhance farm productivity.
4. The proposed subdivision will be detrimental to the on-going rural productivity of the area by creating the opportunity for the introduction of an incompatible “sensitive” use into the area.
5. The proposed subdivision will be detrimental to the on-going rural productivity of the area through impacts upon the rural land values.

END OF GROUNDS.

Date Issued: 12th July 2007

Signature for the Responsible Authority:



Page 1 of 1

Form 4	
PLANNING PERMIT	Permit No: 2003-364
PLANNING SCHEME:	Warrnambool Planning Scheme
RESPONSIBLE AUTHORITY:	Warrnambool City Council
ADDRESS OF LAND:	
Lot 1, PS 311792D, No. 220 Wangoom Road, Warrnambool.	
THE PERMIT ALLOWS:	
To carry out buildings and works to construct and use a dwelling, as per the plans prepared by Greg Castle Architectural Draftsman, endorsed by Council and attached to this permit.	
THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT. Page 1 of 1	
1. The use and development of the land as shown on the endorsed plan must not be altered without the consent of the Responsible Authority. 2. All stormwater runoff must be collected and discharged to an approved outlet or retained on site by an approved method, to the satisfaction of the Responsible Authority. 3. A driveway culvert must be constructed to Warrnambool City Council standards, to the satisfaction of the Responsible Authority. 4. The external surfaces of the approved building must be non-reflective to the satisfaction of the Responsible Authority. 5. All effluent must be retained on site via septic tank to be installed in accordance with the Code of Practice – Septic Tanks, to the satisfaction of the Responsible Authority. In this regard a septic tank permit must be obtained from Council's Environmental Health Officer. 6. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate supply for domestic use as well as for firefighting purposes to the satisfaction of the Responsible Authority. 7. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the Responsible Authority. 8. This permit will expire if one of the following circumstances applies:- a) The development and use is / are not started within two years of the date of this permit. b) The development is not completed within four years of the date of this permit. The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.	
Date Issued	Signature for the Responsible Authority
8 January 2004	

Form 4		
PLANNING PERMIT	Permit No: 2005-104	
PLANNING SCHEME:	Warrnambool Planning Scheme	
RESPONSIBLE AUTHORITY:	Warrnambool City Council	
ADDRESS OF LAND:		
Lot 2, PS 311792D, No. 2/220 Wangoom Road, Warrnambool.		
THE PERMIT ALLOWS:		
To carry out buildings and works to construct and use a dwelling and shed.		
THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT. Page 1 of 1		
1. The use and development of the land as shown on the endorsed plan must not be altered without the consent of the Responsible Authority. 2. All stormwater runoff must be collected and discharged to an approved outlet or retained on site by an approved method, to the satisfaction of the Responsible Authority. 3. Vehicular crossing culvers must be constructed to the road to suit the proposed driveway to the satisfaction the responsible authority and any existing unused crossing or crossing opening must be removed and reinstated to the satisfaction of the responsible authority. No Vehicular crossing will be permitted within 10 metres of an intersection. 4. The external surfaces of the approved building must be non-reflective to the satisfaction of the Responsible Authority. 5. All effluent must be retained on site via septic tank to be installed in accordance with the Code of Practice – Septic Tanks, to the satisfaction of the Responsible Authority. In this regard a septic tank permit must be obtained from Council's Environmental Health Officer. 6. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate supply for domestic use as well as for firefighting purposes to the satisfaction of the Responsible Authority. 7. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the Responsible Authority. 8. This permit will expire if one of the following circumstances applies:- a) The development and use is / are not started within two years of the date of this permit. b) The development is not completed within four years of the date of this permit. The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.		
Date Issued	15th June 2005	Signature for the Responsible Authority

Form 4	
PLANNING PERMIT	Permit No: 293/01
PLANNING SCHEME:	Warrnambool Planning Scheme
RESPONSIBLE AUTHORITY:	Warrnambool City Council
ADDRESS OF LAND:	
Part Crown Allotment 7 Parish of Wangoom No. 310 Horne Road, Warrnambool.	
THIS PERMIT ALLOWS:	
To subdivide the land into 2 lots, in accordance with the plan prepared by Alan H. Simpson, Land Surveyor and endorsed by Council and attached to this permit.	
THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.	
Page 1 of 2	
1. The subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. 2. For any subdivision based on survey, prior to a statement of compliance being issued the surveyor must submit to the Responsible Authority digital data (AMG co-ordinates in DXF format or its equivalent) in accordance with the Guideline for submission of Digital Data (Survey Mapping - Victoria). When submitted, this data shall become the property of the Responsible Authority. 3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time. 4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created. 5. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.	
Date Issued	18 December 2001.
Signature for the Responsible Authority	
	

