



# **Douglas Partners**

*Geotechnics | Environment | Groundwater*

Report on  
Preliminary Risk Screen Assessment

Rezoning Council-owned land  
294 McLennan Street, Mooroopna

Prepared for  
Greater Shepparton City Council

Project : 222505.00  
R.001.Rev0  
28 September 2023

Integrated Practical Solutions



## Document History

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author	 Lachlan Clement	28 September 2023
Reviewer	 Paul Moritz	28 September 2023

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## Executive Summary

**Table 1: Summary of PRSA Information**

<b>Item</b>	<b>Information</b>
Auditor	<i>Paul Moritz</i>
Auditor Account Number	<i>100932</i>
Name of person requesting PRSA	<i>Jack Montesano</i>
Relationship to site of person requesting PRSA	<i>Strategic Planner</i>
Name of Site owner	<i>Greater Shepparton City Council</i>
Date of auditor engagement	<i>21 June 2023</i>
Completion date of the PRSA	
Reason for the PRSA	<i>Satisfy the expected requirements of a Planning Permit</i>
Elements of the environment assessed	<i>Land Water (groundwater and surface water) Air</i>
Planning permit number or requirement detail if applicable	<i>N/A</i>
EPA Region	<i>North East</i>
Municipality	<i>Greater Shepparton City Council</i>
Dominant – Lot on plan	<i>Lot RES1 PS649091</i>
Additional – Lot on plan(s)	<i>Lot 3 PS649091 Lot 2 PS649091 Lot 1 PS649091 Lot RES1 PS649090</i>
Site / Premises name	<i>-</i>
Building / complex sub-unit No	<i>-</i>
Street / Lot – Lower No	<i>294</i>
Street / Lot – Upper No	<i>-</i>
Street Name	<i>McLennan</i>
Street type (road, court, etc.)	<i>Street</i>
Street suffix (North, South, etc.)	<i>-</i>
Locality	<i>Mooroopna</i>

Postcode	3629
Site area (in square metres)	308,800 m <sup>2</sup>
Plan of site / premises/ location showing the PRSA site boundary attached	Yes
Members and categories of support team utilised (categories described are in accordance with EPA Publication 865.12)	None
Further work or requirements	None
Nature and extent of continuing risk of harm	None
Outcome of the PRSA report	No Audit Required

**Table 2: Physical Site Information**

Historical land use	<i>Rural Residential / Farming</i>
Current land use	<i>Vacant land, retarding basin, dam, open space recreation</i>
Proposed land use	<i>Residential subdivision, retarding basin / open space, future road</i>
Current land use zoning	<i>Farming Zone – Schedule 1 (FZ1) Urban Floodway Zone (UFZ) Commercial 2 Zone (C2Z) – Part Lot RES1 PS649091 and part Lot 3 PS649091</i>
Proposed land use zoning	<i>Urban Floodway Zone (UFZ) Transport Zone 2 – Principal Road Network (TRZ2) General Residential Zone – Schedule 1 (GRZ1)</i>
Surrounding land use (north)	<i>Irrigation drainage channel followed by vacant bushland and agricultural land</i>
Surrounding land use (south)	<i>North – Irrigation drainage channel followed by vacant bushland and agricultural land East – Residential development South – Directly adjacent to the south a car parts sales and mechanics business fronting Midland Highway / McLennan St. To the south of Midland Highway / McLennan St low density residential properties West – Excelsior Avenue with rural residential and agricultural land beyond.</i>
Surrounding land use (east)	<i>Residential development either under construction or constructed.</i>

Surrounding land use (west)	<i>Excelsior Avenue with rural residential and agricultural land beyond.</i>
Has the EPA been notified about the site under Section 40 of the <i>Environment Protection Act 2017</i> ?	<i>No</i>
Nearest surface water receptor – name	<i>On-site retardation basin and dam</i>
Nearest surface water receptor – direction	<i>On site</i>
Site aquifer formation	<i>Quaternary aged Shepparton Formation</i>
Groundwater segment	<i>B</i>

This preliminary risk screen assessment (PRSA) report and accompanying PRSA statement were prepared by Dr Paul Moritz of Douglas Partners Pty Ltd, an Environmental Auditor appointed pursuant to the *Environment Protection Act 2017*.

Signed:



Date: 28 Sept 2023

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## Report on Preliminary Risk Screen Assessment

### Rezoning Council-owned land

#### 294 McLennan Street, Mooroopna

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## 1. Introduction

This Preliminary Risk Screen Assessment Report (PR SAR) has been prepared by Paul Moritz of Douglas Partners Pty Ltd (“DP”). Dr Moritz is an Environmental Auditor (appointed pursuant to the *Environment Protection Act 2017* (“the Act”)) in the category of Contaminated Land. He was initially appointed as an Environmental Auditor on 15 September 2009 and is currently appointed from 26 August 2021 – 25 August 2024.

On 21 June 2023, Dr Moritz was engaged by Greater Shepparton City Council to conduct a Preliminary Risk Screen Assessment (PRSA) pursuant to Division 2 of Part 8.3 of the *Environment Protection Act 2017*, of a site located at 294 McLennan Street, Mooroopna, Victoria (“the site”). The PRSA was completed in order to satisfy the expected requirements of a Planning Permit, for which application is yet to be made, to allow subdivision of the site.

The site layout and locality are shown on Drawing 1, Appendix B.

Site investigations (desktop and a site inspection) were completed by the Auditor and members of his team. The Auditor also relied on a report of a preliminary site investigation (PSI), completed by others, as described below, and provided in Appendix E:

- *Preliminary Site Investigation (PSI), 294 McLennan Street, Mooroopna*. WSP Project Reference PS131031-001, Revision B, dated 7 November 2022 [referred to hereinafter as the WSP PSI report].

## 2. PRSA Scope and Methodology

### 2.1 Land Uses Considered

Based on the *Mooroopna West Growth Corridor Concept Plan* (see section 3.2), a copy of which was provided to the Auditor, the land uses considered were: *Residential (Low density)* and *Recreation / Open Space*.

### 2.2 Elements of the Environment Assessed

*Land, Water* (groundwater and surface water) and *Ambient Air* were the environmental elements considered in this PRSA. The environmental element, *Ambient Noise*, was not considered in this PRSA. Site conditions were considered unlikely to have an impact on this environmental element.

## 2.3 Standards and Guidelines Considered

The following Standards and Guidelines were considered.

- *Environment Reference Standard 2021* (Vic Govt 2021).
- *National Environment Protection (Assessment of Site Contamination) Measure 1999*, (as amended 2013).
- *Guideline for conducting preliminary risk screen assessments* (EPA Victoria, 2022) (PRSA Guidelines).
- *Potentially Contaminated Land Planning Practice Note 30*, (Department of Environment, Land, Water and Planning, 2021) (PPN30).

## 2.4 Documentation Reviewed

The following documents were provided by the client and reviewed by the Auditor as part of this PRSA.

- *WSP Pty Ltd 294 McLennan Street, Mooroopna, Preliminary Site Investigation (PSI)*, Reference: PS131031-CLM-REP-001 RevB, dated 7 November 2022.

The WSP PSI report only covers a portion of the site subject to this PRSA, Lot 1 PS649091, which is the area of the site proposed for low density residential used (as discussed in Section 3.2, below). The area subject to this PRSA and the Lot covered by the WSP PSI Report are shown in Drawing 1, Appendix B.

During the course of site history review for the PRSA, the Auditor has (i) reviewed the WSP PSI historical data, and (ii) has verified and updated the data based on the latest versions of the databases. The latest sources of information which were accessed and reviewed to assess the history of the site and the surrounding areas are listed in Table 1.

**Table 1: Historical Information Sources**

<b>Source</b>	<b>Location of Source</b>	<b>Year / Date of Information Source</b>	<b>Location of Discussion in this Report</b>
Land Titles	Landata	1881 to 2023	Section 4.1
Historical Aerial Photographs	Landata, Google Earth and Metromap	1945 to 2023	Section 4.2
Priority Sites Register search	EPA Victoria	31 July 2023	Section 4.3
List of Certificates and Statements of Environmental Audit	EPA Victoria	Current as at 17 August 2023	Section 4.3
List of Groundwater Quality Restricted Use Zone	EPA Victoria	Current as at 17 August 2023	Section 4.3
Landfill Register	EPA Victoria	Current as at 17 August 2023	Section 4.3
List of completed PRSA reports	EPA Victoria	Current as at 17 August 2023	Section 4.3
Cathodic Protection Systems Register	Energy Safe Victoria	Current as at 17 August 2023	Section 4.4

## 2.5 Site Inspection Approach

The Auditor and the Auditor's assistant conducted an inspection of the site on 23 August 2023. The inspection involved a walkover of the open, grassed area of the site, with detailed inspections of individual features identified, such as: soil mounds and illicitly dumped materials. Areas of potential sources of contamination were noted and such areas which had been previously identified through aerial photographs were investigated in more detail.

No soil samples, or other materials, were collected during the site inspection.

## 2.6 Auditor's Use of Support team

No members of the Auditor's Expert Support Team were called upon in completing the PRSA.

The Auditor was assisted by Lachlan Clement (Environmental Scientist) who acted as Auditor assistant, participated in the site inspection, and prepared the draft PRSA report.

## 2.7 Assumptions Made

The Auditor assumed that:

- The Environmental Element *Ambient Noise* was unlikely to be affected by site conditions;
- Low density residential use is the proposed land use for part of the site, with most of the PRSA area to be used for-recreational/ open space;
- On the basis of the previous assumption, the Auditor assumed that extractive uses of groundwater were unlikely to be realised under the development proposed.

## 2.8 Exclusions

The Environmental Element *Ambient Noise* was excluded from consideration, on the basis that the Auditor considered it unlikely that the site, in its present condition, was unlikely to have an impact on this Environmental Value.

## 3. Site Details and Setting

### 3.1 Site Identification

Table 2 provides general site information. The VicPlan Property Reports are provided in Appendix C.

**Table 2: Site Identification**

Item	Details
Street Address	294 McLennan Street
Locality	Mooroopna, 3629
Site Area	30.88 ha
Local Government Area	Greater Shepparton
Planning Instrument(s)	Development Contributions Plan Overlay – Schedule 3 (DCPO3) Development Plan Overlay – Schedule 14 (DPO14) Land Subject to Inundation Overlay Schedule (LSIO) Public Acquisition Overlay 7 Schedule (PAO7) Public Acquisition Overlay 10 Schedule (PAO10) Specific Controls Overlay – Schedule 3 (SCO3)
Current Land Use	WSP identified the site as currently being vacant land. The Auditor notes the central portion of the site is used as an open space which also acts as a flood retarding basin, a dam basin (as discussed in Section 3.2) and a bike path.

Item	Details	
Adjacent Land Use	North – WSP identified an irrigation drainage channel followed by vacant bushland and agricultural land. East – WSP identified the land as currently residential development either under construction or constructed. South – Based on the review of online maps the site is directly adjacent to the south of Midland Highway / McLennan Street, with an indent within the site boundary north of McLennan Street containing a residential property and a used car parts sales and mechanic. Beyond McLennan St a combination of rural residential, low density residential and agricultural land. West – Excelsior Avenue with rural residential and agricultural land beyond.	
Current Owner	Greater Shepparton City Council	
	Lots	Applicable Zones
Title and Zoning Details	Lot RES1 PS649091 Lot 2 PS649091	Farming Zone – Schedule 1 (FZ1) Urban Floodway Zone (UFZ)
	Lot 1 PS649091 Lot 3 PS649091 Lot RES1 PS649090	FZ1 UFZ Commercial 2 Zone (C2Z)

### 3.2 Proposed Use and Development

The proposed rezoning plan provided in *Mooroopna West Growth Corridor Concept Plan*, dated June 2009, identified that the site is intended for the following:

- Lot 1 PS649091 is proposed for low density residential use;
- Lots 2 and 3 PS649091 are covered by the Public Acquisition Overlay 7, and are proposed to be acquired for road infrastructure as part of the Goulburn Valley Highway – Shepparton Bypass; and
- Lot 1 PS649091 and Lot RES1 PS649090 are proposed to constitute a floodway and a retarding basin as part of the stormwater drainage system.

The proposed rezoning plan is included as Drawing 2, Appendix B.

### 3.3 Local Geology and Hydrogeology

Details on these features of the PRSA area are summarised in Table 3.

**Table 3: Environmental Setting of the Site**

<p>Topography</p>	<p>Elevation data for the PRSA site was obtained from <i>3D Regional Towns Lidar</i> from the Victorian Department of Environment, Land, Water, and Planning (DELWP), conducted October 2019, which indicated that the PRSA site overall is generally flat at 112 m Australian Height Datum (AHD) with the overall site slopping towards the central drainage channel, which had a trough of 108 m AHD. The soil mounds observed in the south-west corners of the site, being spoil from the excavation of the drainage channel (as discussed in Section 4.2) had a central peak elevation of 117 m AHD and 115 m AHD and sloped from the centre of the mounds in each cardinal direction down to the 112 m AHD height.</p>
<p>Geology</p>	<p>WSP identified, based on a Lotsearch report, that the general regional geology underlying the PSI site consists of the Quaternary-aged Shepparton Formation, containing unconsolidated to poorly consolidated mottled variegated clay or silty clay, with lenses of polymictic, coarse to fine sand and gravel. The auditor confirms that the above information is also applicable to all of the current PRSA site based on the review of the Lotsearch data provided in WSP PSI.</p>
<p>Hydrogeology</p>	<p>WSP identified based on a Lotsearch report that groundwater beneath the site occurs within the Shepparton Formation aquifer system and is anticipated to flow to the north to northeast towards the Goulburn River (2 km northeast) consistent with the general topography and local drainage pattern.</p> <p>Groundwater salinity is estimated to be between 1,000 mg/L to 3,500 mg/L (Segment B).</p> <p>Groundwater is estimated to be at depths of less than 5 m below ground level (bgl).</p> <p>The auditor confirms that the above information is also applicable to all of the current PRSA site based on the review of the Visualising Victoria's Groundwater (VVG) website (<a href="https://www.vvg.org.au">https://www.vvg.org.au</a>).</p>
<p>Surface Water Features</p>	<p>The site contains numerous on-site surface water receptors, with the centre of the site acting as a retarding basin / floodway and is also occupied by the dam which accepts water from the proposed development and the residential developments to the east of the site. The Planning Property Reports (Appendix C) indicate that this floodway feeds into the Ardmona Main Drain, to the north of the site. However, being artificial waterways / water bodies, the requirements of the Environment Reference Standard are not applicable.</p> <p>In addition to the on-site features described above, the Goulburn River follows a meandering channel to the east, varying in distance from the site, and the associated Gemmill Swamp is 2 km to northeast of the site. WSP indicated that regional surface water runoff is to the east towards the Goulburn River, likely dominated by drainage channels / ditch networks in the surrounding areas. The Auditor notes that some of these channels might have been used for irrigation purposes, drawing water from the Goulburn River.</p>

Groundwater Use	WSP identified 114 registered bores located within 2 km from the site. Of these wells, 100 of the wells were reported as being installed for investigation or observation purposes, 13 as being for domestic, irrigation and/or stock use, and one being installed for miscellaneous use. Data from these bores indicate that groundwater was identified between 7 m and 26 m bgl.
Acid Sulfate Soil Potential	WSP identified that the PSI site was located in an area of low probability of acid sulfate soils. .

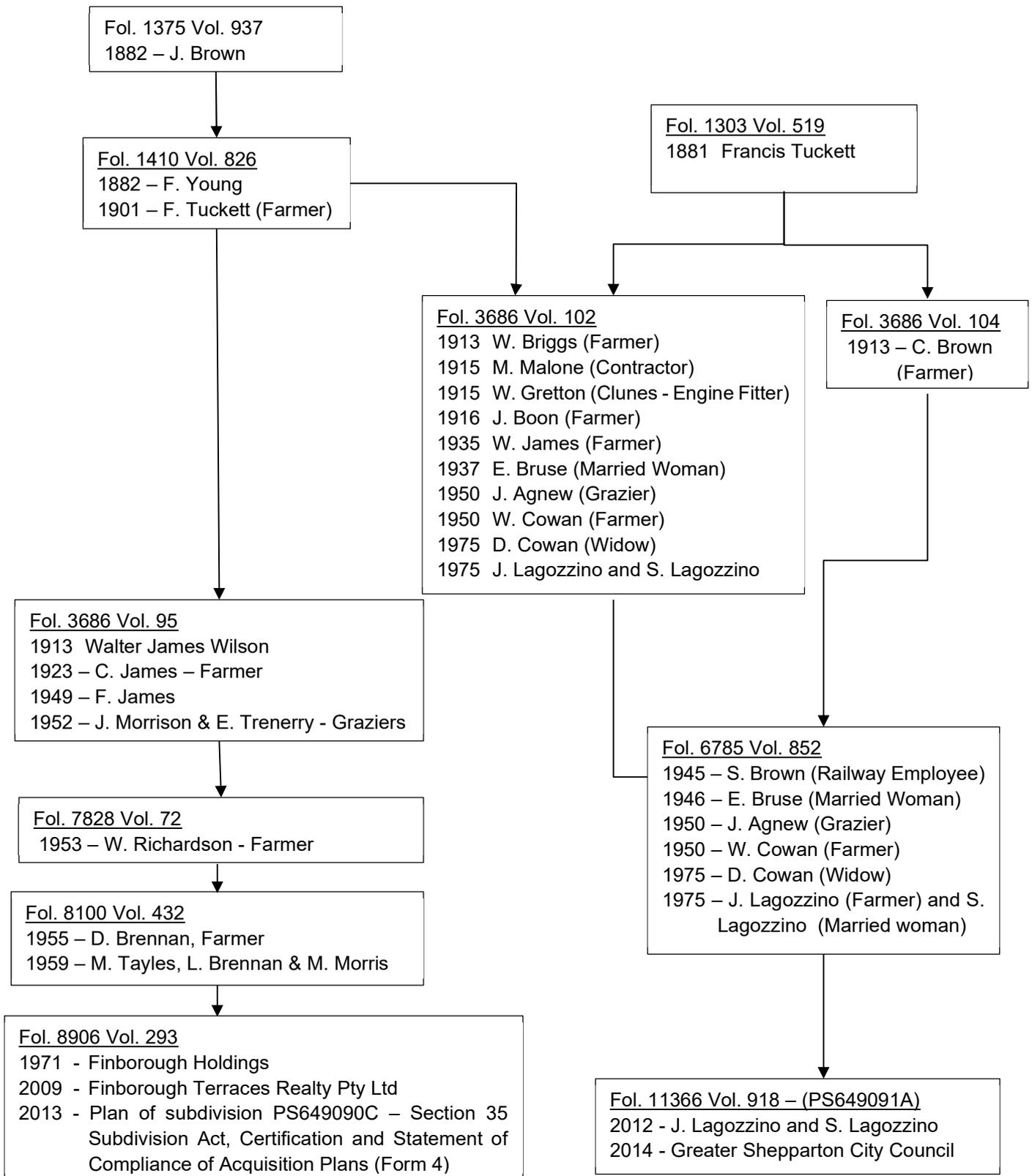
## 4. Site History Data

### 4.1 Previous Owners and Occupiers of the Site

A summary of the historical land Titles is provided in the Figure 1, based on the Auditor's search of historical Title deeds. The land Titles are presented in Appendix C, compiled in reverse chronological order.

The PRSA site at the time of reporting was covered by Plans of Subdivision, PS649091A (Folio 11366 Volume 918 – consisting of Lots RES1/PS649091, 2/PS649091, 1/PS649091 and 3/PS649091) and PS649090C (Folio 8906 Volume 293 consisting of Lot RES1/PS649090). The title deed plans for PS649091A and PS649090C are included in Appendix C.

**Figure 1: Historical Title Records**



## 4.2 Historical Aerial Photographs

Historical aerial photographs dating from 1945 to 2022 were included in the WSP PSI Report, but the aerial photographs did not cover the entirety of the current PRSA site boundary. Historical aerial photographs from 1945 to 2023 were sourced by the auditor from DELWP (via Landata), Google Earth and Metromap. The information gathered from the review of aerial photographs was limited to identification of macro evidence depicted on the photographs. A summary of observations based on the aerial photo review for the site is presented in Table 4. Copies of the relevant aerial photographs are presented in Appendix C.