**WARRNAMBOOL PLANNING SCHEME
PLANNING PERMIT NO. 293/01**

PAGE 2 OF 2

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

- (a) The subdivision is not started within 2 years of the date of this permit.
- (b) The subdivision is not completed within 5 years of the date of starting.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

7. Any proposed access to Lot 2 shall be located and constructed in accordance with the requirements and to the satisfaction of the Responsible Authority.

Date Issued

18 December 2001.

Signature for the Responsible Authority



Planning Permit No. P2011-123

Planning and Environment Regulations 2005 Form 4



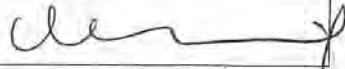
Permit No.: P2011-123
 Planning Scheme: Warrnambool
 Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND: Lot 2 on Plan of Subdivision 510707M
 246 Horne Road, Warrnambool

WHAT WILL THE PERMIT ALLOW: Construction and use of two (2) sheds
 in accordance with the plans
 endorsed.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The exterior colour and cladding of the proposed sheds must be of a non-reflective nature to the satisfaction of the responsible authority.
2. All stormwater runoff must be collected and discharged to an approved outlet or retained on site to the satisfaction of the responsible authority.
3. All works shall occur within the title boundary and no disturbance to any adjoining property shall occur as a result of this application to the satisfaction of the responsible authority.
4. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - a) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - b) Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
 - c) Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.

Date Issued: 24 May 2011	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 1 of 2

Planning Permit No. P2011-123

Note:

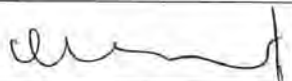
The development must be in accordance with the Building Code of Australia (Victoria) and obtained the necessary building approval to the satisfaction of the responsible authority.

Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The use and development are not started within two (2) years of the date of this permit.
- The development is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued: 24 May 2011	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 2 of 2

WARRNAMBOOL CITY PLANNING SCHEME

PLANNING PERMIT NO: 2437-94
PROPERTY NO:

RESPONSIBLE AUTHORITY - COUNCIL OF THE CITY OF WARRNAMBOOL

ADDRESS OF LAND: Lot 11 Wangoom Road, Warrnambool.

THIS PERMIT ALLOWS: To construct and use a dwelling and two outbuildings at Lot 11 Wangoom Road, Warrnambool in accordance with the submitted and endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

1. All household effluents shall be disposed of within the confines of the site in a manner approved by the Chief Environmental Health Officer to the satisfaction of the Responsible Authority.

Date Issued 23rd November, 1994

Signature for the Responsible
Authority

Form 4	
PLANNING PERMIT	Permit No: 2005-108
PLANNING SCHEME:	Warrnambool Planning Scheme
RESPONSIBLE AUTHORITY:	Warrnambool City Council
ADDRESS OF LAND:	
Lot 1, TP 084837F, 270 Wangoom Road, WARRNAMBOOL	
THIS PERMIT ALLOWS:	
Two (2) Lot Subdivision by Excision of Dwelling	
THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT. Page 1 of 2	
1. The subdivision as shown on the endorsed plans must not be altered without the written consent of the responsible authority. 2. Prior to the certification of the plan of subdivision, the plans must be amended. The plans must be in accordance with those submitted with the application but altered to show: • The road indicated as "Mahoneys Road" to be correctly named as "Horne Road". 3. Prior to the issue of a Statement of Compliance for the subdivision, the landowner must enter into an agreement pursuant to Section 173 of the Planning & Environment Act 1987, and register the agreement on the title of both the subject lots pursuant to Section 181 of the Planning & Environment Act 1987. This agreement will include the following to the satisfaction of the responsible authority: a. The land has been subdivided under planning permit 2005-108. While the land is contained within a Rural zone, no further subdivision which creates any additional parcel of land is allowed, except where the subdivision is for the resubdivision of existing titles. All costs associated with the preparation, lodgement and registration of the agreement must be met by the landowner.	
Date Issued	<u>12 July 2005.</u>
Signature for the Responsible Authority	
	

**WARRNAMBOOL PLANNING SCHEME
PLANNING PERMIT NO. 2005-108**

PAGE 2 OF 2

4. A vehicular crossing culvert(s) must be constructed to the road from each lot in the subdivision to suit any proposed driveway(s).
5. Any future septic tank installation must comply with the Code of Practice for Installation of Septic Tanks and be installed in accordance with the approval of the Environmental Health Office and to the satisfaction of the responsible authority.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
7. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
9. This permit will expire if one of the following circumstances applies:
 - a. The subdivision is not started within 2 years of the date of this permit.
 - b. The subdivision is not completed within 5 years of the date of starting.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

Date Issued 12 July 2005.

Signature for the Responsible Authority



REFUSAL TO GRANT A PLANNING PERMIT

ISSUED TO: Lehmann Land Surveyors
(for H.T. & G.G. Adams)

Application No. 3180

Planning Scheme Warrnambool Shire

Responsible Authority The Council of the Shire of Warrnambool

ADDRESS OF THE LAND:

Part Crown Allotments 9 and 10, Section E, Parish of Wangoom
(Wangoom Road).

WHAT HAS BEEN REFUSED?

Subdivision of the subject land into three lots, Lots 1 and 2 each having an area of 1 ha and Lot 3 being the balance of the land and having an area of 46.3 ha, generally in accordance with plans submitted with the application.

WHAT ARE THE REASONS FOR REFUSAL?

1. The proposed subdivision is contrary to the provisions of adopted Amendment L2 to the Warrnambool Shire Planning Scheme.
2. The proposed subdivision is contrary to the objectives of the Rural B Zone.
3. The need and justification for the subdivision has not been established according to proper town planning and land use considerations.

Date Issued 26th September, 1990

Signature for the
Responsible Authority



Planning and Environment Regulations 1987 Form 4.6

Form 4	
PLANNING PERMIT	Permit No: 2005-090
PLANNING SCHEME:	Warrnambool Planning Scheme
RESPONSIBLE AUTHORITY:	Warrnambool City Council
ADDRESS OF THE LAND:	
Lot 1, TP 18682, Horne Road, Warrnambool 3280	
THE PERMIT ALLOWS:	
To construct a new dwelling in accordance with the submitted plans.	
THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT. Page 1 of 1	
1. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority. 2. The development must be constructed in finishes of neutral toning and of non-reflective material to the satisfaction of the responsible authority. 3. All stormwater drainage runoff must be collected and discharged to an approved outlet or retained on site, to the satisfaction of the responsible authority. 4. Vehicular crossing culvert must be constructed to the road to suit the proposed driveway to the satisfaction of the responsible authority and any existing unused crossing or crossing opening must be removed and reinstated to the satisfaction of the responsible authority. No Vehicular crossing will be permitted within 10 metres of an intersection. 5. This permit will expire if one of the following circumstances applies:- a) The development is not started within two years of the date of this permit. b) The development is not completed within four years of the date of this permit. The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.	
Date Issued	<u>25 May 2005</u>
Signature for the Responsible Authority	
	

PLANNING PERMIT

TPP. No:
45/00

PLANNING SCHEME:

Warrnambool Planning Scheme

RESPONSIBLE AUTHORITY:

Warrnambool City Council

ADDRESS OF LAND:

Lot 3, PS 433295M, Boiling Down Rd, Warrnambool.

THIS PERMIT ALLOWS:

To use and develop the land for a dwelling and domestic shed as per plans endorsed and attached to this permit.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Page 1 of 1

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. This permit will expire if one of the following circumstances applies:-
 - a) The development is not started within two years of the date of this permit.
 - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

NOTE: Pursuant to Section 73 of the Planning & Environment Act, on 10 May 2000, this permit was amended to the extent that the site & floor plans endorsed on 10 May 2000, supercede the site & floor plans previously endorsed on 1 March 2000.