**Table 4: Summary of Historical Aerial Photographs**

<b>Photograph Date</b>	<b>Observations</b>
1945	<p><b>Site:</b> The site appears to consist of cleared likely pastoral land, an ephemeral creek appears to be present running south-east to north-west. What appears to be a dwelling and associated outbuildings are present in the central portion of the site with an approximate 160 m driveway running off McLennan Street to the dwelling.</p> <p><b>Surrounding area:</b> The site is surrounded mainly by what appears to be cleared agricultural land with associated houses. A creek is evident to the north, coincident with the location of the Ardmona Main Drain. A portion of the creek appears to have flooded into the north-west corner of the site. Excelsior Avenue and Midland Highway/McLennan Street are present to the west and south of the site, respectively.</p>
1958	<p><b>Site:</b> Drainage or irrigation channels have been established throughout the site. Further outbuildings have appeared around the dwelling. The remainder of the site appears relatively unchanged.</p> <p><b>Surrounding area:</b> No change, beyond the addition of what appears to a dwelling property adjacent to the southern boundary between the site and McLennan Street.</p>
1969	<p><b>Site:</b> The site appears relatively unchanged. WSP indicated in its review that harvesting of agricultural land appeared to be in progress but were unable to confirm whether cropping or cutting for hay.</p> <p><b>Surrounding area:</b> While unclear from the aerial photograph, further buildings are evident adjacent to the southern boundary between the site and McLennan Street. The remainder of the surround appear relatively unchanged.</p>
1977	<p>The site and surrounds appear relatively unchanged, although there are new buildings present in the off-site area to the north of McLennan Street.</p>
1980	<p>The site and surrounds appear relatively unchanged beyond what appears to be a commercial or industrial property which has appeared adjacent to the south-east corner of the site.</p>

<b>Photograph Date</b>	<b>Observations</b>
1990	<p><b>Site:</b> The site appears relatively unchanged</p> <p><b>Surrounding area:</b> The Ardmona Main Drain has been modified to be contained within a narrower channel. Two of the properties adjacent to the southern boundary between the site and McLennan Street appear to be used for a commercial or industrial purpose.</p>
2009	<p><b>Site:</b> The site appears relatively unchanged except that one of the outbuildings near the on-site dwelling appears to have been removed.</p> <p><b>Surrounding area:</b> Additional structures have appeared to the west of the site just beyond Excelsior Avenue.</p>
2014 (Jan)	<p><b>Site:</b> All former dwellings and outbuildings have been removed from the site. A large portion of the site appears to be subjected to bulk earthworks largely in the southern half of the site, with associated machinery such as trucks, excavators and scrapers being present. Former drainage channels on the western portion of the site have appeared to be removed. WSP had access to an earlier December 2013 photograph that showed that the above listed works had commenced by then.</p> <p><b>Surrounding area:</b> Bulk earthworks are present to the east of the site.</p>
2015 (Nov)	<p><b>Site:</b> The bulk earthworks have appeared to have been completed with the floodway/retarding basin and dam present, resembling the current layout of the site. All former drainage lines appeared to have been removed, with all drainage lines appearing to be diverted to a single channel south of the floodway running north-west to south-east. Two large soil mounds appear present in the south-west corners of the site, likely sourced from the excavation of the floodway, retarding basin and associated drainage infrastructure.</p> <p><b>Surrounding area:</b> Further bulk earthworks is present to the east, with numerous roads and low density residential properties evident.</p>
2020	<p><b>Site:</b> The site appears relatively unchanged with the exception of slight expansion of the water dam in the north east portion of the site.</p> <p><b>Surrounding area:</b> Appears relatively unchanged</p>
2023	<p><b>Site:</b> The site appears relatively unchanged</p> <p><b>Surrounding area:</b> Bulk earthworks to the east appear to be complete with the associated residential subdivision almost complete, with a few remaining housing lots to be built.</p>

### 4.3 EPA Sources

WSP conducted a search of public EPA Victoria public databases for listings within 1 km of the site, the findings of which are summarised in Table 5. The findings have been verified by the Auditor by accessing more current versions of the relevant EPA databases (later than November 2022).

**Table 5: EPA Public Database Search**

Priority Sites Register	WSP identified that there were no sites on EPA Victoria's (current or former) Priority Site Register (PSR), at the time of reporting.
Environmental Audit Reports	WSP identified no Environmental Audits completed in the designated radius of the site.
Groundwater Quality Restricted Use Zones	WSP identified no groundwater quality restricted use zones. This information.
Licensed Activities	WSP identified no EPA Licences and Works Approvals issued.
Landfill Register	WSP identified no registered landfills or EPA licensed waste treaters or disposers.
PRSA	In addition to the above, the auditor also conducted a search for completed PRSA reports conducted and did not identify any such sites.

### 4.4 Other sources

WSP and the Auditor conducted searches of relevant public databases, including historical business directories, cathodic protection search and before you dig Australia, for listing within 1 km of the site, the findings of which are summarised in Table 6.

**Table 6: Public Database Searches**

Historical Business Directory	WSP reviewed historical business directories between 1905 and 1991, encompassing Universal Business and Sands and McDougal. WSP identified three service stations and one dry cleaner that were located on McLennan Street. None were within 150 m of the site.
Cathodic Protection Search	The Auditor search of the Cathodic Protection System Register maintained by EnergySafe Victoria (17 August 2023) identified no cathodic protection system at the site. However, the Auditor notes that not all cathodic protection systems are registered. The results of the search are provided in Appendix C.
Services to the Property	Based on a search from Before You Dig Australia it appears that the only registered service that is shown to enter the site is a stormwater pipe and four associated pits that enter on the eastern boundary on the site from the adjacent Bellemara Drive. This extends approximately 20 m into the site and exits the site approximately 65 m to the south at Baydene Terrace. However, the Auditor notes that Before You Dig plans may only include services going to the boundary of the site and not include the internal service plans of a private site.

#### 4.5 Industrial Processes On Site

Based on the information in the aerial photographs and land titles, there is no evidence to suggest that industrial processes have been conducted on the PRSA area. No other records provide such an indication.

#### 4.6 Earthmoving Activities Carried out on Site

As evident in the Auditor review of aerial imagery (Section 4.2), the site has been subjected to extensive bulk earthmoving activities in 2013 to 2015 for the creation of the floodway/retarding basin and associated water dam. Excess soil from the activities appears to have been retained on the south-west portion of the site. There was no evidence sighted, during the Auditor's site inspection, of imported soils or fill being used on the site.

#### 4.7 Outcome of Site History Review

##### 4.7.1 Previous activities/uses

WSP summarised the site history for Lot 1 PS649091 as follows: *that the majority of the site appears to have been occupied by agricultural land uses (inferred grazing or cropping) and/or unoccupied land for the entire recorded history of the site. Any contamination impacts from historical grazing or cropping activities are considered likely to have since dispersed and degraded.*

The auditor notes that the remainder of the site appears to have used for agricultural purposes, since at least 1945 according to the aerial imagery, with the first farmer identified to own the property in 1901. Beyond the construction of drainage channels across the site in the 1950s the site remained relatively unchanged until the mid 2010's when all former buildings on the site were removed and the site was subjected to bulk earthworks for the construction of the floodway/retarding basin and associated dam.

##### 4.7.2 Potential Contaminants Associated with Previous Activities/Uses

Based on the previous site uses/activities identified in the site history review, the Auditor considers that the potential contaminants associated with those are as listed in Table 7.

**Table 7: Potential Contaminants Based on Previous Site Activities**

Indicated Previous Activity	Potential Contaminants / Contamination
Residential use (houses and outbuildings) and demolition thereof	Asbestos-containing building materials Metals, notably zinc and lead Nutrients and metals from septic tank(s)
Cropping / hay making	Fertilisers: - Metals, notably cadmium
Agricultural machinery and vehicles	Petroleum hydrocarbons Polychlorinated biphenyls (PCB) in hydraulic fluid

## 5. Site Inspection Observations

### 5.1 WSP

WSP conducted a site visit and inspection of Lot 1 PS649091 on 27 April 2022. WSP identified the following:

- The site was vacant land with no buildings or aboveground structures observed;
- The surface of site consisted mainly of grass with several small trees within the western portion of the lot. Some bare soils were observed within the south-eastern portion of the site;
- The former irrigation channels were observed on the lot, with exposed sections of concrete piping and metal piping within the channels in two separate areas;
- A small area of excavation to 0.75 m bgl were observed in the northeast corner of the site. The excavation appears associated with the road connection to Tylabell Terrace of adjacent residential subdivision. A small stockpile of soil associated with the road construction works was located along the eastern boundary, south of the excavation;
- No other evidence of potential contaminating activities, such as the burial of waste, was observed on the site.

WSP also noted the following features, which were considered off-site features, but are now encompassed in the PRSA site boundary:

- A large drainage retarding basin was located within the central portion of the PRSA site area. To the north of the basin and of Lot 1 PS649091 three raised mounds orientated in an east / west direction and a drain were observed. It appeared that water in the drain discharges into a former irrigation channel to the north;
- Two small dams / ponds were present between Lot 1 PS649091 and the drainage retarding basin.

The features listed above are also shown on Drawing 3, Appendix B.

### 5.2 Auditor's Site Inspection

The Auditor and the Auditor's assistant conducted an inspection of the site on 23 August 2023. The following observations (additional to those from the WSP site walkover) were made, with site photographs presented in Appendix D:

- The site had no activities occurring other than public use for passive recreation;
- The retarding basin was largely grass covered with some tree and shrubbery planted along its embankment edges. Some scattered trees were location within the basin. To the east of the basin a shared pedestrian and bike path runs parallel to the retarding basin;
- There was no evidence of remnants of the former farmhouse which would have been located within the current retarding basin. Given the large excavation and cut that has evidently occurred to form the retarding basin, any contaminated soils potentially originating from the farmhouse activities could not be realistically identified and, in any case, any contamination is likely to have been diluted significantly as it would be mixed with other-site won material. No remnants of any sub-surface structures (eg USTs, septic tank) were evident. The original access gate and two timber power poles associated with the former farmhouse were evident directly adjacent to McLennan Street on the southern boundary, albeit with a large embankment of soil blocking the gateway;

- Along the eastern boundary of the site a large dam was present, possibly used as a sedimentation basin during adjacent residential subdivision works to the east of the site. Half of the dam was, apparently, more recently excavated as it did not contain any vegetation;
- Soil mounds were present to the north of the dam, the materials in the mounds matched the natural clay materials observed in the dam walls. Some of the material in the mounds appeared to have been placed more recently than the remainder due to the lack of vegetation cover;
- Surrounding the road connection area in the north-east (previously identified by WSP), there were a number of instances of illicit building waste disposal, with a couple of small (approximately 2m<sup>3</sup>) stockpiles of natural clays mixed with residential and construction waste, including aluminium cans, appliances, construction foam, bricks and timber fencing material. The construction waste was apparent to have originated from the residential development works occurring next door, with wooden lot identifying pegs also present in the dumped waste. The materials observed did not comprise any demolition waste from long-standing structures;
- A pile of former rural fencing material (including steel-framed gates) was present in the north eastern corner of the site;
- Two large areas of soil mounds, approximately 5.4 ha, were observed in the south-west corners of the site, with the soils evident to have originated from the excavation works of the retarding basin. On the top of this embankment / spoil mound, on the Excelsior Ave side of the site, there were multiple tip truck-sized piles of soil. Given their position on top of the mound, it is likely these mounds were placed as part of the remainder of the material given they were not in a location easily accessible by machinery and vehicles without an access road being constructed beforehand;
- An open gateway gave unrestricted access from Excelsior Ave. In flat, exposed soil area adjacent to the above-mentioned soil mound was a small amount of dumped material, which included metal furniture and several abandoned vehicle tyres, was observed. No hazardous building materials were observed; and
- Overall, there was no evidence of stressed vegetation. All grasses were at least knee height, green and moist. There was plentiful evidence of native birdlife, notably predator species hovering above the open grassed area. A fox was observed at a distance, still on the PRSA site.

The locations of the features described above are also shown on Drawing 3, Appendix B.

### **5.2.1 Potential Off-Site Contamination Sources**

The site inspections identified the adjacent properties to the south-east along McLennan Street which comprised three residential properties, an empty lot with evidence of a former structure likely to have been residential, an industrial site used by Asia Motors and a commercial plumbing store. Asian Motors was observed to be storing a large number of cars, with advertising for services including the supply of car parts and car servicing.

The Auditor considered that none of adjoining sites have the potential to be an off-site source of contamination for the site.

## 6. Assessment of the Condition of the Site

### 6.1 Data on Land Contamination

No data on land contamination was identified or generated during the PRSA. No testing of samples in an environmental testing laboratory was conducted as part of this PRSA.

### 6.2 Likelihood of Contamination of Land

The property appears to have been primarily used since the 1880s for agricultural uses and associated dwellings, likely in the form of cropping and grazing. More recently the site has been subjected to bulk earthworks for the creation of the retarding basin and the dam, with excess site won material remaining on site in soil mounds.

Grazing is not generally consistent with the widespread use of agrichemicals, and there is no evidence that there was localised application of such chemicals (for example in a stock dip or drenching race). There was no observed evidence of imported soils, former leakage or spills of fuels, lubricants and chemicals.

WSP noted potential cropping in Lot 1/PS649091 in the 1969 aerial photograph, while the auditor also notes evidence of cropping in Lot RES1/PS649091 in the 1977 aerial photograph. WSP claimed that the potential cropping on the site had a medium risk of significant contamination being present, associated with the potential for broad scale application of fertilisers and/or herbicides across the site. The Auditor notes that given the time elapsed and the half-life of most herbicides, he considers there would be a low risk of residual contamination persisting on the site. Further the auditor notes the observed profuse growth of grass in this Lot is not consistent with the presence of herbicide residues in soil.

WSP also mentioned that PFAS would be a potential source of contamination on the site. The auditor considers that the former cropping and grazing activities that might have been conducted on the site are unlikely to be sources of PFAS contamination.

On the basis of the site history review and the site inspection, the Auditor considers that there is a low likelihood of potentially contaminating activities having occurred at the site, and a low likelihood that any land contamination is present.

### 6.3 Possible Impacts on Relevant Environmental Values

On the basis that there is a low likelihood of land contamination on the site, the Auditor also considers that there is a low likelihood of any impact on relevant environmental values at the site. Possible impacts on relevant environmental values of land are discussed in Table 8.

**Table 8 : Protected Environmental Values for Land and Potential Impacts**

<i>Land dependent ecosystems and species</i>	There is no evidence to indicate that there may be a risk of harm to these Environmental Values.
<i>Human Health</i>	
<i>Aesthetics</i>	There is the potential for a risk of harm to this environmental value, due to the presence of materials which may be visually offensive to human beings, such as domestic and construction wastes. However, the amounts observed during the Auditor's site inspection were localised and minor. On that basis, the Auditor concludes that the potential risk of harm is unlikely to be realised.
<i>Buildings and structures</i>	There is no evidence to indicate that there may be a risk of harm to this Environmental Value.
<i>Production of food, flora and fibre</i>	No potential contaminants have been identified which may affect this Environmental Value. Grass and other plant growth was healthy and profuse.

## 7. Conceptual Site Model

The conceptual site model (CSM) provides the framework for identifying how the site became contaminated and how potential receptors may be exposed to contamination either in the present or the future. That is, it enables an assessment of the potential source – pathway – receptor linkages (complete pathways).

Where there is an identified or potential complete exposure pathway, an unacceptable risk to the identified receptors may exist, and further investigation is warranted.

### 7.1 Potential Sources

- S1: Demolition of residential houses and farm outbuildings
  - Asbestos-containing building materials (ACM)
  - Metals, notably zinc and lead
  - Nutrients and metals from septic tank(s)
- S2: Fertilisers associated with cropping / hay making:
  - Metals, notably cadmium

- S3: Agricultural machinery and vehicles
  - Petroleum hydrocarbons
  - Polychlorinated biphenyls (PCB) in hydraulic fluid
- S4: Surface waste material: associated with illicit dumping of construction waste in the north-east corner of the site and other wastes, including tyres, in the south-west portion of the site.
  - Potential contaminants include metals, petroleum hydrocarbons and PAH.

## 7.2 Potential Receptors

The following potential human receptors have been identified:

- R1: Future site users (residential users, and recreational users of public open space);
- R2: Construction and maintenance workers (during any site redevelopment); and
- R3: Adjacent site users (residential and commercial, and recreational users of adjacent public open space).

The following potential environmental receptors have been identified:

- R4: Surface water (although there are no natural surface water bodies in close proximity);
- R5: Local groundwater; and
- R6: Terrestrial organisms (including plants, vertebrates and invertebrates).

## 7.3 Exposure Pathways

The likely potential exposure pathways identified are as follows:

- P1: Ingestion and dermal contact;
- P2: Inhalation of dust and/or vapours (however, the wastes observed were present as items unlikely to become airborne with dust, and were not considered, volatile);
- P3: Surface water run-off;
- P4: Lateral migration of groundwater providing base flow to water bodies;
- P5: Leaching of contaminants and vertical migration into groundwater;
- P6: Contact with terrestrial organisms; and
- P7: Visual observation by site occupiers and users.

## 7.4 Summary of Potentially Complete Exposure Pathways

A summary of potentially complete exposure pathways is provided in Table 9. Based on that assessment, the Auditor considers it unlikely that any of the potential exposure pathways will be complete, and that no potential risks to Environmental Values will be realised.

**Table 9: Analysis of Potential Exposure Pathways**

Potential Sources	Potential Transport Pathways	Potential Receptor	Pathway Potentially Complete?
S1: Demolition of residential houses and farm outbuildings,  Metals (zinc, lead)  Nutrients and other metals	P1: Ingestion and dermal contact;  P3: Surface water run-off.	R1: Future site users.  R2: Construction and maintenance workers (during any site redevelopment).	UNLIKELY  No evidence of remnants of the former farmhouse in current retarding basin area. Given the large excavation and cut that has evidently occurred, any contamination is likely to have been diluted significantly as it would be mixed with other-site won material.  No remnants of any sub-surface structures (eg USTs, septic tank) were evident.
	P5: Leaching of contaminants and vertical migration into groundwater	R5. Local groundwater.	
	P6: Contact with terrestrial organisms	R6: Terrestrial organisms	
S1: Demolition of residential houses and farm outbuildings,  ACM	P2: Inhalation of dust and/or vapours	R1: Future site users.  R2: Construction and maintenance workers (during any site redevelopment).  R3: Adjacent site users	
S2: Fertilisers associated with cropping / hay making.  Cadmium	P1: Ingestion and dermal contact;  P2: Inhalation of dust and/or vapours  P3: Surface water run-off	R1: Future site users.  R2: Construction and maintenance workers (during any site redevelopment)..	UNLIKLEY  Cadmium concentrations in phosphate fertilisers are variable. In the Auditor's experience, fertiliser application does not result in cadmium concentrations in soil which might, potentially, pose an unacceptable risk to human health or the environment.
	P5: Leaching of contaminants and vertical migration into groundwater	R5. Local groundwater	
	P6: Contact with terrestrial organisms	R6: Terrestrial organisms	

Potential Sources	Potential Transport Pathways	Potential Receptor	Pathway Potentially Complete?
S3: Agricultural machinery and vehicles Petroleum hydrocarbons PCB	P1: Ingestion and dermal contact P2: Inhalation of dust and/or vapours	R1: Future site users R2: Construction and maintenance workers (during any site redevelopment)	UNLIKELY There is no evidence of of the former farmhouse equipment storage area in the current retarding basin area. Given the large excavation and cut that has evidently occurred, any contamination is likely to have been diluted significantly as it would be mixed with other-site won material
	P6: Contact with terrestrial organisms	R6: Terrestrial organisms	
	P3: Surface water run-off	R4: Surface water	UNLIKELY. There are no natural surface water bodies in close proximity
S4: Surface waste (potential for hazardous building materials)	P1: Ingestion and dermal contact; P3: Surface water run-off; P5: Leaching of contaminants and vertical migration into groundwater P6: Contact with terrestrial organisms. P7: Visual observation by site occupiers and users	R1: Future site users. R2: Construction and maintenance workers (during any site redevelopment). 5. Local groundwater. R6: Terrestrial organisms	UNLIKELY. The visual evidence of wastes, observed during the Auditor's site inspection, suggests that the wastes, present in minor amounts in soil stockpiles, are from recent activity in the adjacent subdivision. As such, there is very limited potential for hazardous building materials to be present. The wastes observed were generally inert in nature and are unlikely to leach contaminants. The wastes were present in relatively minor amounts and, in the Auditor's opinion, not likely to cause offence to site occupiers or users if permitted to remain.

## 8. Conclusions

### 8.1 Determination of Requirement for Environmental Audit

Based on the Auditor's consideration of potential contamination exposure pathways, the PRSA site is considered to have a low likelihood of unacceptable contamination risk arising from the condition of the site subject to this PRSA. Hence, the Auditor concludes that an Environmental Audit (pursuant to s208 of the *Environment Protection Act 2017*) is not required for the proposed use(s) of the site.

## 9. References

- DELWP 2019** Victoria Unearthed website <https://mapshare.vic.gov.au/victoriaunearthed/>
- DELWP 2021** *Planning Practice Note 30 Potentially Contaminated Land*. Department of Environment, Land, Water and Planning. (2021)
- EPA Vic 2022** *Guideline for conducting preliminary risk screen assessments*: EPA Victoria Publication 2021. February 2022
- ICSM 2023** Elvis - Elevation and Depth - Foundation Spatial Data. Australia. June 2023
- Federation Uni 2005** *Visualising Victoria's Groundwater (VVG)* [https://www.vvg.org.au/vvg\\_map.php?#](https://www.vvg.org.au/vvg_map.php?#)
- NEHPC** *National Environment Protection (Assessment of Site Contamination) Measure 1999* (as amended 2013)
- Vic Govt 2021** *Environment Reference Standard*. Melbourne: Victorian Government Gazette No. S 245. Wednesday 26 May 2021.
- WSP 2022** *Preliminary Site Investigation (PSI), 294 McLennan Street, Mooroopna*, WSP Australia Pty Ltd (WSP)t Reference PS131031-001, Revision B, dated 7 November 2022

## 10. Limitations

This Preliminary Risk Screen Assessment Report does not constitute an Environmental Audit Report as provided for by the *Environment Protection Act 2017*, nor does the associated Preliminary Risk Screen Assessment Statement constitute an Environmental Audit Statement

The Auditor, as an employee of DP, has prepared this report for this project at 294 McLennan Street, Mooroopna in accordance with DP's proposal 222505.00.P.001.Rev0 dated 17 May 2023 and acceptance received from Greater Shepparton Council dated 21 June 2023. The work was carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Greater Shepparton City Council for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of DP, does so entirely at its own risk and without recourse to DP for any loss or damage. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

The results provided in the report are indicative of the surface conditions on the site only at the inspection locations. Sub-surface conditions can change abruptly due to variable geological processes and also as a result of human influences. Such changes may occur after the Auditor field observations were completed.

DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and/or testing locations. The advice may also be limited by budget constraints imposed by others or by site accessibility.

The assessment of atypical safety hazards arising from this report is restricted to the environmental components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

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**Douglas Partners Pty Ltd**

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## **Appendix A**

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### Preliminary Risk Screen Assessment Statement

# Preliminary risk screen assessment statement

Under Part 8.3 of the *Environment Protection Act 2017*

Publication F1031.1 published February 2022



The purpose of a preliminary risk screen assessment is:

- (a) to assess the likelihood of the presence of contaminated land; and
- (b) to determine if an environmental audit is required; and
- (c) if an environmental audit is required, to recommend a scope for the environmental audit.

It is important to note that a PRSA statement is not an environmental audit statement or an environmental audit report. It should not be construed as an environmental audit conducted to assess the suitability of land use.

This statement is a summary of the findings of a preliminary risk screen assessment conducted under Part 8.3 of the *Environment Protection Act 2017* for:

**294 McLennan Street, Mooroopna, Victoria, 3629**

**Lot 3 PS649091, Lot RES1 PS649091, Lot 2 PS64909, Lot 1 PS649091 & Lot RES1 PS649090**

Further details are provided in the preliminary risk screen assessment report that accompanies this statement.

## Section 1: Preliminary risk screen assessment overview

### Environmental auditor details

Name:	Paul Moritz
Company:	Douglas Partners Pty Ltd
Address:	231 Normanby Rd, South Melbourne, 3205
Phone:	0429 885 475
Email:	paul.moritz@douglaspartners.com.au

### Site owner/occupant

Name:	N/A
Company:	Greater Shepparton City Council

### Environmental auditor engaged by

Name:	Jack Montesano
Company:	Greater Shepparton City Council
Relationship to site owner:	Strategic Planner

### Reason for preliminary risk screen assessment

Planning scheme:	
Permit details (if applicable):	
Other:	Satisfy the expected requirements of a Planning Permit

## Preliminary risk screen assessment statement

Permit is attached (if applicable):

### Section 2: Assessment scope

#### Site details

Address:	294 McLennan Street, Mooroopna, Victoria, 3629
Title details:	Lots 1, 3 & RES1 PS649091, Lots 2 & RES1 PS649090
Area (m <sup>2</sup> ):	308,880

a plan of the site is attached

#### Use or proposed use assessed

The below section details which land uses (current and proposed) the PRSA has assessed. Note, this is not a suitability of land use audit, rather an assessment to determine if an environmental audit is required for the land uses that apply to the specific PRSA.

#### Sensitive land use categories

Note that sensitive land uses in the *Environment Reference Standard 2021* (ERS 2021) are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the *Ministerial Direction No. 1* (MD No.1) considers secondary schools and children's playgrounds to be sensitive land uses.

- High density
- Residential land use
- Child care centre
- Other (lower density)
- Pre-school
- Primary school
- Secondary school
- Children's playground (indoor)
- Children's playground (outdoor)

#### Other land use categories

- Recreation/open space
- Parks and reserves
- Agricultural
- Commercial
- Industrial
- Other land uses not captured by the above as described here:

#### Environmental elements assessed

- Land
  - all environmental values that apply to the land use category were considered **OR**
  - all environmental values that apply to the land use category, other than the following, were considered:
- Water
  - Surface water
    - all environmental values that apply to the applicable segment were considered **OR**
    - all environmental values that apply to the applicable segment, other than the following, were considered:

## Preliminary risk screen assessment statement

- 
- Groundwater
- all environmental values that apply to the applicable segment were considered **OR**
- all environmental values that apply to the applicable segment, other than the following, were considered:
- 

### Standards considered

Environment Reference Standard 2021

National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended from time to time

*Potentially Contaminated Land* Planning Practice Note 30, (Department of Environment, Land, Water and Planning, 2021) (PPN30)

### Assumptions made during the assessment or any limitations

- The Environmental Element *Ambient Noise* was unlikely to be affected by site conditions.
  - The Auditor assumed that extractive uses of groundwater were unlikely to be realised under the development proposed.
- 

### Exclusions from the assessment and the rationale for these

Those flowing from the assumptions described above

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This statement is accompanied by the following preliminary risk screen assessment report

Title:	Report on Preliminary Risk Screen Assessment, 294 McLennan Street, Mooroopna
Report no:	222505.R.001.Rev0
Date:	28 September 2023

---

## Preliminary risk screen assessment statement

### Section 3: Assessment outcome

Based on my assessment, I am of the opinion that an environmental audit is **not required** for the following land uses, **including** the use or proposed use for which the site has been assessed:

#### Sensitive land use categories

Note that sensitive land uses in the ERS 2021 are categorised as lower and high density. Lower density is where there is generally substantial access to soil and high density is restricted to developments that make maximum use of available land space, and there is minimal access to soil. For planning purposes, the MD No.1 considers secondary schools and children's playgrounds to be sensitive land uses.

- High density
- Residential land use
- Child care centre
- Other (lower density)
- Pre-school
- Primary school
- Secondary school
- Children's playground (indoor)
- Children's playground (outdoor)

#### Other land use categories

- Recreation/open space
- Parks and reserves
- Agricultural
- Commercial
- Industrial
- Other land uses not captured by the above as described here:

#### Other information

This document is not an Environmental Audit Statement pursuant to section 210 of the Environment Protection Act 2017.

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Note: An assessment that an environmental audit is not required does not include any comment on as to whether responsibilities under section 39 of the *Environment Protection Act 2017* (duty to manage contaminated land) exist for the person in management or control of the land. Please refer to EPA publication 1977, *Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land* (<https://www.epa.vic.gov.au/about-epa/publications/1977>).

## Preliminary risk screen assessment statement

### Section 4: Environmental auditor's declaration

I state that:

- I am appointed as an environmental auditor by the Environment Protection Authority Victoria under the *Environment Protection Act 2017*.
- The findings contained in this statement represents a true and accurate summary of the findings of the preliminary risk screen assessment that I have completed.

Date: 28 September 2023

Signed:

Name: Paul Moritz

Environmental Auditor  
(appointed pursuant to the *Environment Protection Act 2017*)



For languages other than English, please call **131 450**.

Visit [epa.vic.gov.au/language-help](https://epa.vic.gov.au/language-help) for next steps.

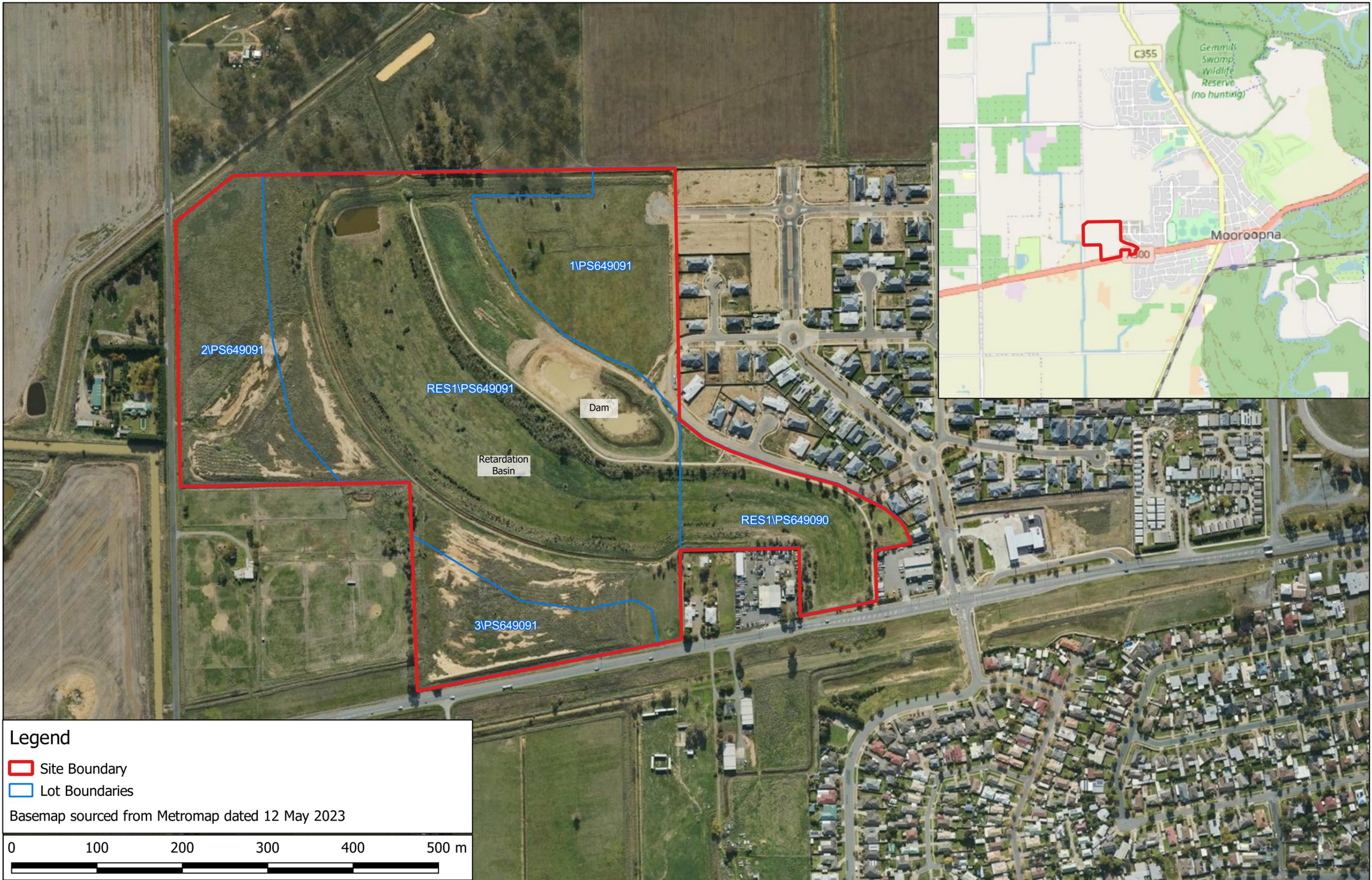
If you need assistance because of a hearing or speech impairment, please visit [relayservice.gov.au](https://relayservice.gov.au)

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## **Appendix B**

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Drawings



**Legend**

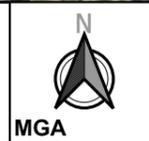
- ▭ Site Boundary
- ▭ Lot Boundaries

Basemap sourced from Metromap dated 12 May 2023



CLIENT: Greater Shepparton City Council	
OFFICE: Melbourne	DRAWN BY: LOC
SCALE: As shown	DATE: 19/09/2023

TITLE: Site Layout and Locality  
 Preliminary Risk Screen Assessment  
 294 McLennan Street, Mooroopna

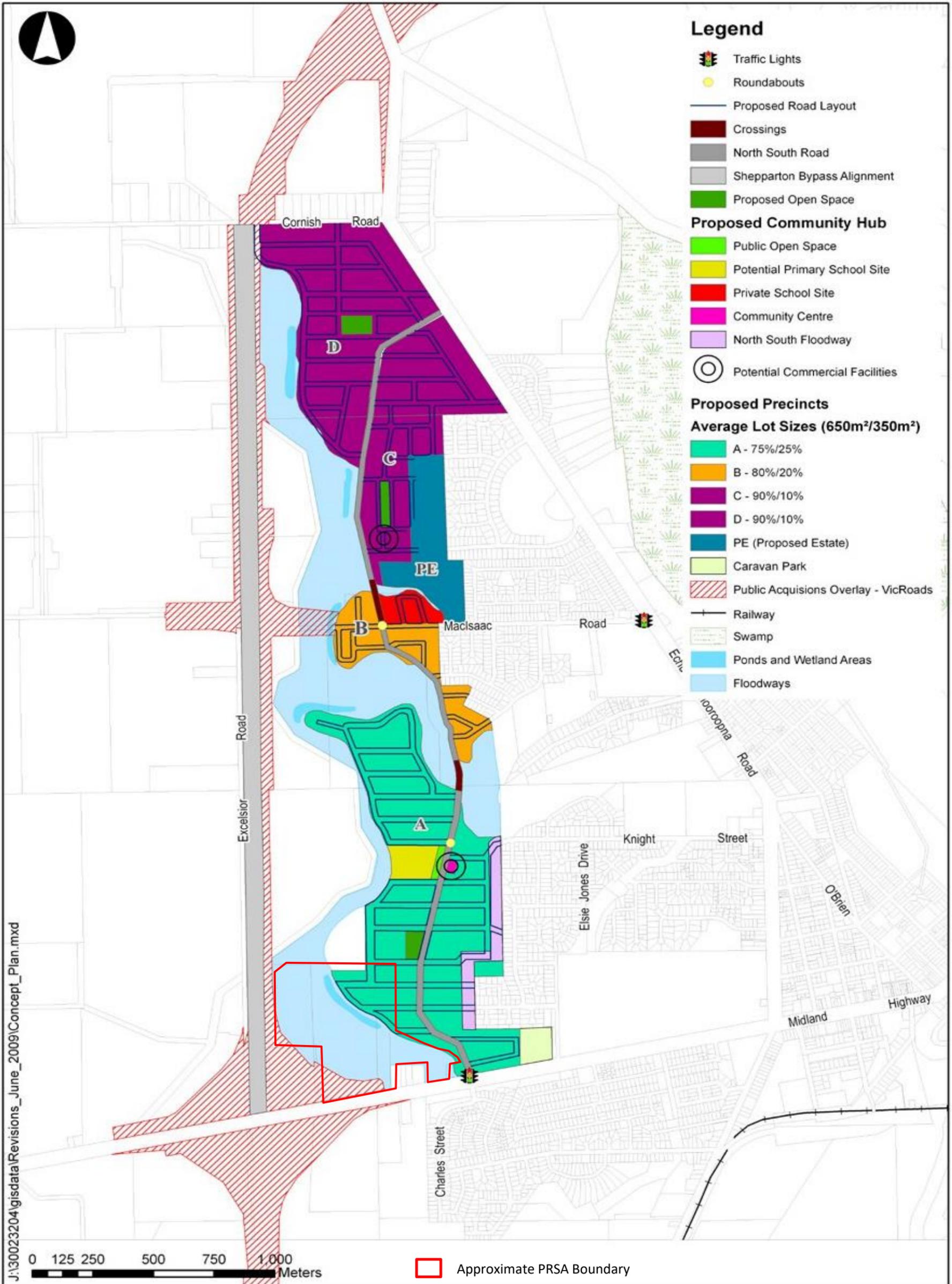


PROJ. #: 222505.00
DRAWING No: 1
REVISION: 0



### Legend

- Traffic Lights
- Roundabouts
- Proposed Road Layout
- Crossings
- North South Road
- Shepparton Bypass Alignment
- Proposed Open Space
- Proposed Community Hub**
- Public Open Space
- Potential Primary School Site
- Private School Site
- Community Centre
- North South Floodway
- Potential Commercial Facilities
- Proposed Precincts**
- Average Lot Sizes (650m<sup>2</sup>/350m<sup>2</sup>)**
- A - 75%/25%
- B - 80%/20%
- C - 90%/10%
- D - 90%/10%
- PE (Proposed Estate)
- Caravan Park
- Public Acquisitions Overlay - VicRoads
- Railway
- Swamp
- Ponds and Wetland Areas
- Floodways



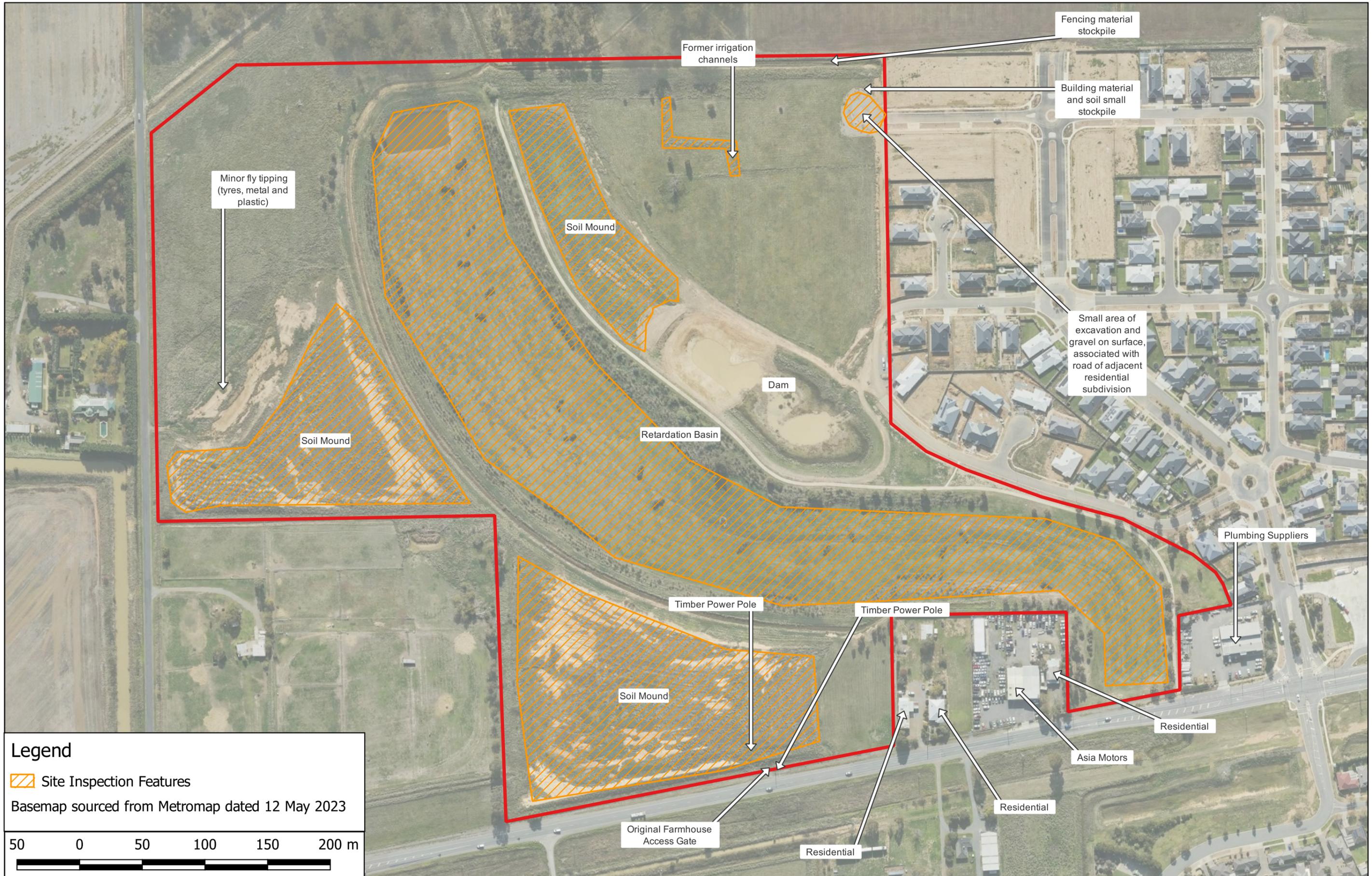
J:\30023204\gisdata\Revisions\_June\_2009\Concept\_Plan.mxd



TITLE: Proposed Rezoning Plan - Extracted from *Moorroopna West Growth Corridor Concept Plan*  
 Preliminary Risk Screen Assessment  
 294 McLennan Street, Moorroopna

OFFICE: Melbourne  
 DRAWN BY: LOC  
 DATE: 6/09/2023  
 REVISION: 0

CLIENT: Greater Shepparton City Council    PROJECT No: 222505.00    SCALE: As Shown    DRAWING No: 2



**Legend**

Site Inspection Features

Basemap sourced from Metromap dated 12 May 2023

50 0 50 100 150 200 m

**Douglas Partners**  
Geotechnics | Environment | Groundwater

CLIENT: Greater Shepparton City Council	
OFFICE: Melbourne	DRAWN BY: LOC
SCALE: As shown	DATE: 07/09/2023

TITLE: Site Inspection Observations  
Preliminary Risk Screen Assessment  
294 McLennan Street, Mooropna

N  
MGA

PROJ. #: 222505.00
DRAWING No: 3
REVISION: 0

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## **Appendix C**

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Planning Property Reports  
Land Titles  
Historical Aerial Photographs  
Cathodic Protection System Search

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 June 2023 05:51 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 1 PS649091**  
 Address: **294 MCLENNAN STREET MOOROPNA 3629**  
 Standard Parcel Identifier (SPI): **1\PS649091**  
 Local Government Area (Council): **GREATER SHEPPARTON**  
 Council Property Number: **203487 (Part)**  
 Planning Scheme: **Greater Shepparton**  
 Directory Reference: **Vicroads 674 C1**

[www.greatershepparton.com.au](http://www.greatershepparton.com.au)

[Planning Scheme - Greater Shepparton](#)

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Goulburn Valley Water**  
 Urban Water Corporation: **Goulburn-Murray Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **SHEPPARTON**