Date Issued

1 March, 2000.

Signature for the Responsible Authority



Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P2010-067
Planning Scheme: Warrnambool
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

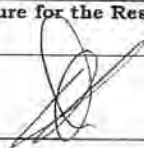
Lot 3 on Plan of Subdivision 433295M
70 Boiling Down Road, Warrnambool

WHAT WILL THE PERMIT ALLOW:

Construction of a verandah in
accordance with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The works hereby permitted must be finished in non-reflective materials to the satisfaction of the responsible authority.
2. All works shall occur within the title boundary and no disturbance to any adjoining property shall occur as a result any works hereby approved to the satisfaction of the responsible authority.
3. All storm water runoff must be collected and discharged to an approved outlet or retained on site to the satisfaction of the responsible authority.
4. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - a. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.

Date Issued: 6 April 2010	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Planning Permit No. 190111007

- c. Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot

NOTE: This permit does not confer any approval under Building Regulations.

Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development is not started within two (2) years of the date of this permit.
- The development is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued: 6 April 2010	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 2 of 2

PLANNING PERMIT

Permit No:
315/99

PLANNING SCHEME:

Warrnambool Planning Scheme

RESPONSIBLE AUTHORITY:

Warrnambool City Council

ADDRESS OF LAND:

Part Crown Allotment 2, Section E, Parish of Wangoom, No. 78 Boiling Down Road, Warrnambool.

THIS PERMIT ALLOWS:

To subdivide the land into two lots in accordance with Plan No. PS 433295M prepared by Adshead & McQuie Pty Ltd and endorsed by Council and attached to this permit.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

Page 1 of 2

WARRNAMBOOL CITY COUNCIL CONDITIONS

1. All weather surface vehicular crossing to Lot 3, including a 300mm dia R.C. pipe culvert, must be constructed to the satisfaction of the Responsible Authority. Culvert to be 2 x 2.44m R.C. pipes.
2. For any subdivision based on survey, prior to a statement of compliance being issued the surveyor must submit to the Responsible Authority digital data (AMG co-ordinates in DXF format or its equivalent) in accordance with the Guideline for submission of Digital Data (Survey Mapping - Victoria). When submitted, this data shall become the property of the Responsible Authority.
3. This permit will expire if one of the following circumstances applies:
 - (a) The subdivision is not started within 2 years of the date of this permit.
 - (b) The subdivision is not completed within 5 years of the date of starting.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

Date Issued

27th October 1999

Signature for the Responsible Authority

Russell Green

**WARRNAMBOOL PLANNING SCHEME
PLANNING PERMIT NO. 315/99**

PAGE 2 OF 2

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
6. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Note: Council will not favourably consider any further subdivision on either proposed lots 3 or 4 on the attached plan as any further subdivision is not considered to be consistent with the purposes of the Rural Zone.

Date Issued

27th October 1999

Signature for the Responsible Authority

Russell Green



Planning Permit No. PP2018-0059

Form 4 – Sections, 63, 64, 64A, 86

Permit No.: PP2018-0059

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 4 PS 433295M TSH WARR
78 Boiling Down Rd WARRNAMBOOL VIC
3280

THE PERMIT ALLOWS:

Use and development of land for a golf driving
range and display of advertising signage in
accordance with the endorsed plans

THE FOLLOWING 17 CONDITIONS APPLY TO THIS PERMIT

Amended plans required

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

- (a) The driving bay building set back at least 5 metres from the boundary with 70 Boiling Down Road (Lot 3 PS433295M);
- (b) The nomination of an area within the site for overflow/ informal parking for an additional eight (8) vehicles;
- (c) The content and dimensions of the business advertising signage and supporting structure;

Layout not altered

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

Date Issued: 25 June 2018	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Car parking and access conditions

3. Before the use starts the new access shown on the endorsed plans must be constructed to the satisfaction of the responsible authority.
4. Before the use starts, the formal areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
 - (a) Constructed;
 - (b) Properly formed to such levels that they can be used in accordance with the plans;
 - (c) Surfaced with an all-weather-surface;
 - (d) Drained;
 - (e) Clearly marked to delineate each car space and to show the direction of traffic along access lanes and driveways.
5. The approved car parking areas and accessway serving the use must be made available to customers at all times during operating hours.

Signage conditions

6. The sign must be constructed and maintained in good condition to the satisfaction of the responsible authority.
7. The sign must be situated within the title boundaries.
8. The sign must not be illuminated by any external or internal light.
9. The sign must not contain any flashing light.