## OTHER

Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

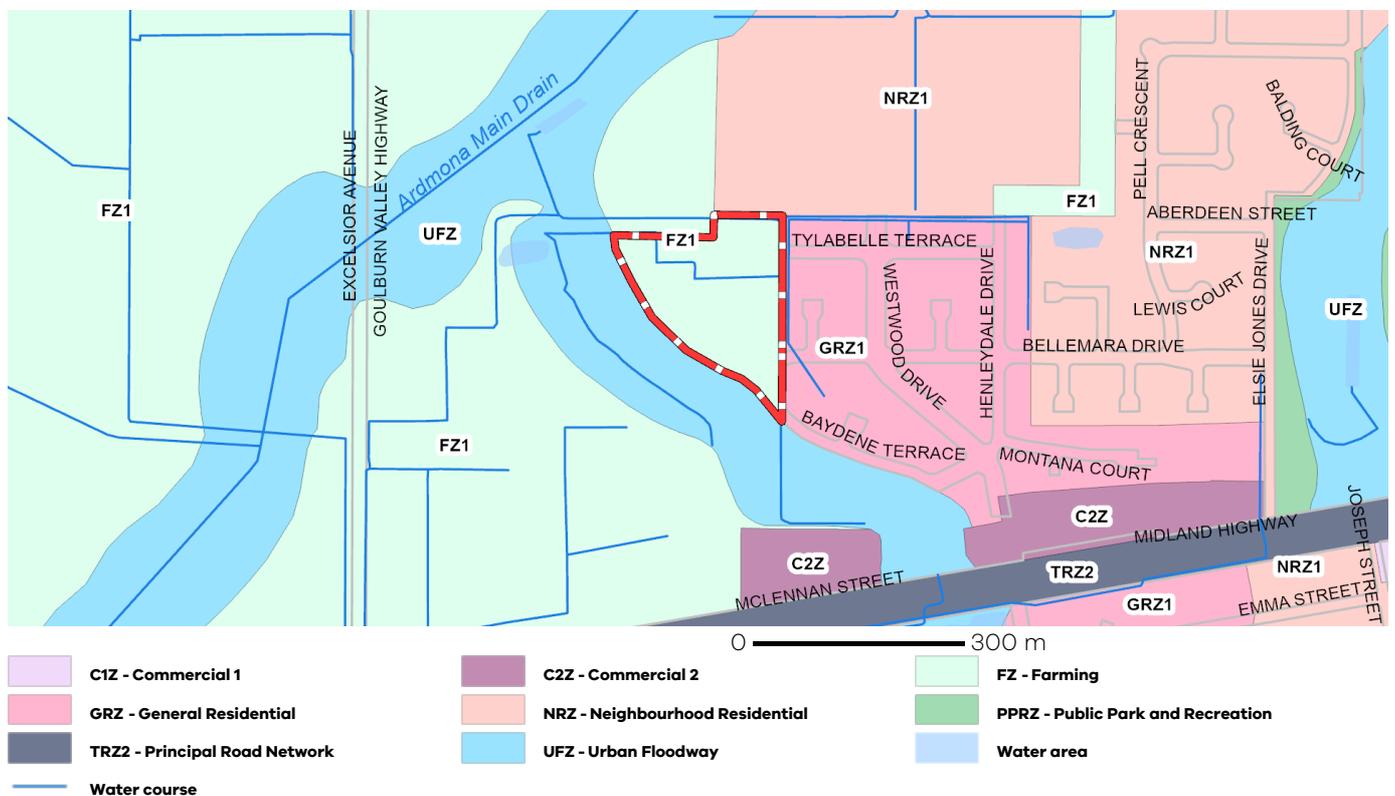
## Planning Zones

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

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)

[URBAN FLOODWAY ZONE \(UFZ\)](#)

[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)



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

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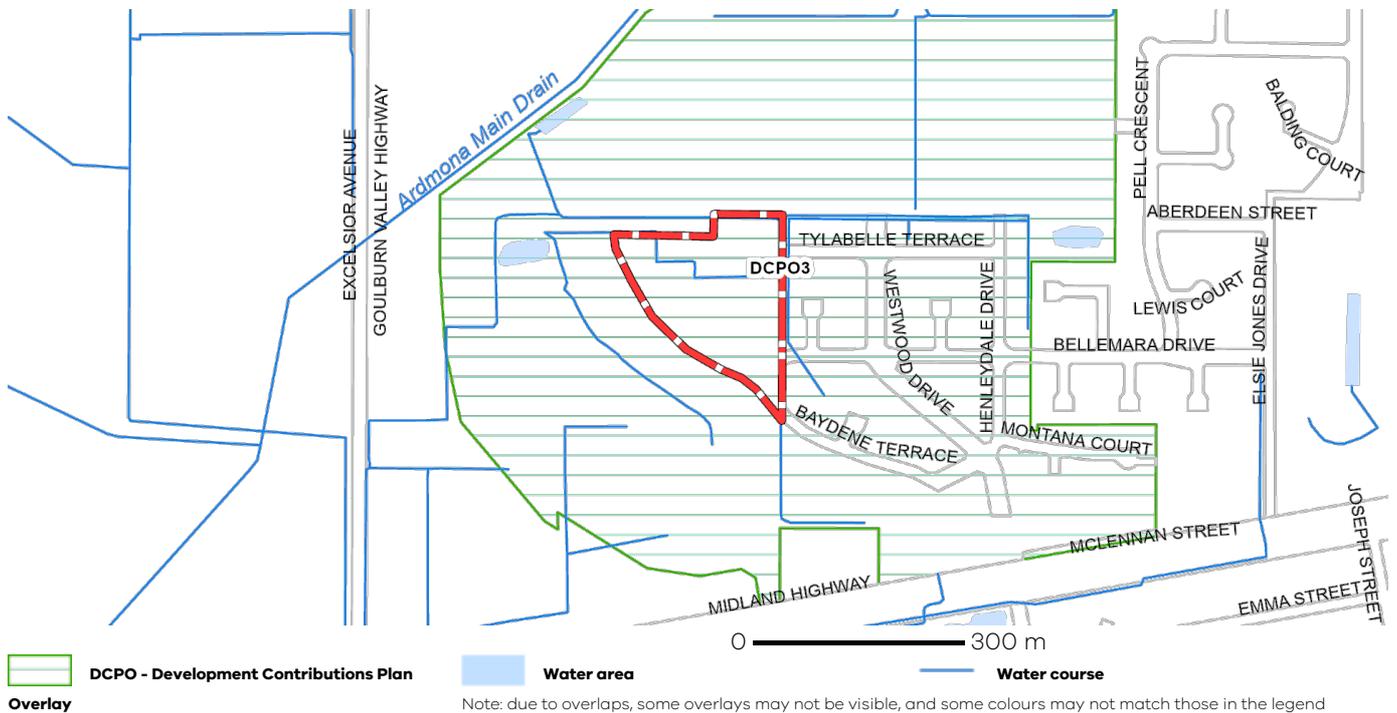
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

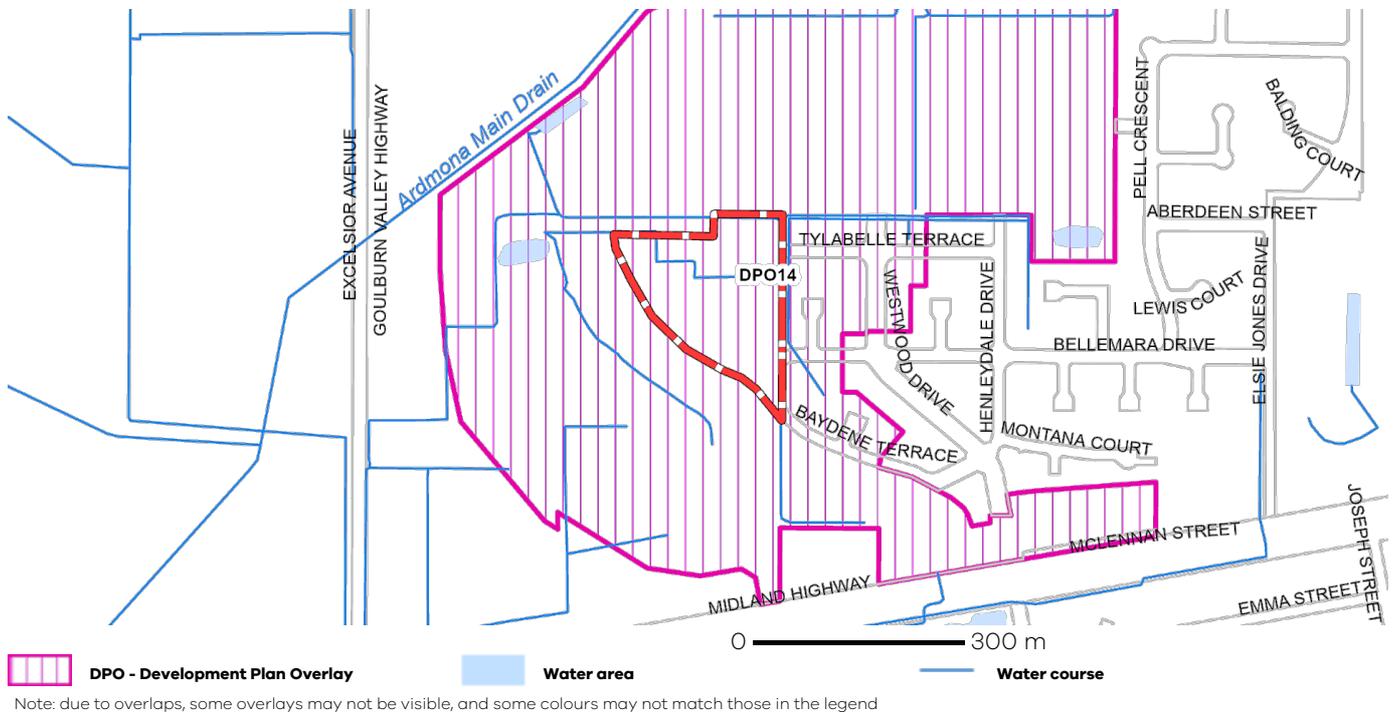
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 3 (DCPO3)



DEVELOPMENT PLAN OVERLAY (DPO)

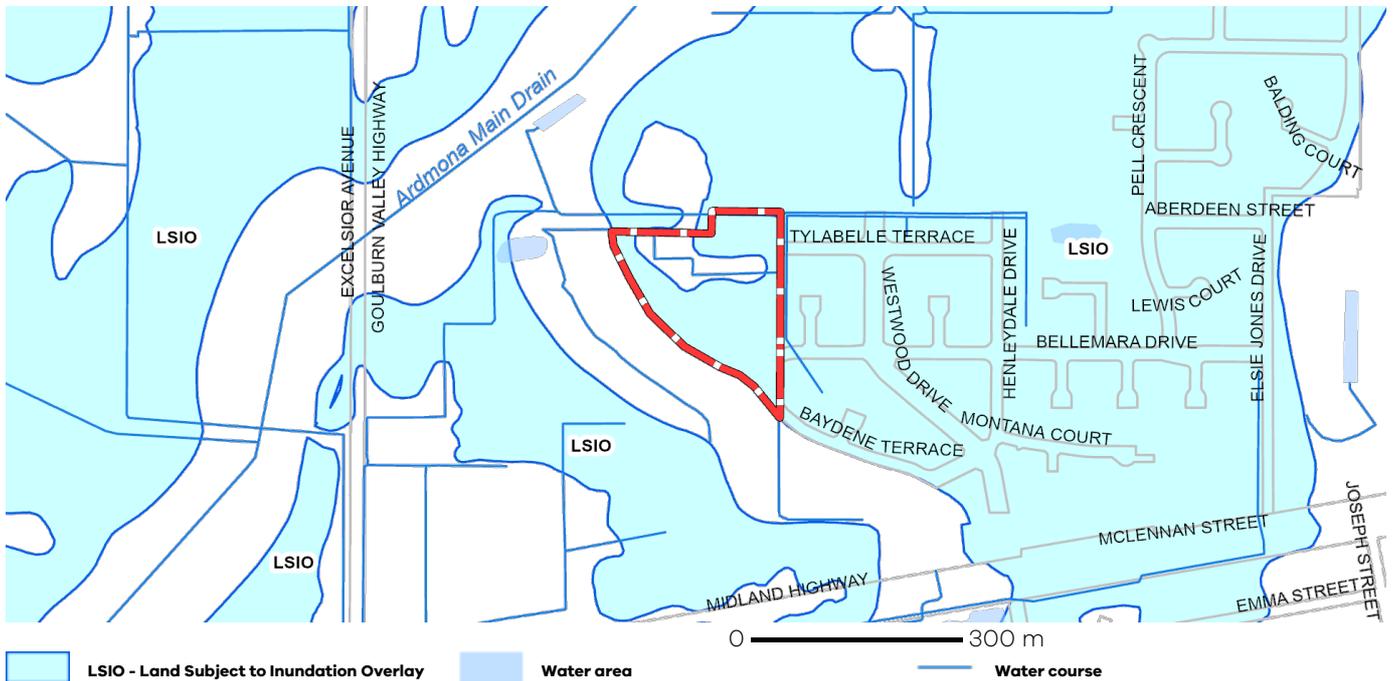
DEVELOPMENT PLAN OVERLAY - SCHEDULE 14 (DPO14)



## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

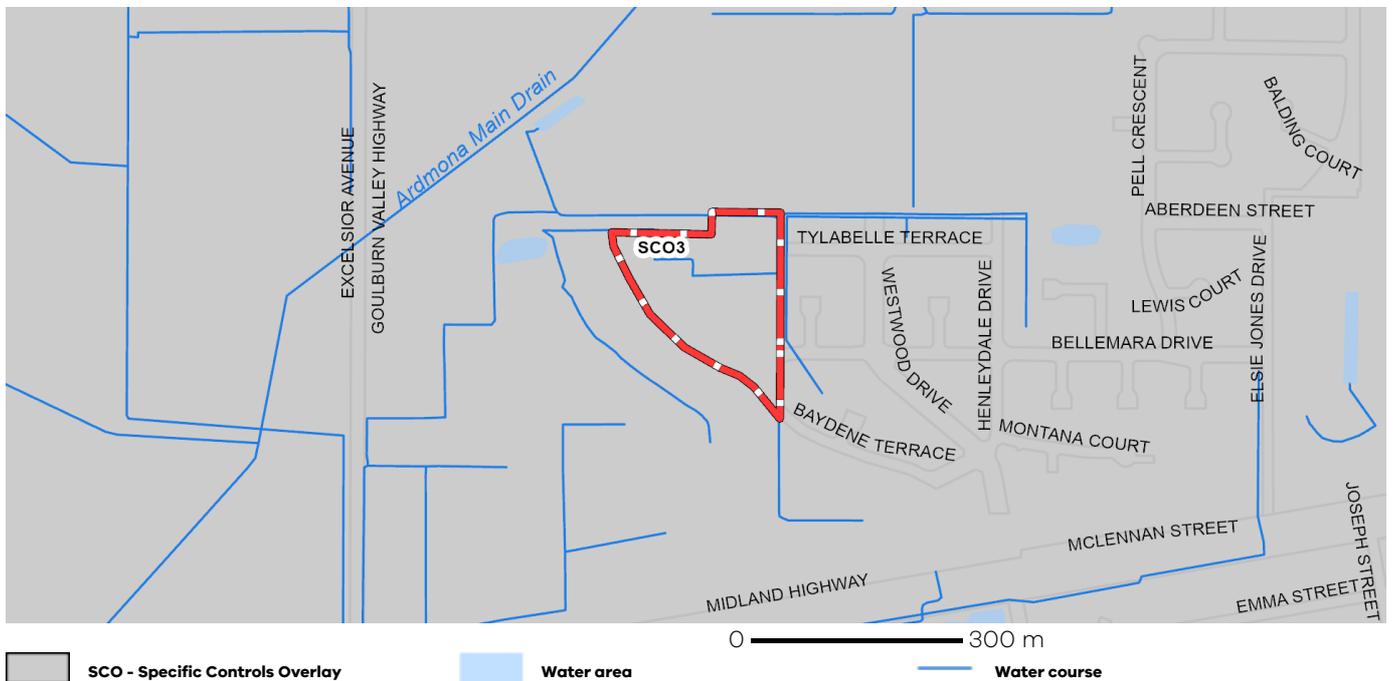
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 3 (SCO3)



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## Planning Overlays

### OTHER OVERLAYS

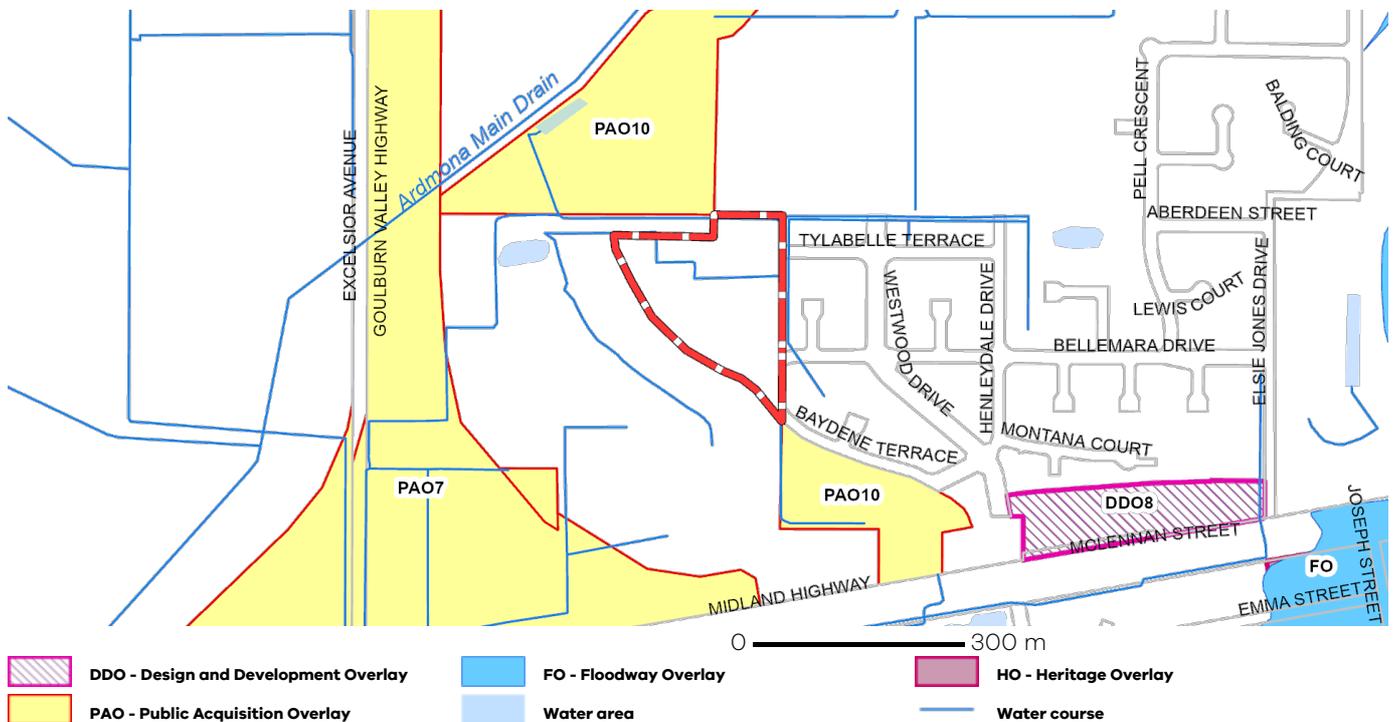
Other overlays in the vicinity not directly affecting this land

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

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

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

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)



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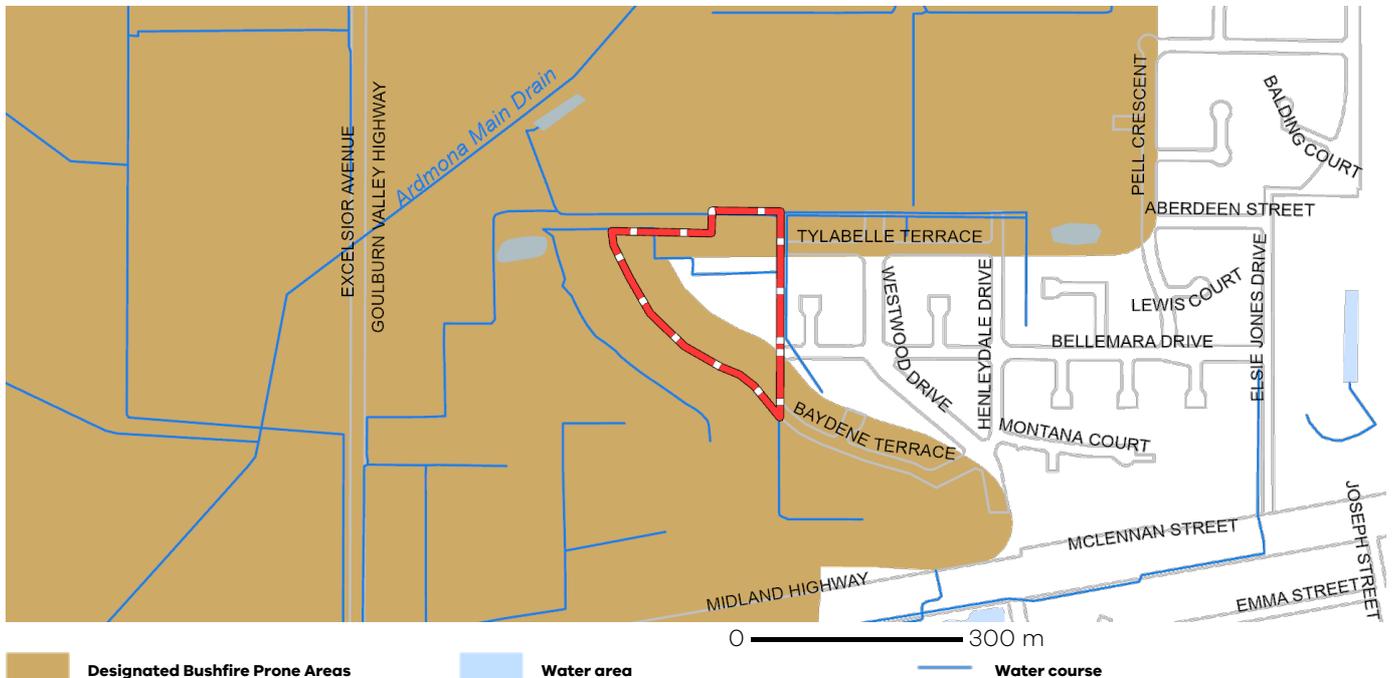
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## Designated Bushfire Prone Areas

**This parcel 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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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 June 2023 05:53 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 2 PS649091**  
 Address: **294 MCLENNAN STREET MOOROPNA 3629**  
 Standard Parcel Identifier (SPI): **2\PS649091**  
 Local Government Area (Council): **GREATER SHEPPARTON**  
 Council Property Number: **203487 (Part)**  
 Planning Scheme: **Greater Shepparton**  
 Directory Reference: **Vicroads 674 C1**

[www.greatershepparton.com.au](http://www.greatershepparton.com.au)

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This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

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 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