Development conditions

10. The exterior colour and cladding of the buildings, including roofing, must be of a non-reflective nature and finished in muted toning to the satisfaction of the responsible authority.

General Amenity

11. Construction activities must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) Transport of materials, goods or commodities to or from the land.
 - (b) Inappropriate storage of any works or construction materials.
 - (c) Hours of construction activity.
 - (d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
 - (e) Presence of vermin.

Date Issued: 25 June 2018	Signature for the Responsible Authority: 
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

12. The use must be managed to the satisfaction of the responsible authority so that the amenity of the area is not detrimentally affected, through the:
- (a) Transport of materials, goods or commodities to or from the land.
 - (b) Appearance of any building, works or materials.
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, ash, dust, waste water, waste products,
 - (d) Presence of vermin.
 - (e) Movement of patrons through the site and when entering and exiting the road network.

13. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

Operating Hours

14. The golf driving range use must only operate from the site during the following days/times:

- During Daylight Savings
Monday-Sunday 7:00am-9:00pm
- All other times
Monday-Sunday 7:00am-7:00pm

Drainage

15. All storm water must be retained on-site or directed to a legal point of discharge to the satisfaction of the responsible authority.

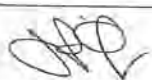
Permit expiry

16. This permit (including advertising signage) expires five (5) years after the use first commences, except with the further consent of the responsible authority.

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

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

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.

Date Issued: 25 June 2018	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Notes:

a) Building permit required

A building permit is required for the site hut/office and the driving bays.

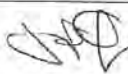
b) Road Reserve Works Permit

Before the commencement of works a Road Reserve Works Permit must be approved by Council for all works on Council roads and assets.

c) Asset Protection Permit

Before the commencement of works an Asset Protection Permit must be approved by Council for all works on Council roads and assets.

d) The five (5) year expiry in condition 16 reflects the sites location within the Future Urban Growth Area (FUGA) and that future strategic may have implications on the ongoing use of this site.

Date Issued: 25 June 2018	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Planning Permit No. P2013-112

10 AUG 2013

Planning and Environment Regulations 2005 Form 4

PLANNING PERMIT

Permit No.: P2013-112

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 1 on TP883382R
81 Horne Road, Warrnambool

WHAT WILL THE PERMIT ALLOW:

Building and works to construct a
telecommunication tower in accordance with
the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development of land shall not be altered without the consent of the Responsible Authority.
2. Medium intensity obstacle lights are to be permanently fixed to the top of the tower, either alone or in combination with low intensity lights to provide an early warning to pilots of the presence of the tower.
3. All external surfaces of the tower, inclusive of all antennae, equipment and fittings thereof shall be coloured in a matt, non-reflective colour blending with the environment in accordance with plans and specifications approved by the Responsible Authority and shall thereafter be maintained to the satisfaction of the Responsible Authority.
4. All site security fencing shall consist of black or bronze-olive PVC plastic coated mesh with support poles of similar colour or material in accordance with plans and specifications approved by the Responsible Authority which shall thereafter be maintained to the satisfaction of the Responsible Authority.
5. Prior to the commencement of any works, details of how vegetation, if any, is going to be protected during construction must be submitted to and approved by the Responsible Authority.

Date issued: 13 th August, 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

6. Additional landscaping incorporating tall-height tree species to ameliorate the visual impact of the communications tower within the site in accordance with plans and specifications approved by the Responsible Authority and such landscaping shall be maintained thereafter to the satisfaction of the Responsible Authority.
7. To safeguard the amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - a. Stockpiles of top soil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
 - c. Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.
8. This permit will expire if one of the following circumstances applies:
 - a. the development and the use is not started within two years of the date of this permit.
 - b. the development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.

NOTE:- WANNON WATER

1. The applicant is to enter into a Licence agreement with Wannon Water for the purposes of carrying out its communication functions, enter upon the premise and use communications equipment on the premise and perform all ancillary works in connection with the construction operation maintenance repair replacement and removal of the communications equipment as required from time to time, and agree to pay the Licence fee.
2. The applicants and their contractor shall provide Wannon Water with advanced notice of entry into the 81 Horne Road water storage compound and shall be responsible for site security and safety whilst on site.

Date Issued: 13 th August, 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Planning Permit No. P2013-112

3. The applicant and their contractor shall identify and confirm the location of all relevant services prior to commencement of works.
4. The applicant and their contractor shall ensure new underground services constructed within the water storage compound are constructed with clearances from existing services that comply with relevant codes and Wannon Water requirements.
5. New underground services constructed within the water storage compound shall be clearly labelled with above ground markers.

Date Issued: 13 th August, 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

04 FEB 2015

Planning Permit No. PP2013-0112.01

Planning and Environment Regulations 2005 Form 4

AMENDED PLANNING PERMIT

Permit No.: PP2013-112.01
Planning Scheme: Warrnambool
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 1 on TP883382R
81 Horne Rd WARRNAMBOOL, VIC 3280

WHAT WILL THE PERMIT ALLOW:

Buildings and works to construct telecommunications facility in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development of land shall not be altered without the consent of the Responsible Authority.
2. Medium intensity obstacle lights are to be permanently fixed to the top of the tower, either alone or in combination with low intensity lights to provide an early warning to pilots of the presence of the tower.
3. All external surfaces of the tower, inclusive of all antennae, equipment and fittings thereof shall be coloured in a matt, non-reflective colour blending with the environment in accordance with plans and specifications approved by the Responsible Authority and shall thereafter be maintained to the satisfaction of the Responsible Authority.
4. All site security fencing shall consist of black or bronze-olive PVC plastic coated mesh with support poles of similar colour or material in accordance with plans and specifications approved by the Responsible Authority which shall thereafter be maintained to the satisfaction of the Responsible Authority.

Date Issued: 13 th August 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

5. Prior to the commencement of any works, details of how vegetation, if any, is going to be protected during construction must be submitted to and approved by the Responsible Authority.
6. Additional landscaping incorporating tall-height tree species to ameliorate the visual impact of the communications tower within the site in accordance with plans and specifications approved by the Responsible Authority and such landscaping shall be maintained thereafter to the satisfaction of the Responsible Authority.
7. To safeguard the amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
 - a. Stockpiles of top soil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
 - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
 - c. Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.
8. This permit will expire if one of the following circumstances applies:
 - a. the development and the use is not started within two years of the date of this permit.
 - b. the development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.

Note: - Wannon Water

1. The applicant is to enter into a Licence agreement with Wannon Water for the purposes of carrying out its communication functions, enter upon the premise and use communications equipment on the premise and perform all ancillary works in connection with the construction operation maintenance repair replacement and removal of the communications equipment as required from time to time, and agree to pay the Licence fee.

Date Issued: 13 th August 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

2. The applicant and their contractor shall provide Wannon Water with advanced notice of entry into the 81 Home Road water storage compound and shall be responsible for site security and safety whilst on site.
3. The applicant and their contractor shall identify and confirm the location of all relevant services prior to commencement of works.
4. The applicant and their contractor shall ensure new underground services constructed within the water storage compound are constructed with clearances from existing services that comply with relevant codes and Wannon Water requirements.
5. New underground services constructed within the water storage compound shall be clearly labelled with above ground markers.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
2 nd February 2015	Pursuant to Section 74 of the <i>Planning and Environment Act 1987</i> this permit was amended to the effect that the amended plans have been endorsed showing the tower relocated 30m to the south of the original location and associated changes to compound fencing and landscaping.

Date Issued: 13 th August 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

REFUSAL TO GRANT A PERMIT

Form 7

Section 65

Application No. 2002-343
Planning Scheme Warrnambool
Responsible Authority Warrnambool City Council

ADDRESS OF THE LAND:

94 Boiling Down Rd Warrnambool 3280.

WHAT HAS BEEN REFUSED?

Construction and use of building addition for storage.

WHAT ARE THE REASONS FOR THE REFUSAL?