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Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **SHEPPARTON**

## OTHER

Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

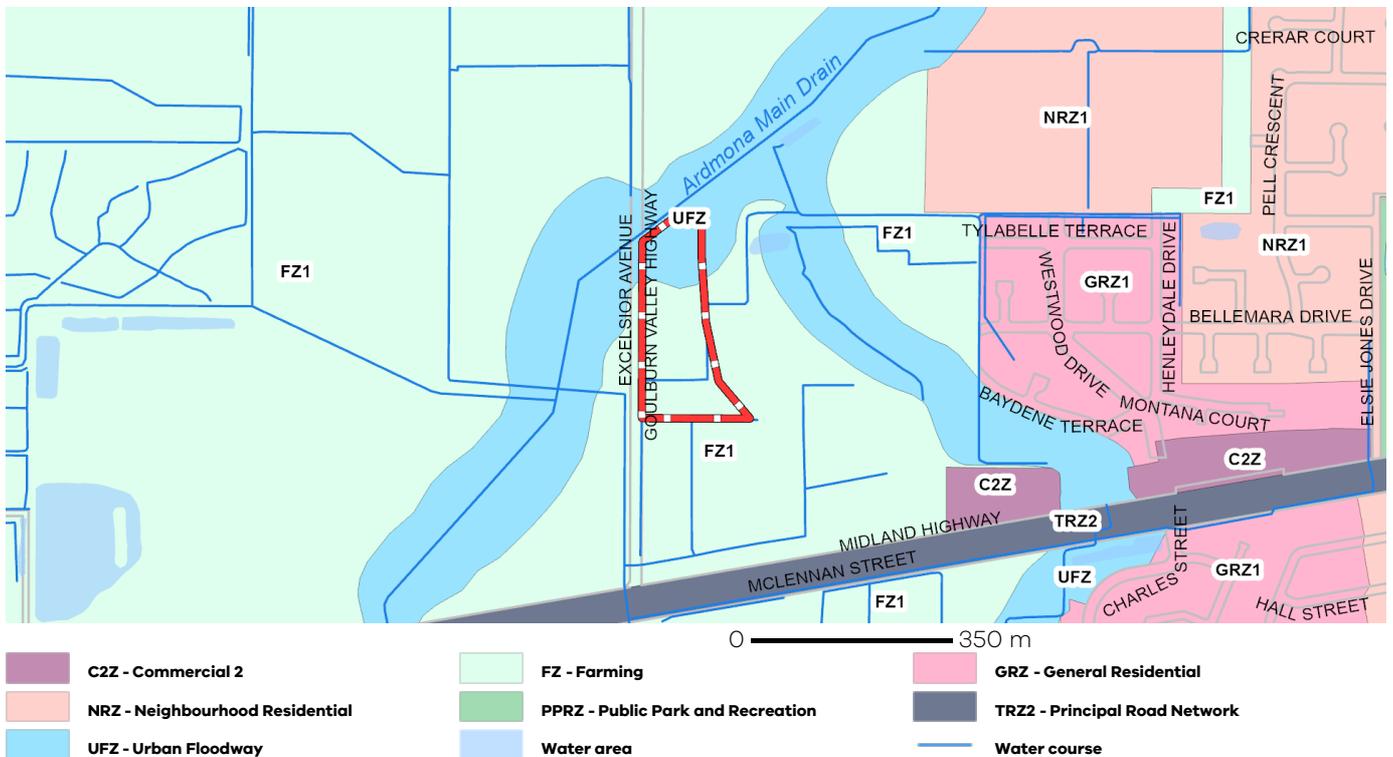
## Planning Zones

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

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)

[URBAN FLOODWAY ZONE \(UFZ\)](#)

[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)



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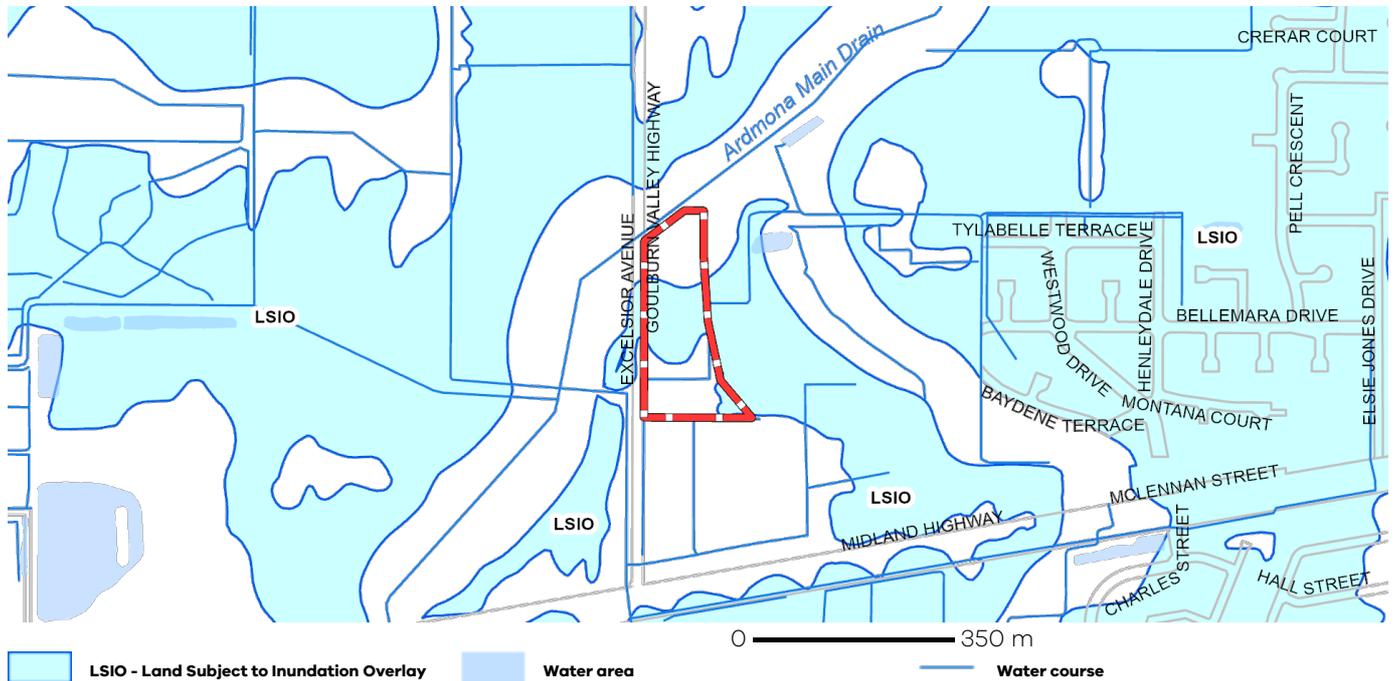
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LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

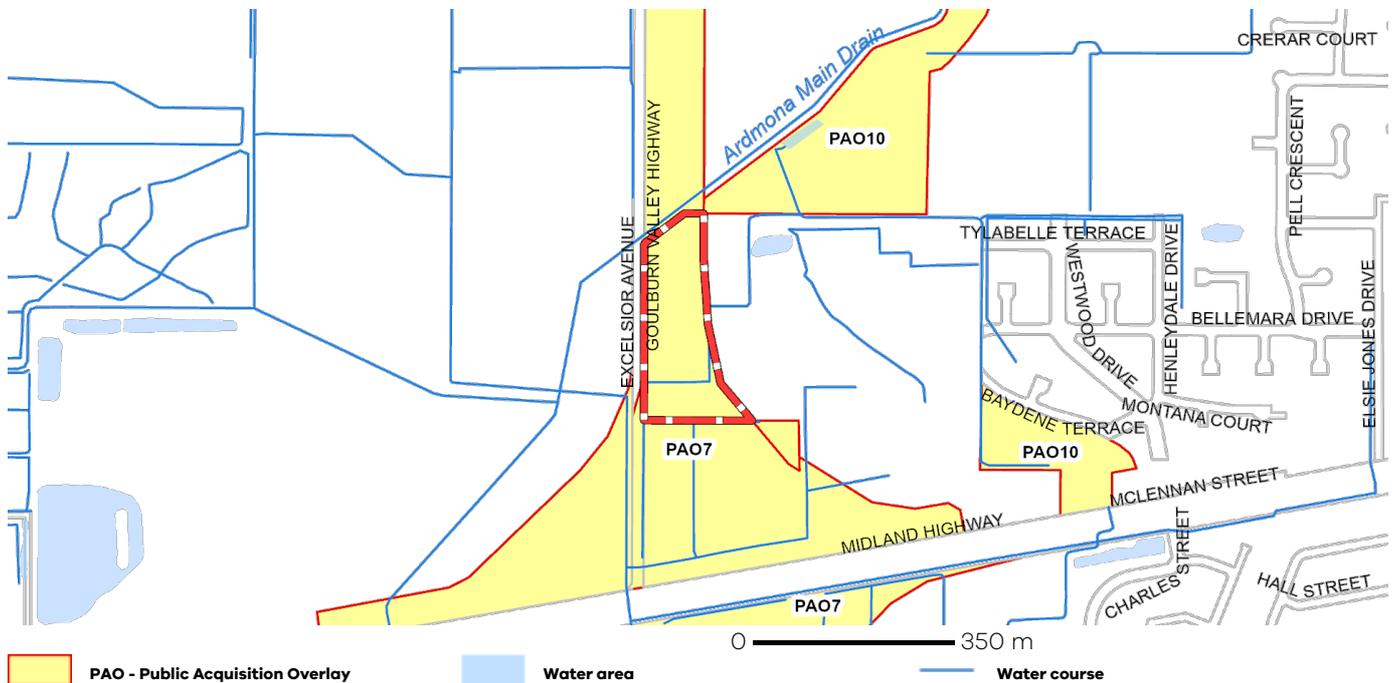
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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PUBLIC ACQUISITION OVERLAY (PAO)

PUBLIC ACQUISITION OVERLAY 7 SCHEDULE (PAO7)

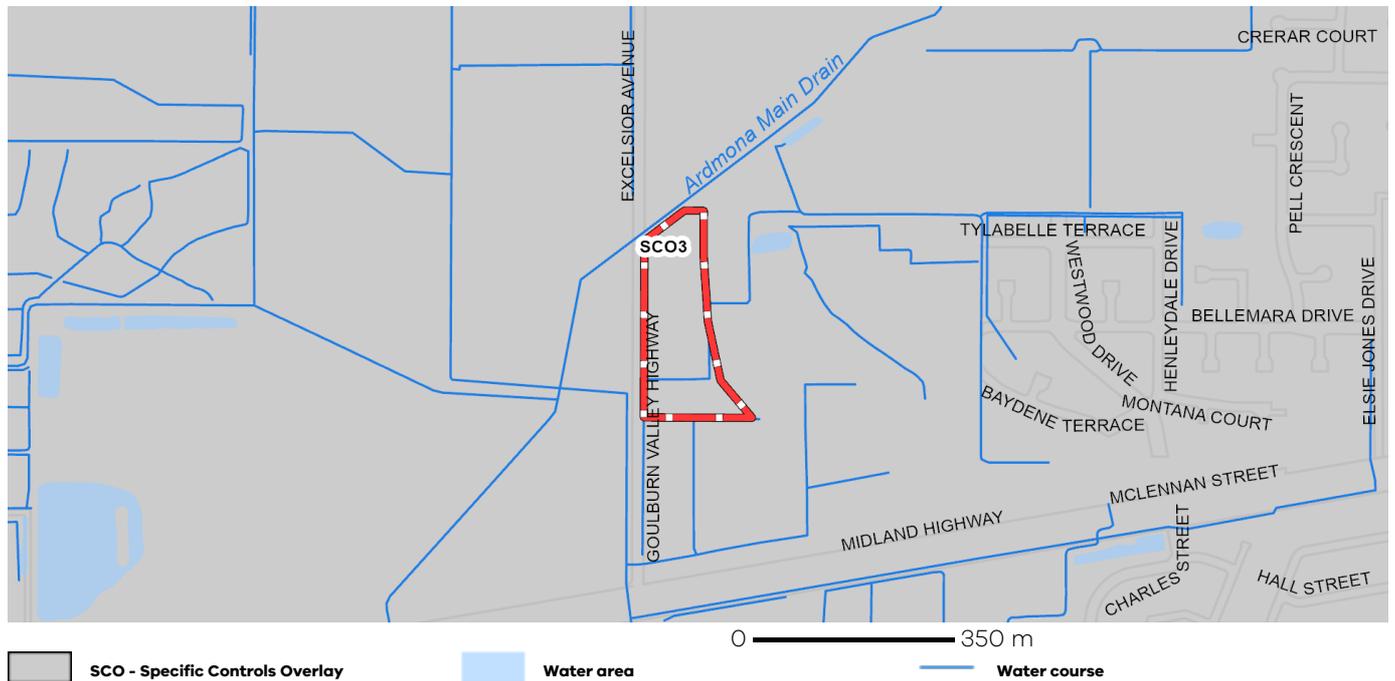


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## Planning Overlays

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

[SPECIFIC CONTROLS OVERLAY - SCHEDULE 3 \(SCO3\)](#)



## OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

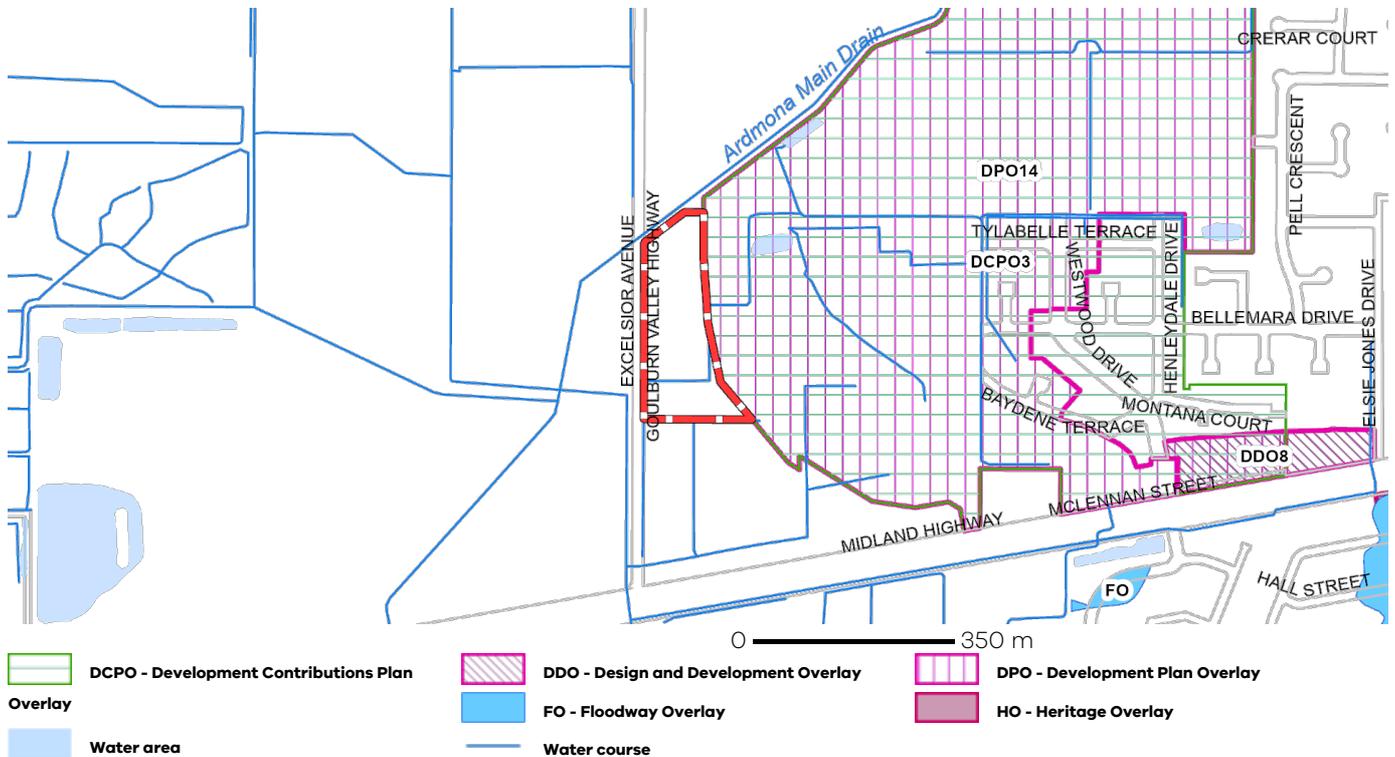
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

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

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

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

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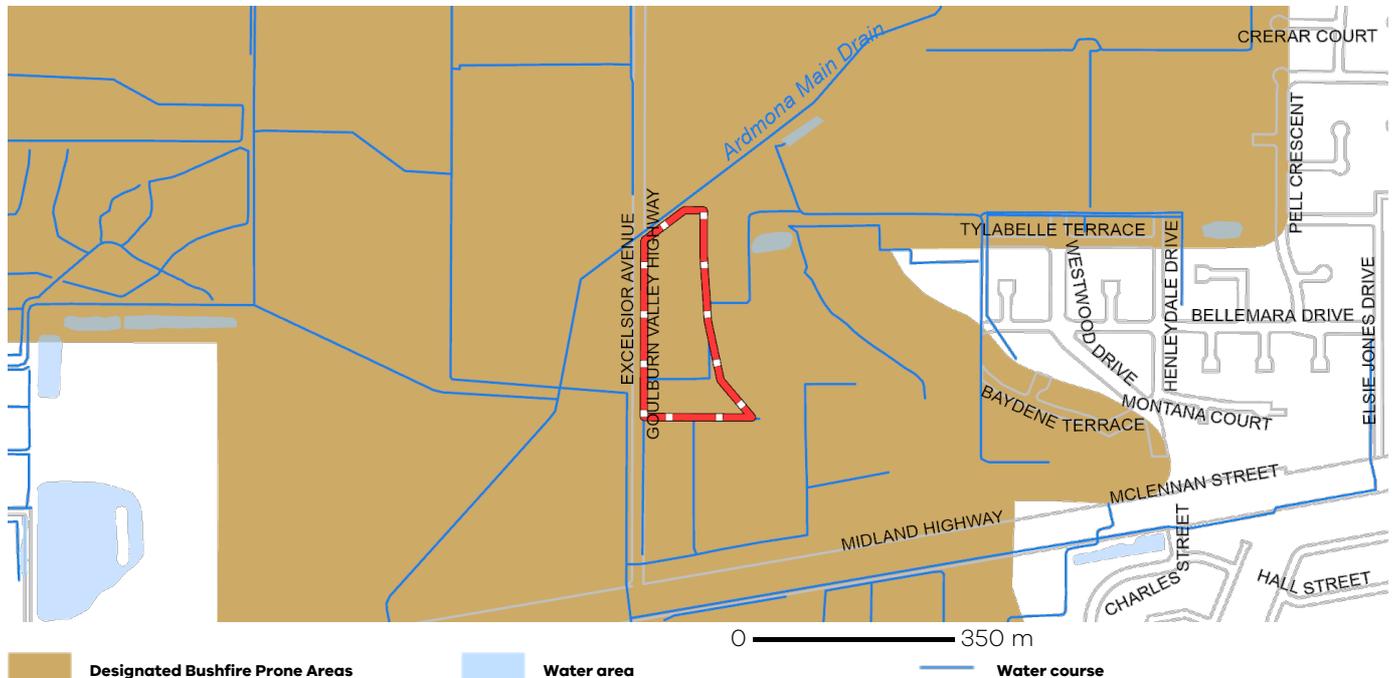
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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 June 2023 05:54 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot 3 PS649091**  
 Address: **294 MCLENNAN STREET MOOROPNA 3629**  
 Standard Parcel Identifier (SPI): **3\PS649091**  
 Local Government Area (Council): **GREATER SHEPPARTON**  
 Council Property Number: **203487 (Part)**  
 Planning Scheme: **Greater Shepparton**  
 Directory Reference: **Vicroads 674 C1**

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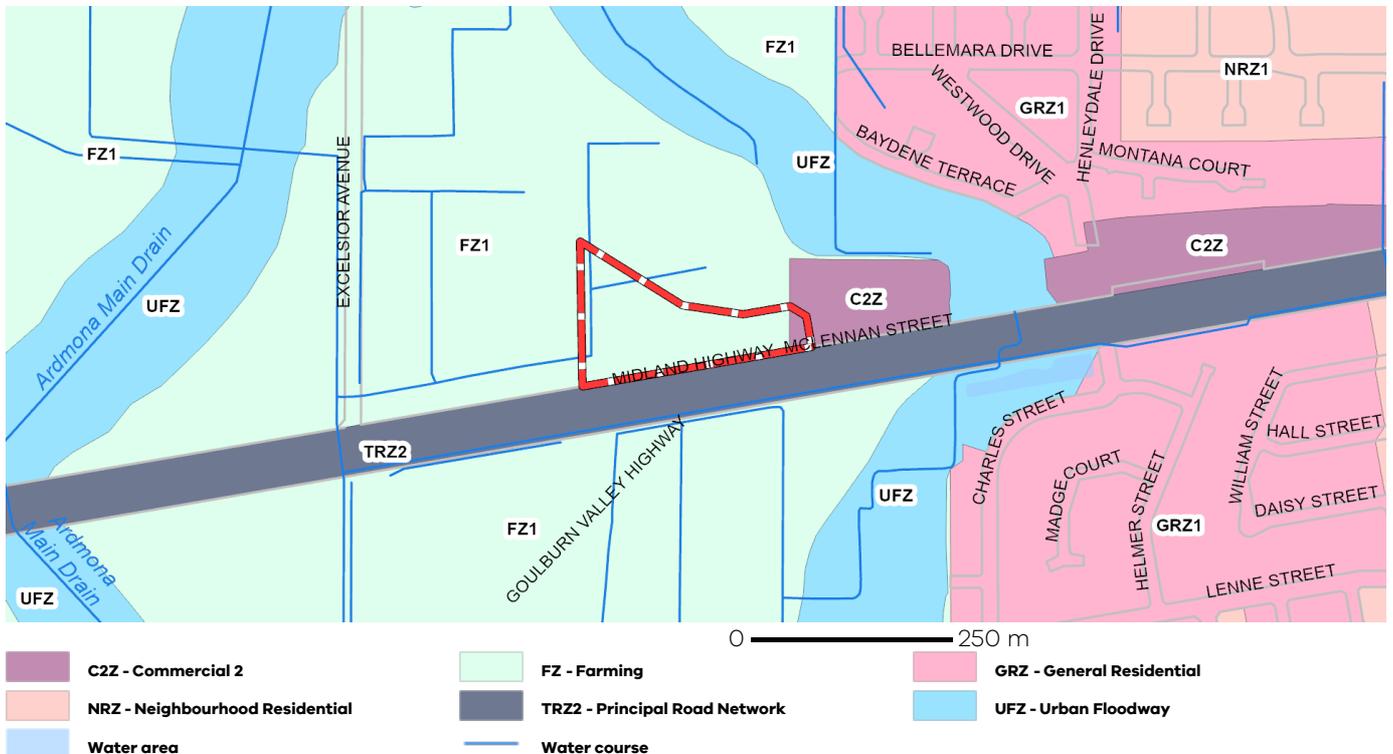
[View location in VicPlan](#)