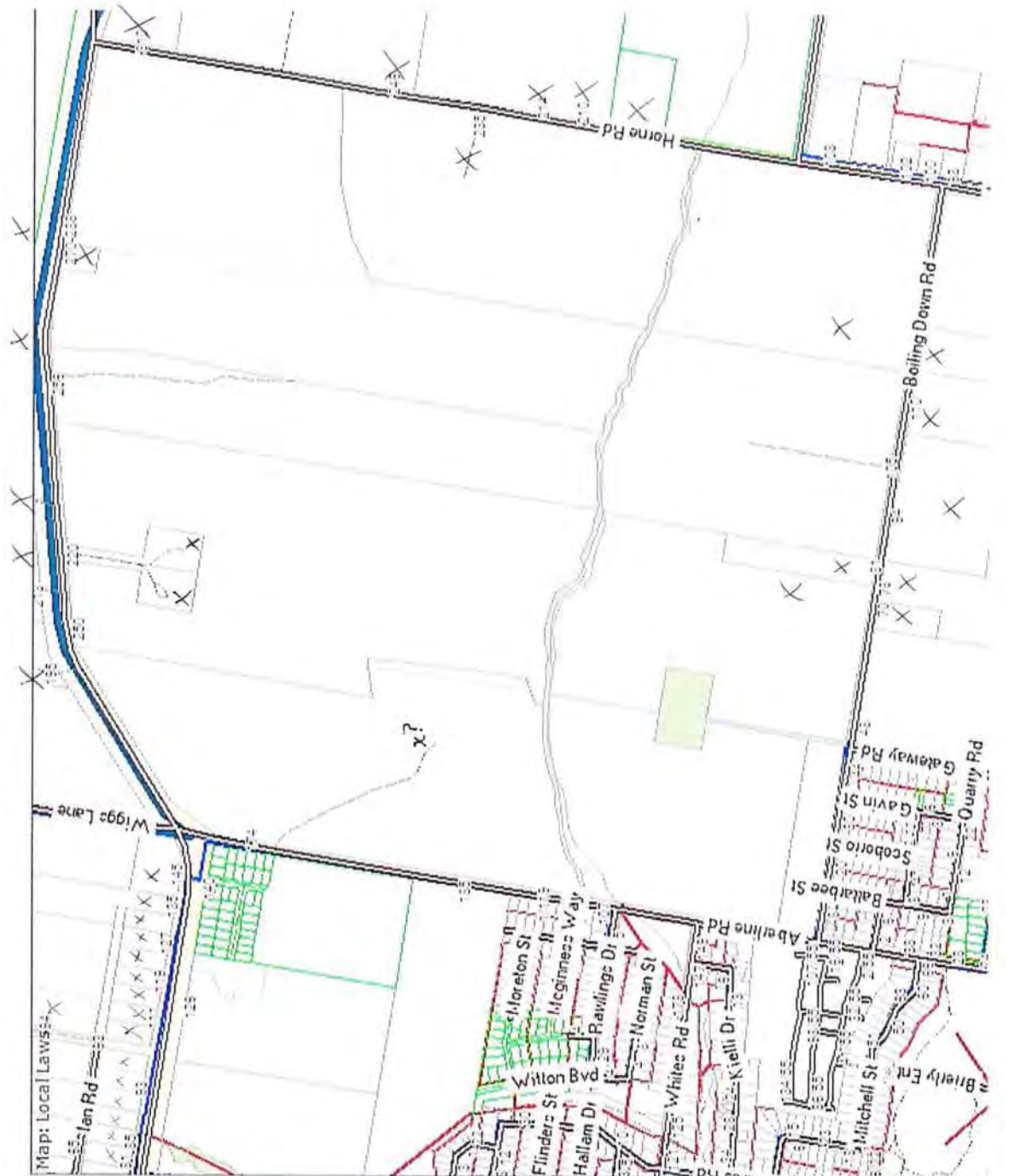
1. The application is inconsistent with Clause 22.02-12 Fire Protection Local Policy. There are not adequate fire protection measures undertaken in the proposal. The water supply access for the CFA is inadequate, and will aggravate the fire hazard in the area.
2. Clear access for fire fighting is not maintained around the building.

Date Issued: 9 June 2005

Signature for the Responsible Authority



Appendix 4 – Approximate locations of existing onsite wastewater treatment systems