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[COMMERCIAL 2 ZONE \(C2Z\)](#)

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

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)



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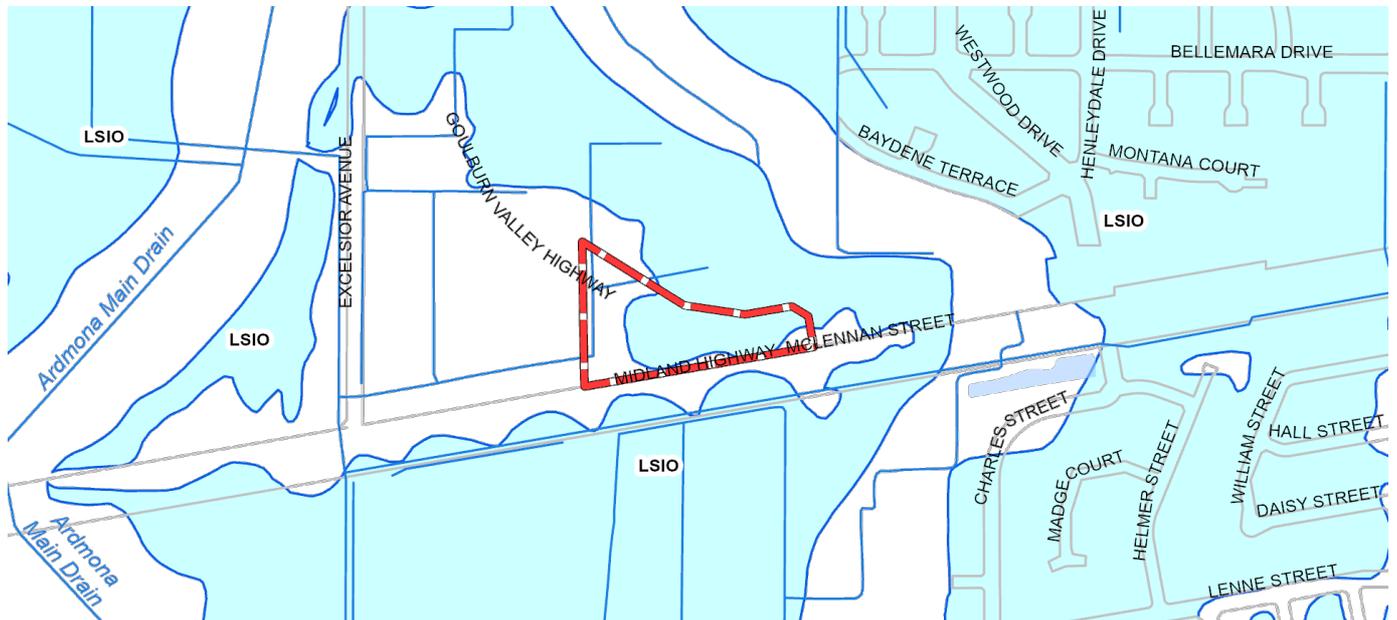
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LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

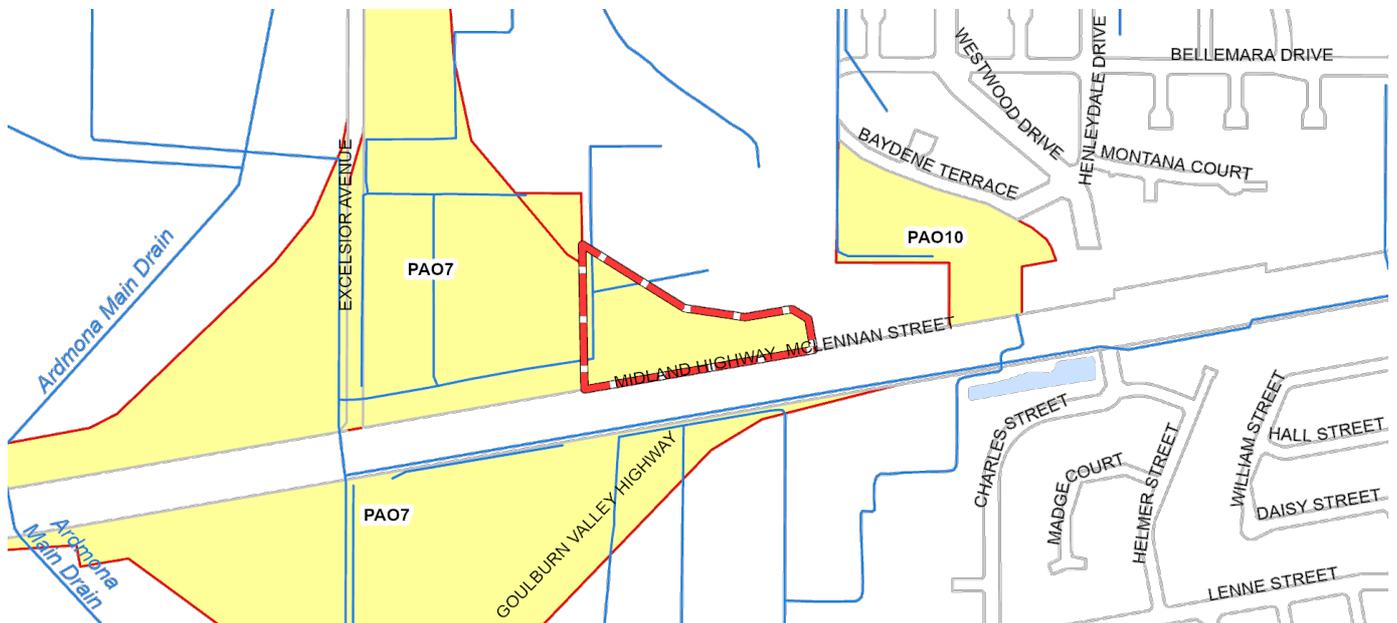
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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PUBLIC ACQUISITION OVERLAY 7 SCHEDULE (PAO7)

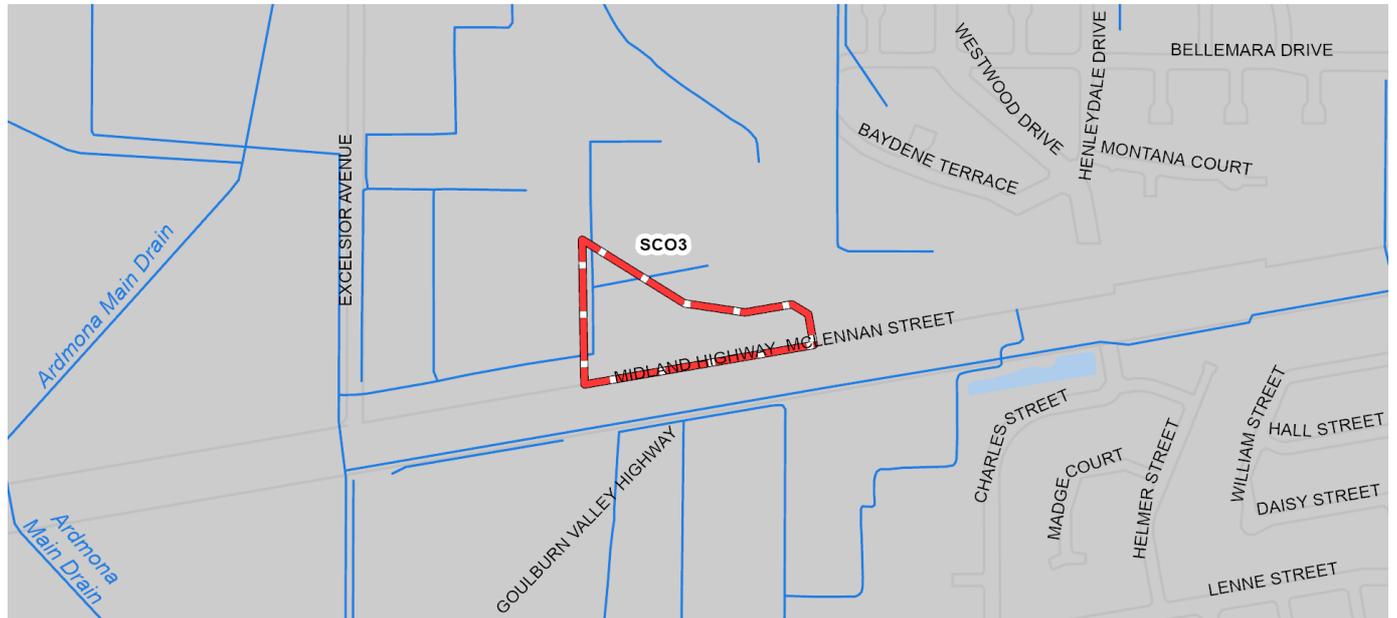


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## Planning Overlays

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

[SPECIFIC CONTROLS OVERLAY - SCHEDULE 3 \(SCO3\)](#)



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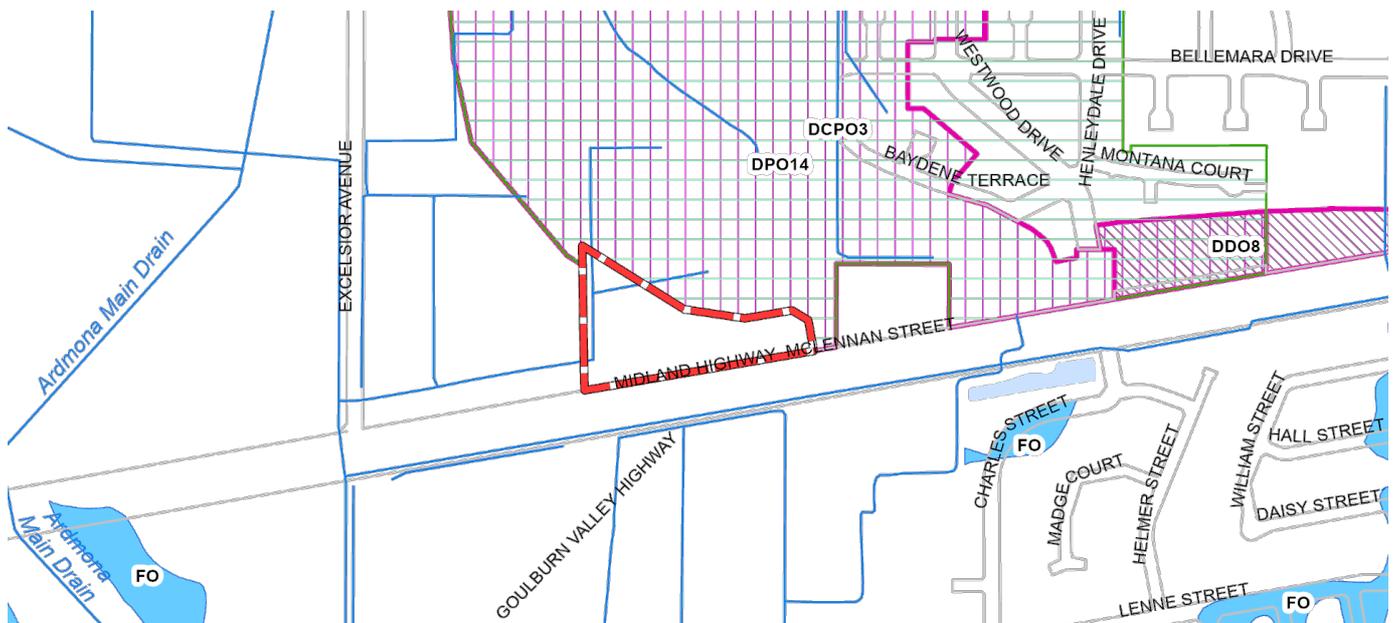
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[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

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

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

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



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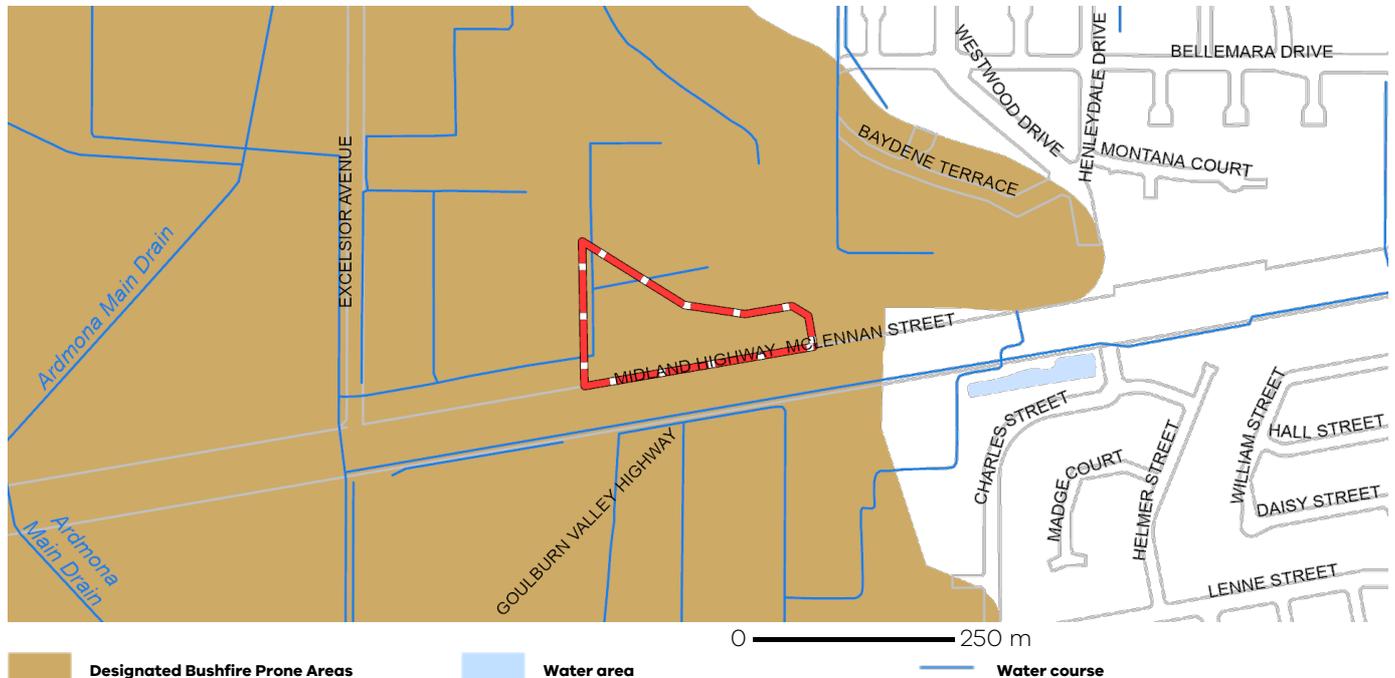
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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 June 2023 05:50 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 PS649090**  
 Address: **294 MCLENNAN STREET MOOROPNA 3629**  
 Standard Parcel Identifier (SPI): **RES1\PS649090**  
 Local Government Area (Council): **GREATER SHEPPARTON**  
 Council Property Number: **203487 (Part)**  
 Planning Scheme: **Greater Shepparton**  
 Directory Reference: **Vicroads 674 C1**

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## OTHER

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## Planning Zones

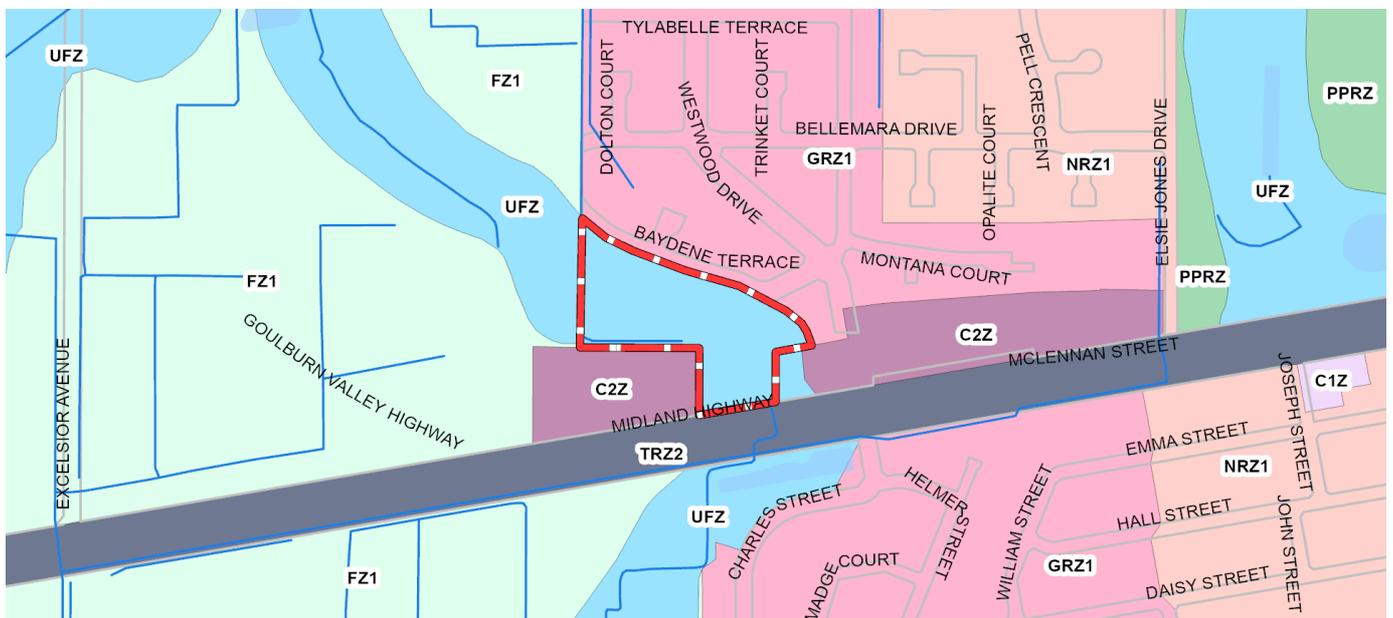
[COMMERCIAL 2 ZONE \(C2Z\)](#)

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

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)

[URBAN FLOODWAY ZONE \(UFZ\)](#)

[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)



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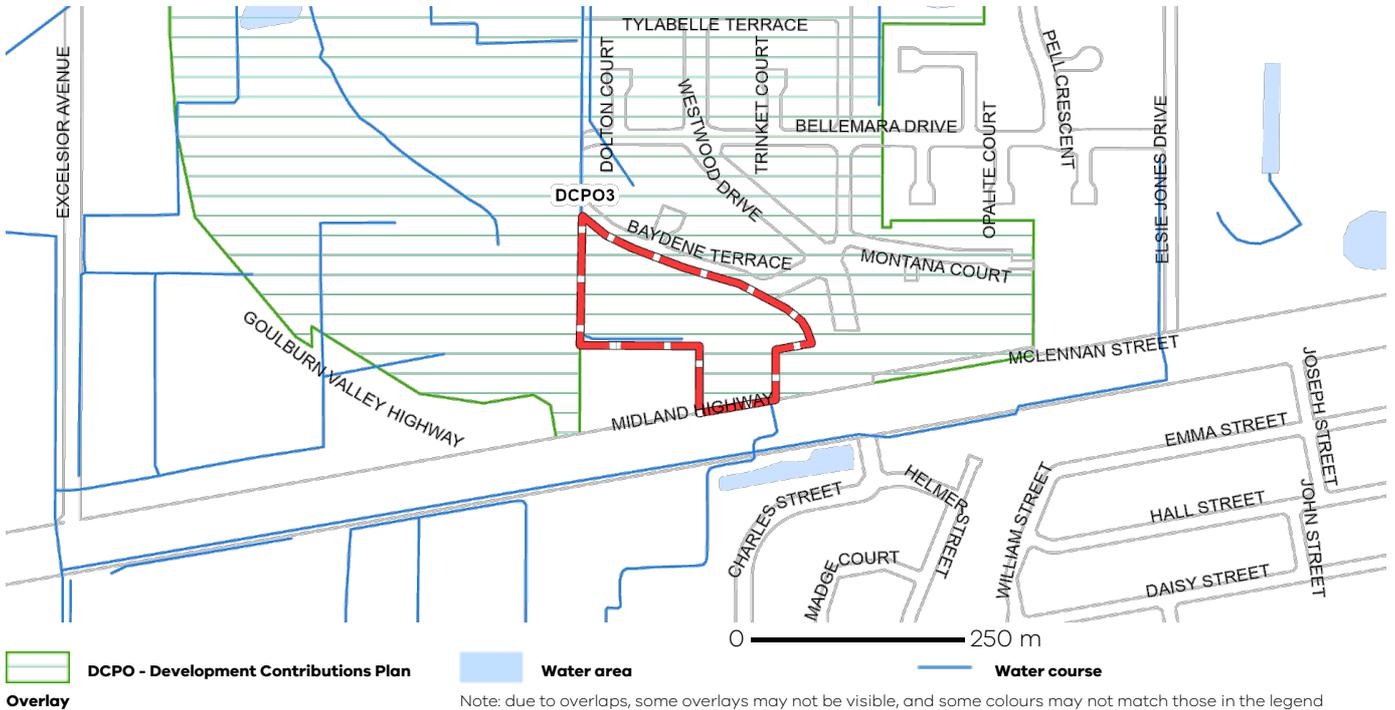
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## Planning Overlays