Appendix 5 – Photographs and observations from site inspection

Property (WCC list)	Land Area (hectares)	Parcels	Address	Observations	Other notes
0	1.8	1	Russells Creek	incised with largely bare eroded banks, rock banking at both road crossings	
1	1.2	1	220 Wangoom Rd	house and shedding, rural residential	
2	1.2	1	222 Wangoom Rd	house and shedding, rural residential	
3	0.4	1	286 Wangoom Rd	house, rural residential	
4	34.7	4	174 Aberline Rd	ag use, 2 houses and shedding, 5 dams, pre-1971 stockyards, pre-2016 minor fill	2 lots - buildings and dams in 1947, silver subdivision
5	44.1	1	250 Wangoom Rd	agricultural, 1 dam, pre-1971 stockyards	
6	19.6	1	256 Wangoom Rd	Tozer reserve, shedding, toilets, interpretation/activity centre, seasonal wetlands	pine plantation in N during 20th century
7	50.6	3	270 Wangoom Rd	agricultural plus stockpile and fill pre-2015, 2x stockyards pre-2010, seasonal wetlands	
8	27.5	1	235 Horne Rd	ag uses and shedding, pre-1982 stockyards	
9	1.5	1	310 Horne Rd	house, shedding, pre-1947 dairy, pre-1950 stockyards	
10	14.5	1	246 Horne Rd	agricultural uses, 2 houses plus shedding, minor fill, 1 dam	
11	16.7	1	210 Horne Rd	ag use with house, shed and pre-1971 disused dairy	lot only partially in study area
12	16	1	180 Horne Rd	ag use with house - extensive fill south of creek plus rock banking on S side of creek, first seen 2015. Stockyards in earlier photos gone by 2015 image.	lot only partially in study area,
13	1.9	2	43 Boiling Down Rd	ag use, old dam - pre 1971	Crown Land
14	22	1	75 Boiling Down Rd	ag with house and shedding, pre 1990 stockyards	
15	1.9	1	79 Boiling Down Rd	house and shedding, rural residential	
16	23.8	1	105 Boiling Down Rd	ag use with shed, small dam, pre-2001 stockyards	
17	20.6	1	135 Boiling Down Rd	ag use with house and shedding, pre-1971 stockyards	
18	0.8	1	70 Boiling Down Rd	house and shedding, rural residential	
19	5.9	1	94 Boiling Down Rd	house, shedding, industrial shed (pre-2001) with drainage to pond (pre-2010), 2x stockyards (pre-1971 on road and pre-2003)	SWI Engineering, sheet metal technology construction - NB PIPE TO POND, 2010 oil drainage?
20	2.8	1	110 Boiling Down Rd	house, shedding and informal scrap metal/automotive - old cars from pre-1990	
21	2	1	124 Boiling Down Rd	house and shedding, rural residential and ag use	
22	5.9	1	140 Boiling Down Rd	ag use with house and shedding, pre-2010 stockyards	
23	14.1	1	48 Boiling Down Rd	ag uses with house and shedding, 1 dam	
24	6.1	1	78 Boiling Down Rd	ag with house and shedding, golf driving range under construction	
25	23.8	2	83 Dales Rd	Dales Rd Storage ponds and telecommunication tower	



110 Boiling Down Rd, informal auto/scrapyard. Note that majority of vehicles not visible from the road. (2016 aerial imagery)



Disused dairy, 210 Horne Rd



Stockyards, 235 Horne Rd from Tozer Reserve



Stockyards, 105 Boiling Down Rd from Tozer Reserve



Stockyards and Shedding, 174 Aberline Rd



94 Boiling Down Rd, 2010 Aerial imagery during manufacturing operations



94 Boiling Down Rd Shedding/former light industry



Russells Creek with new rock banking in middle/far ground and old and new fill at 180 Horne Rd



Stockpiles at 270 Wangoom Rd



Russells Ck from Tozer Reserve



Russells Ck from Horne Rd

Parcels 1 and 2 – 200 Wangoom Road and 208 Wangoom Road, Warrnambool



Photograph 1: View of 200 Wangoom Road facing south, the site is mostly grass and slopes down towards the south. Some small undulations of soil stockpiles can be visible.



Photograph 2: View of the dam along the northern boundary of 200 Wangoom Road. The dam is topsoil at surface and cutting into basalt rock with depth.



Photograph 3: View facing east of 208 Wangoom Road. The site is small and entirely grassed, with a row of trees along its eastern boundary.

Parcel 3 – 250 Wangoom Road, Warrnambool



Photograph 4: View facing south from the northern portion of the site. The land is used for grazing and is predominantly grassed. Some basaltic outcrops are visible.



Photograph 5: View facing north from the southern/centre portion of site. The land rises up towards the trees around parcels 4 and 5. A windmill pumping groundwater and be seen in the background.