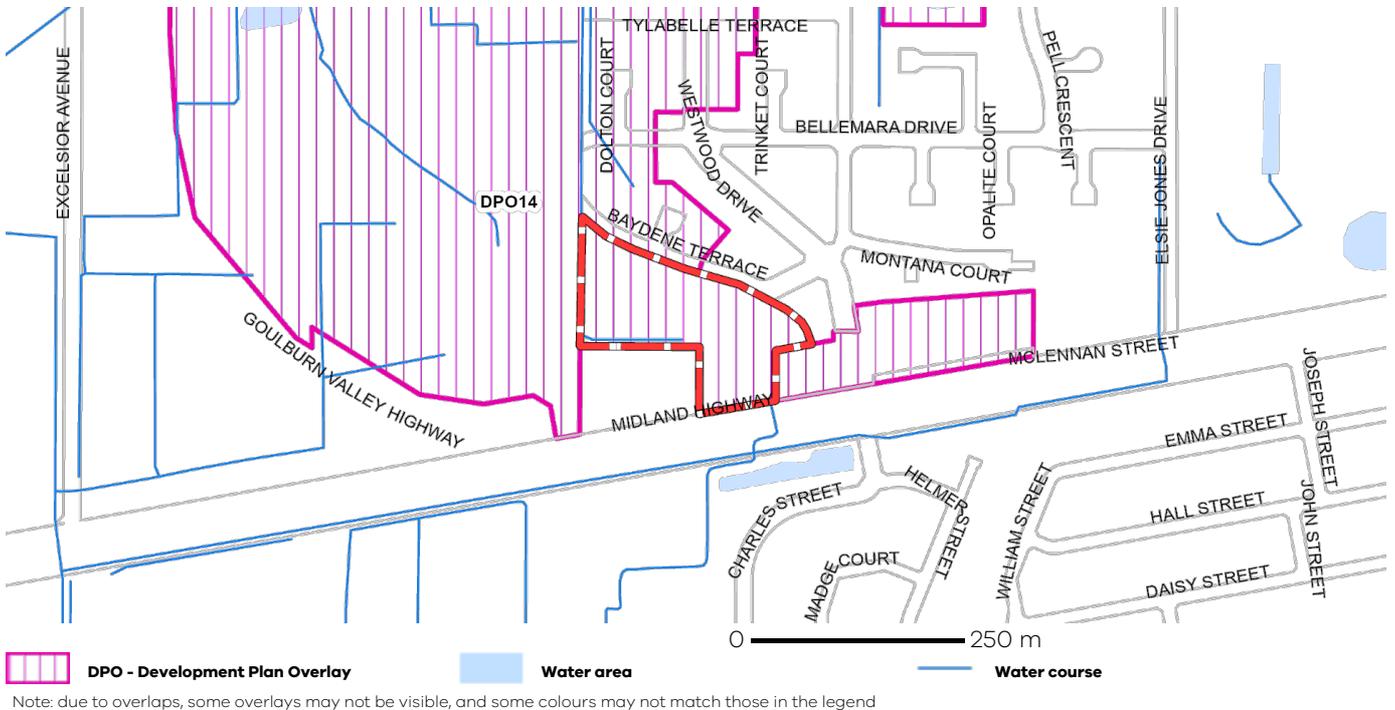
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 3 (DCPO3)



DEVELOPMENT PLAN OVERLAY (DPO)

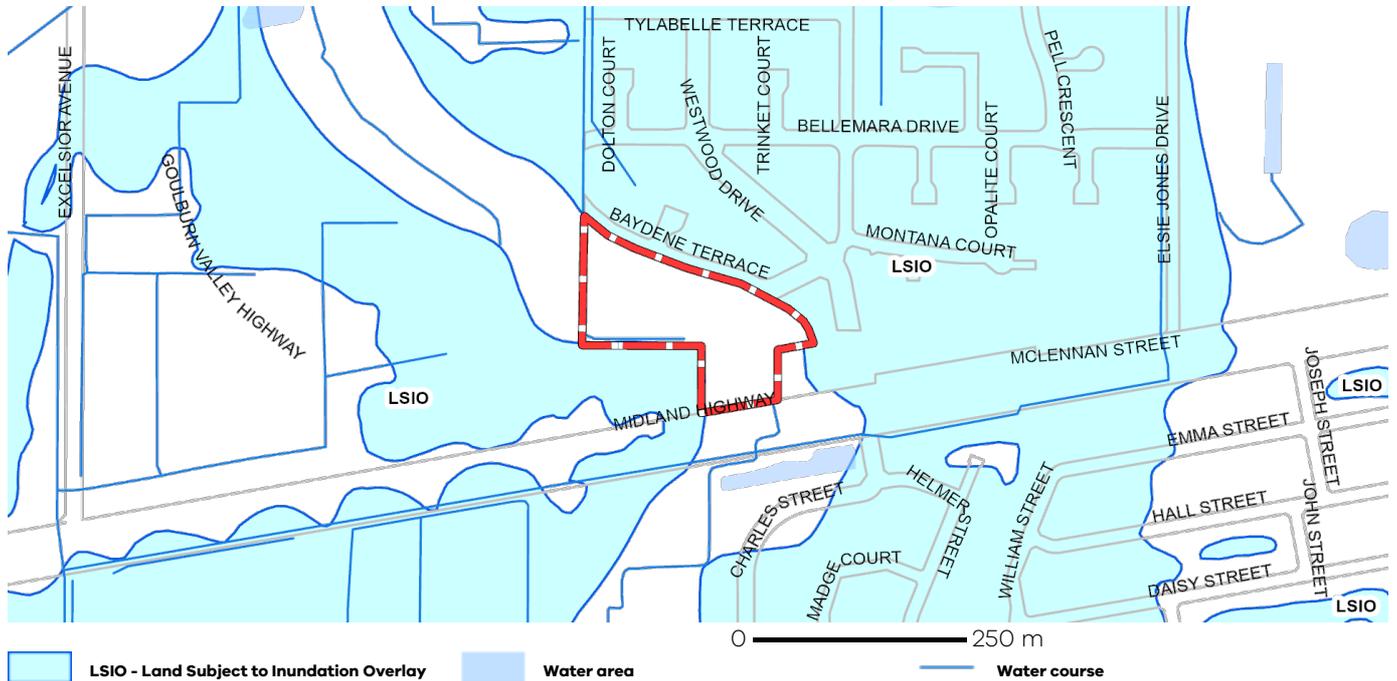
DEVELOPMENT PLAN OVERLAY - SCHEDULE 14 (DPO14)



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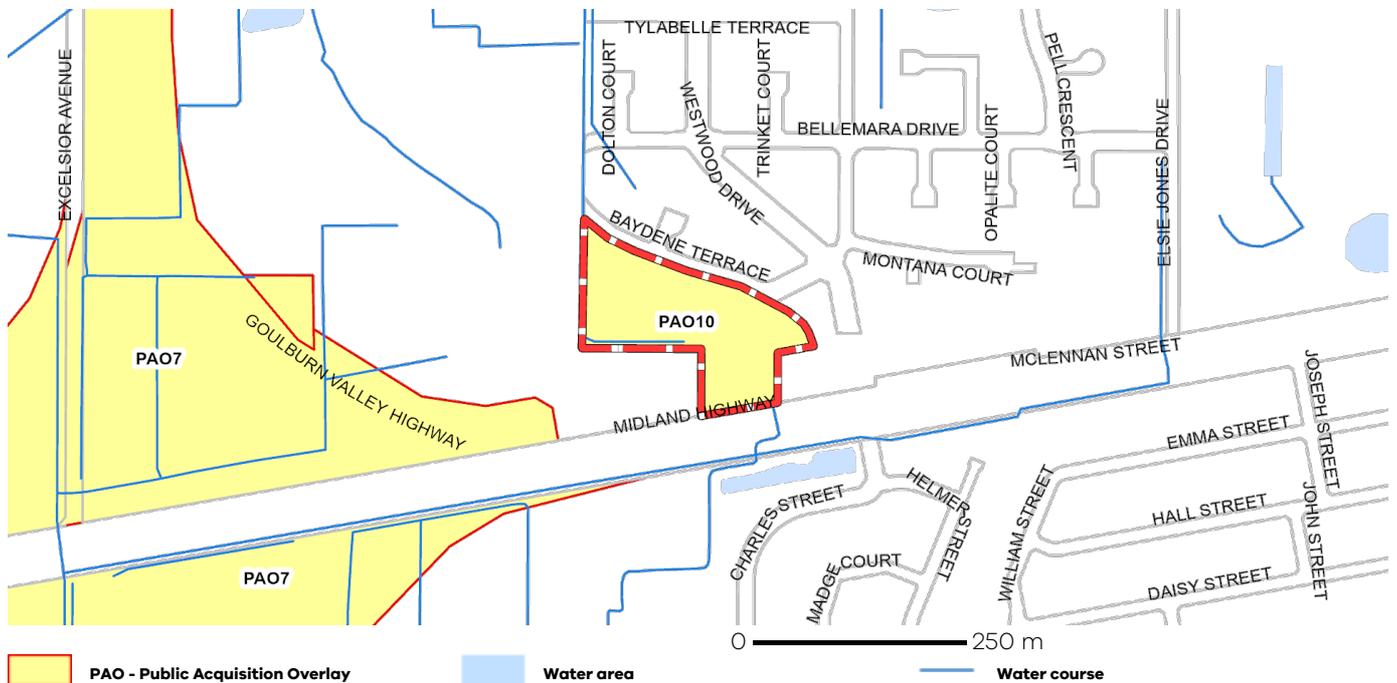
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PUBLIC ACQUISITION OVERLAY (PAO)

PUBLIC ACQUISITION OVERLAY 10 SCHEDULE (PAO10)

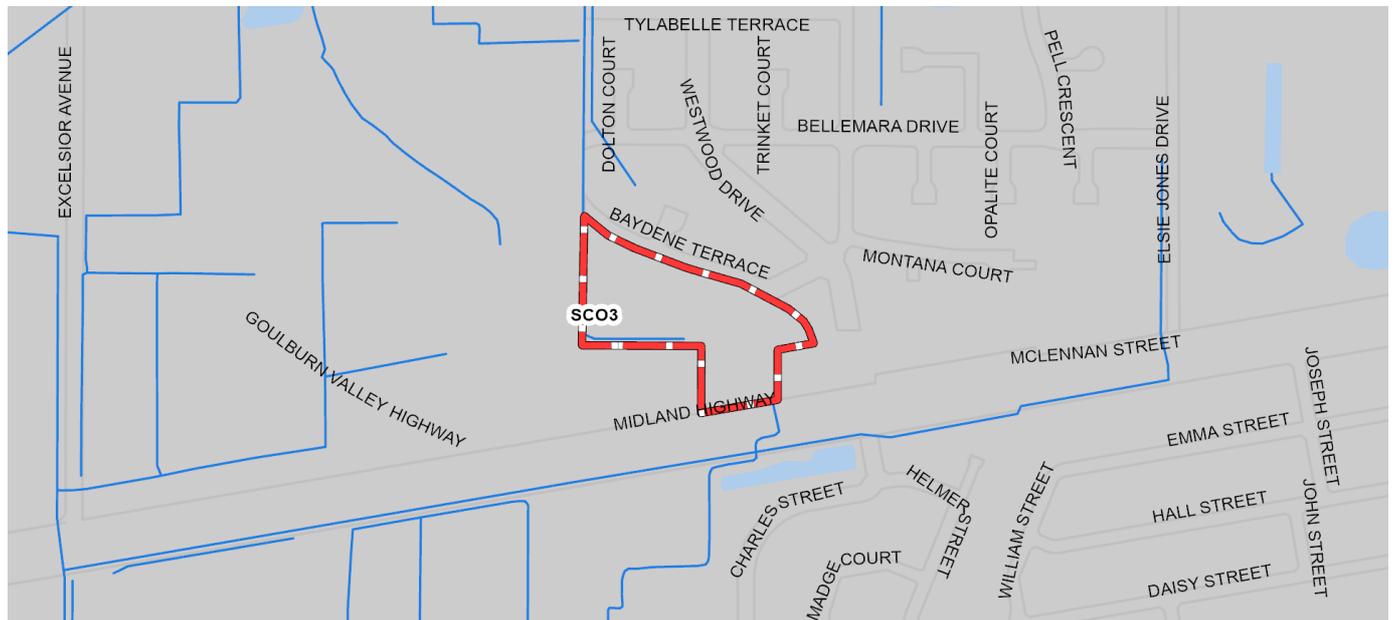


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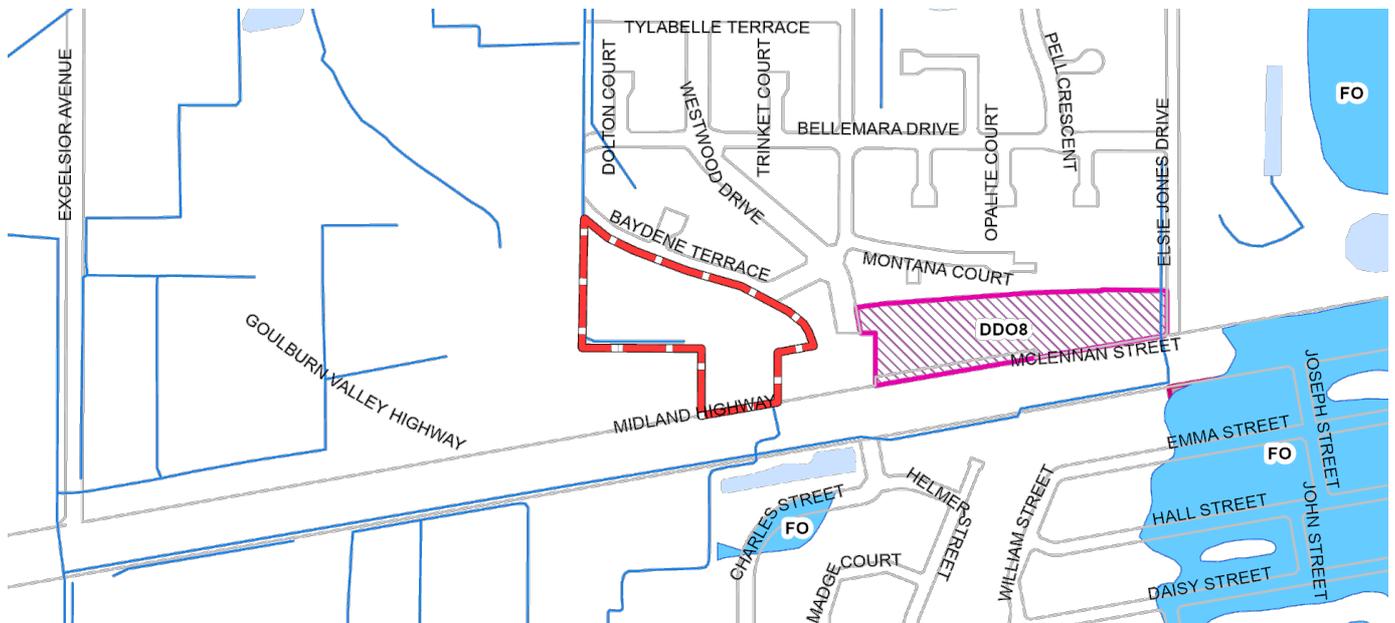
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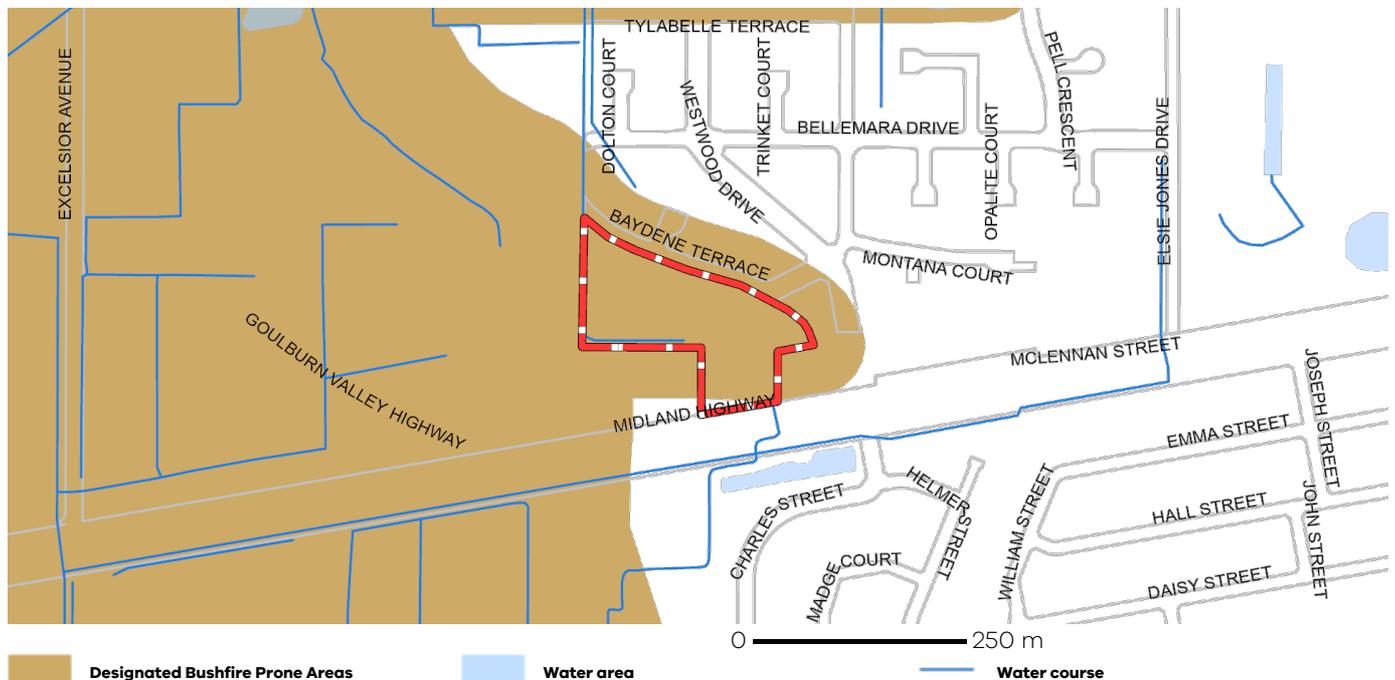
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## Native Vegetation

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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From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 June 2023 05:55 PM

## PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 PS649091**  
 Address: **294 MCLENNAN STREET MOOROPNA 3629**  
 Standard Parcel Identifier (SPI): **RES1\PS649091**  
 Local Government Area (Council): **GREATER SHEPPARTON**  
 Council Property Number: **203487 (Part)**  
 Planning Scheme: **Greater Shepparton**  
 Directory Reference: **Vicroads 674 C1**

[www.greatershepparton.com.au](http://www.greatershepparton.com.au)

[Planning Scheme - Greater Shepparton](#)

This parcel is one of 5 parcels comprising the property. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Goulburn Valley Water**  
 Urban Water Corporation: **Goulburn-Murray Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**  
 Legislative Assembly: **SHEPPARTON**

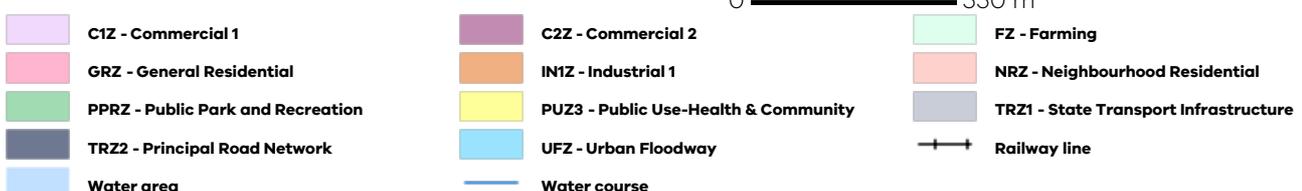
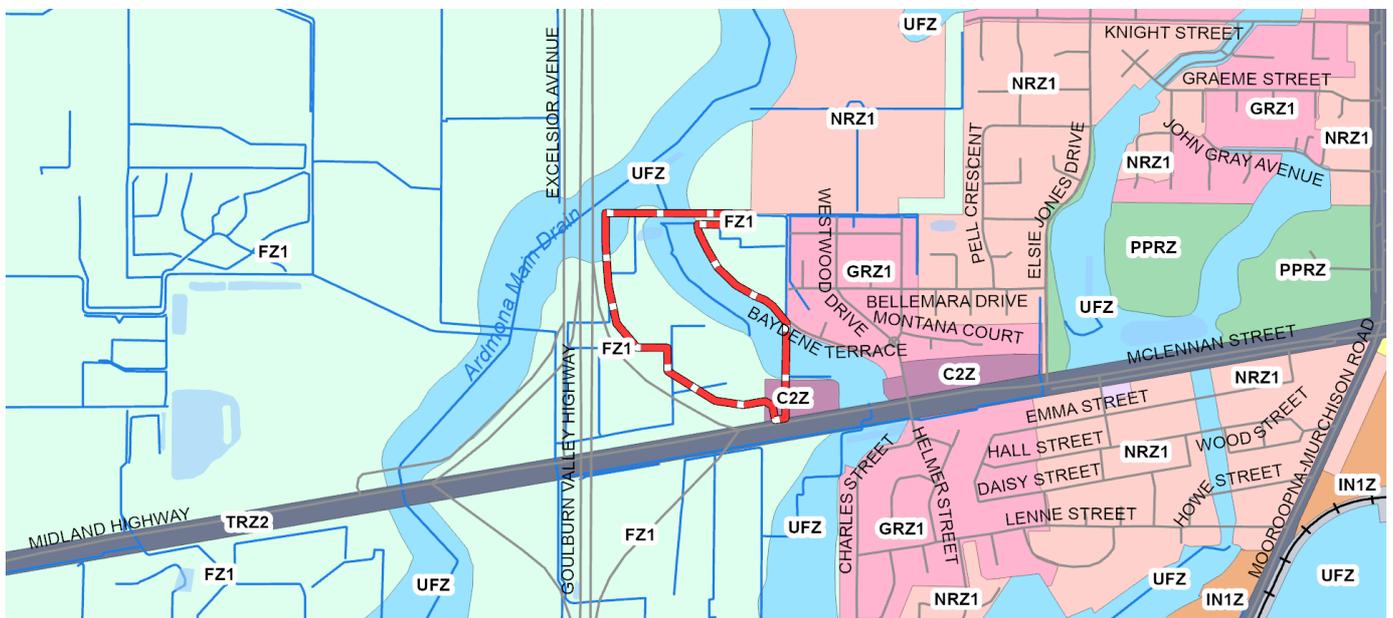
## OTHER

Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

- [COMMERCIAL 2 ZONE \(C2Z\)](#)
- [FARMING ZONE \(FZ\)](#)
- [FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)
- [URBAN FLOODWAY ZONE \(UFZ\)](#)
- [SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)



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

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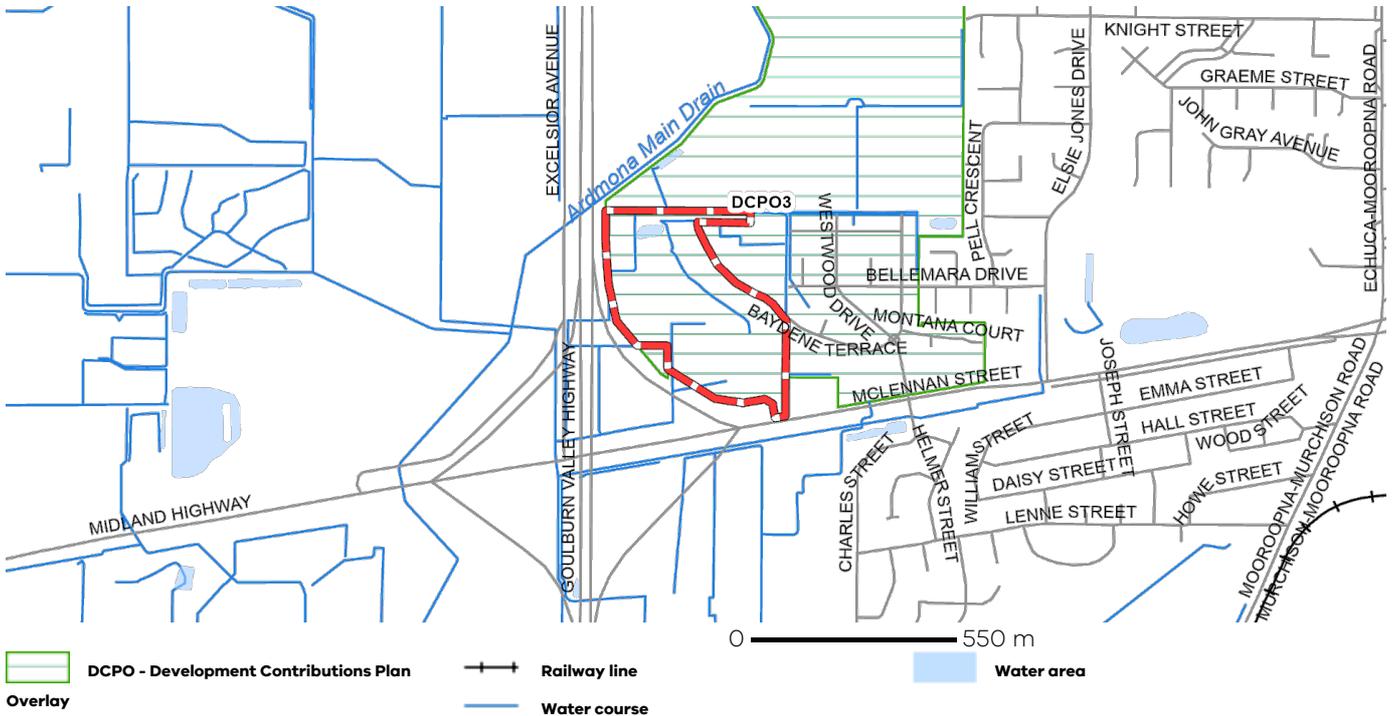
**Disclaimer:** This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
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## Planning Overlays

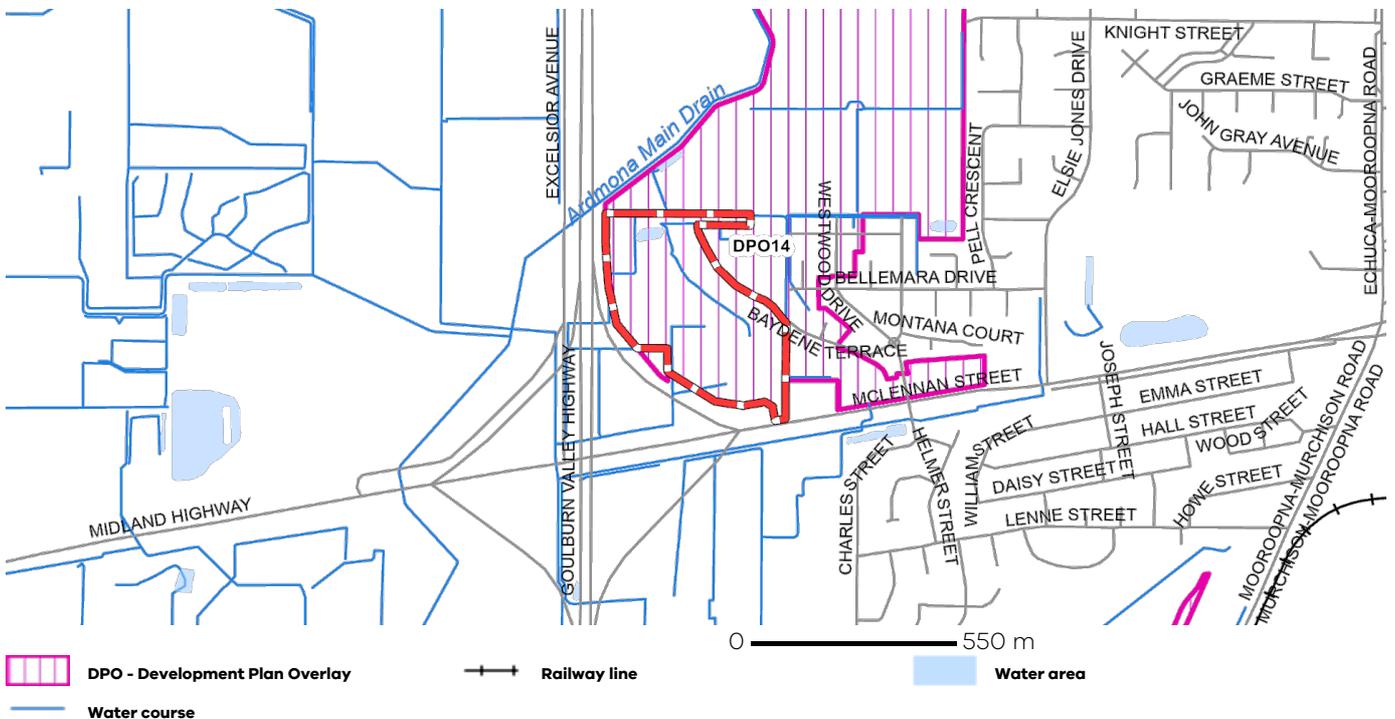
### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

#### DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 3 (DCPO3)



### DEVELOPMENT PLAN OVERLAY (DPO)

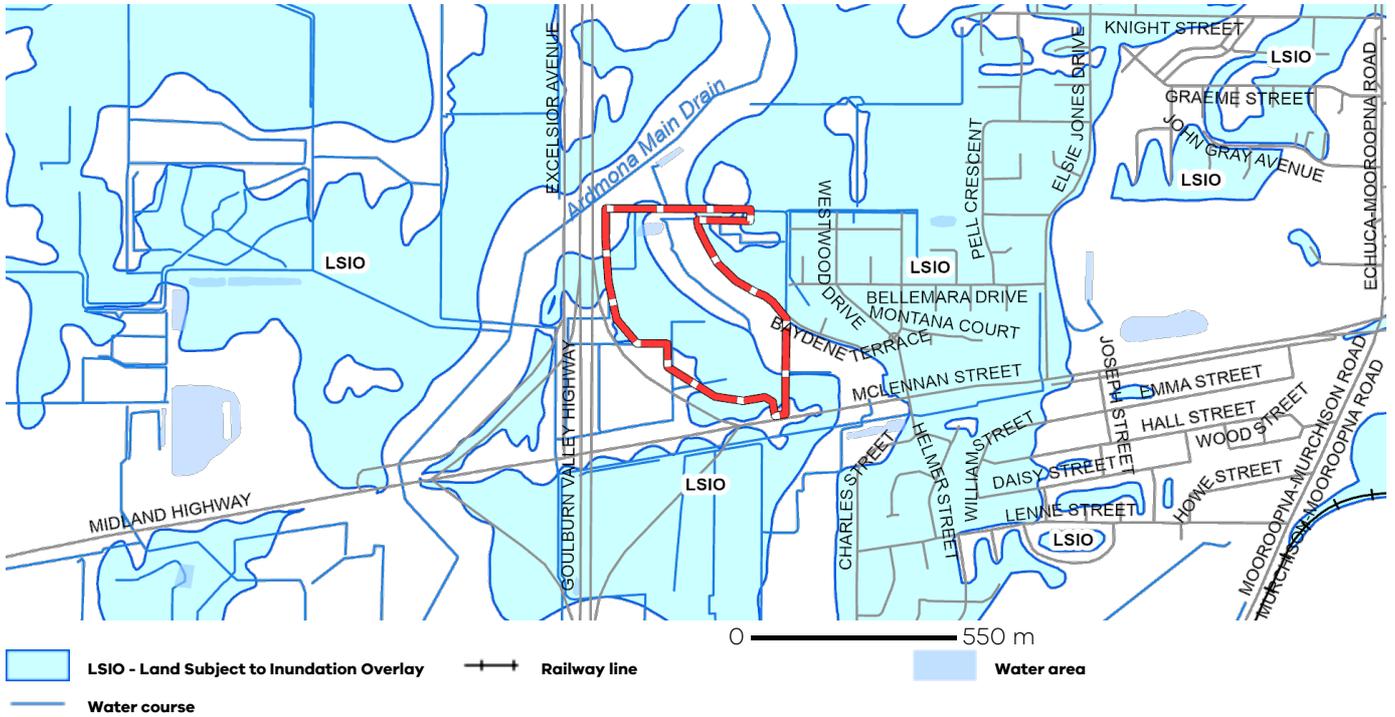
#### DEVELOPMENT PLAN OVERLAY - SCHEDULE 14 (DPO14)



## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

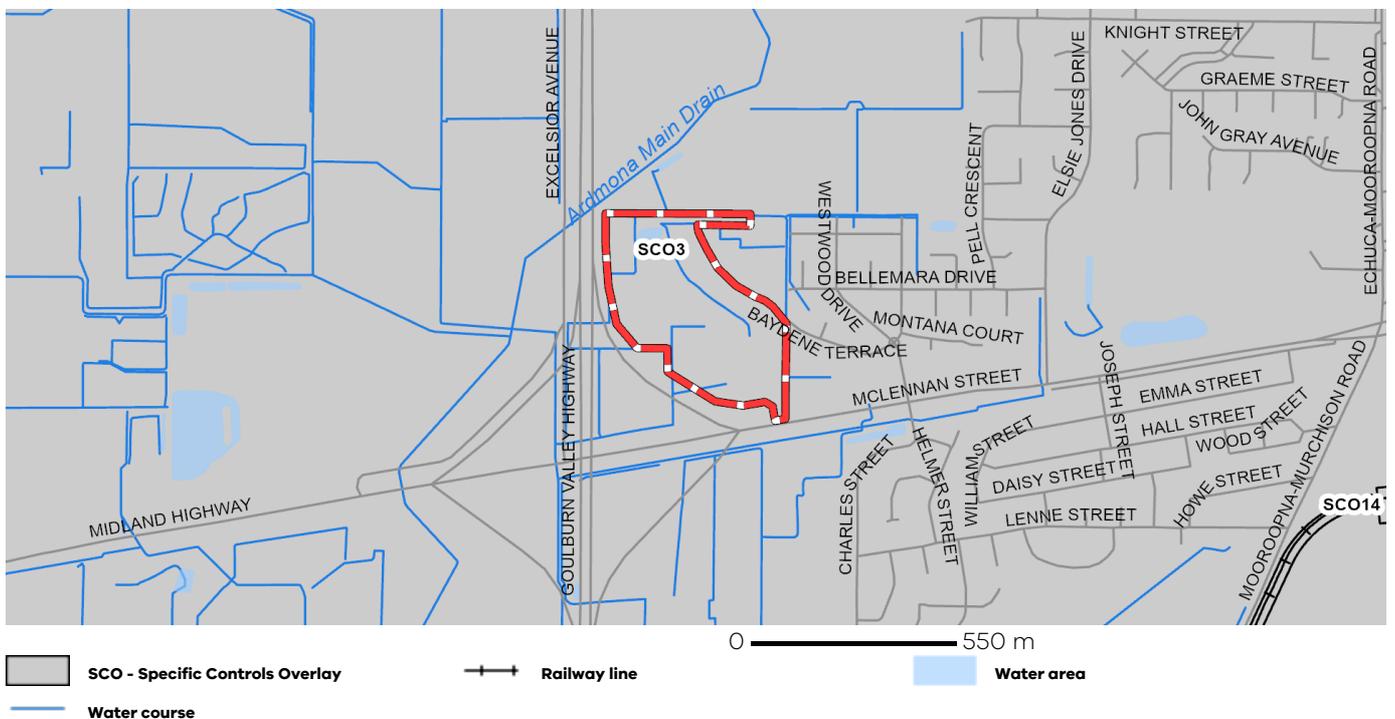
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

SPECIFIC CONTROLS OVERLAY (SCO)

SPECIFIC CONTROLS OVERLAY - SCHEDULE 3 (SCO3)



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

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## Planning Overlays

### OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

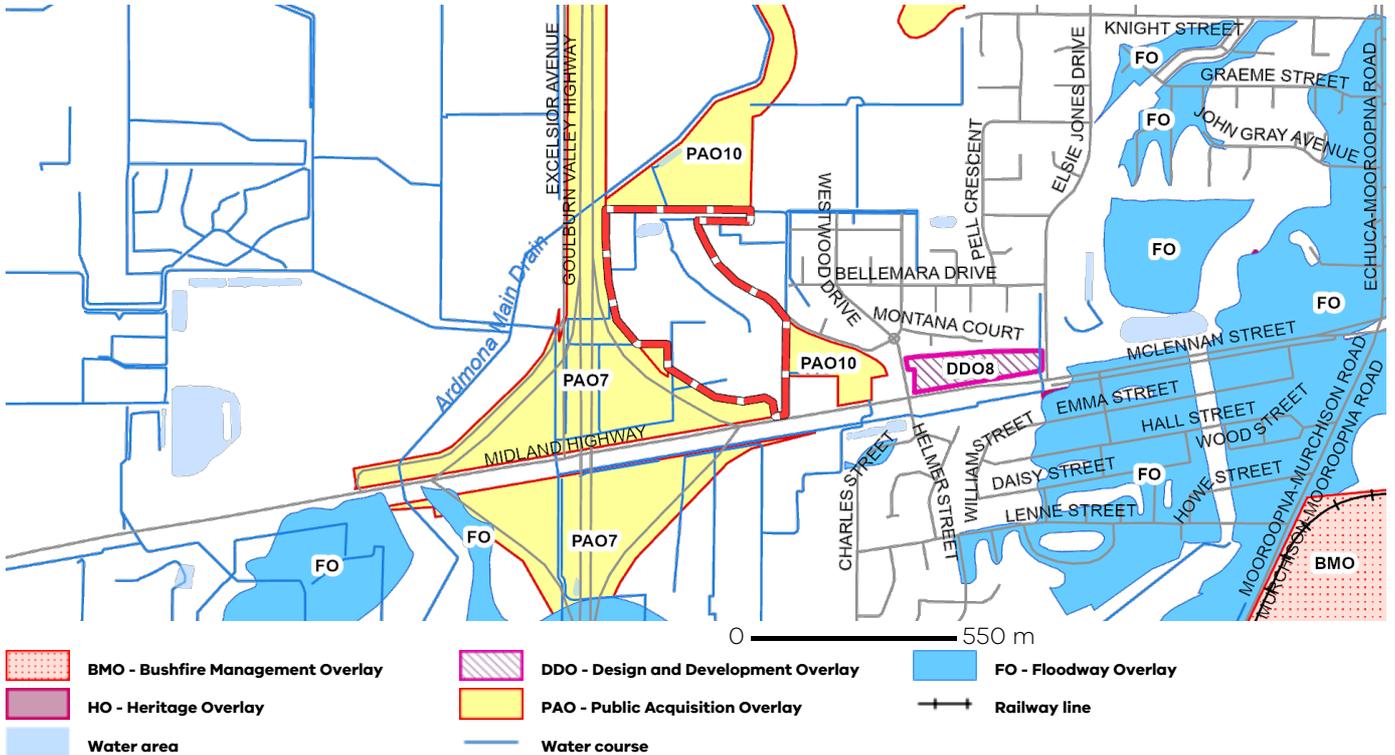
[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

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

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

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

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)



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## Further Planning Information

Planning scheme data last updated on 14 June 2023.

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.

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

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

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

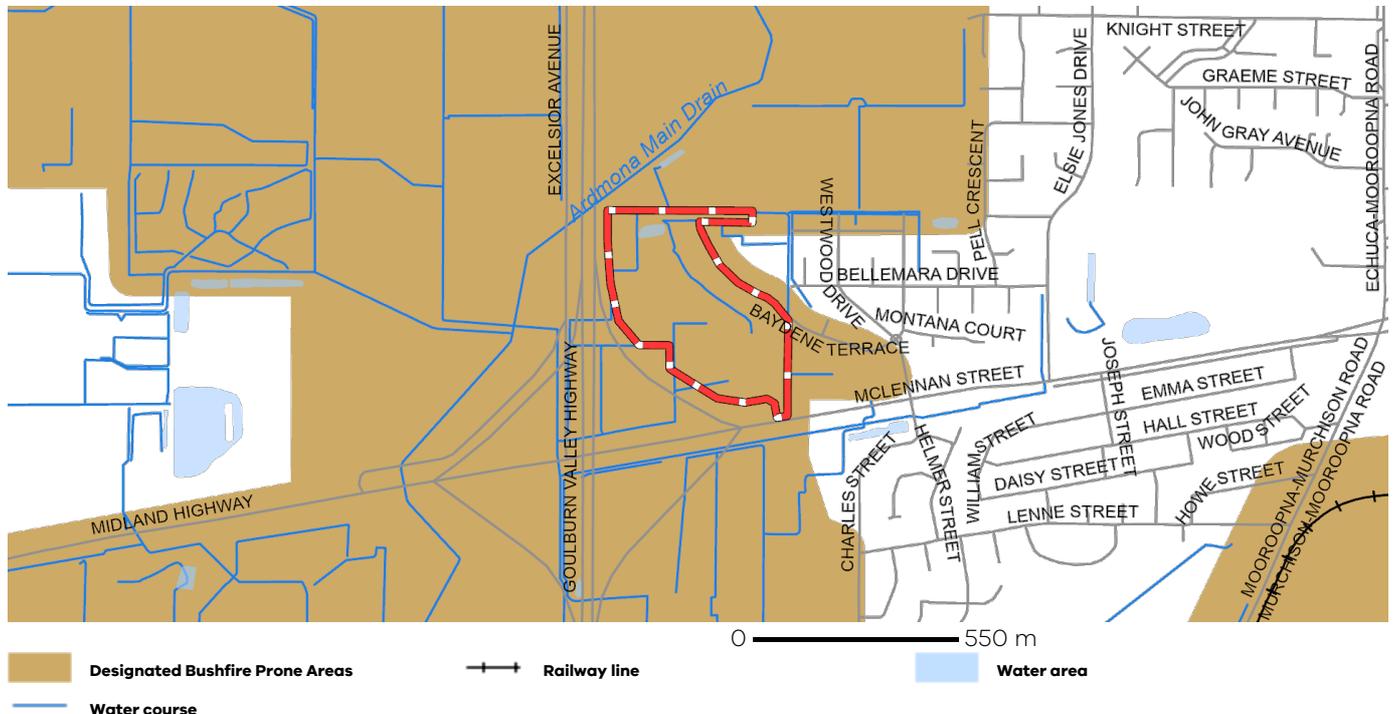
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

## Designated Bushfire Prone Areas

**This parcel 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.

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

## PROPERTY DETAILS

Address: **294 MCLENNAN STREET MOOROOPNA 3629**

Lot and Plan Number: **This property has 5 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

Local Government Area (Council): **GREATER SHEPPARTON**

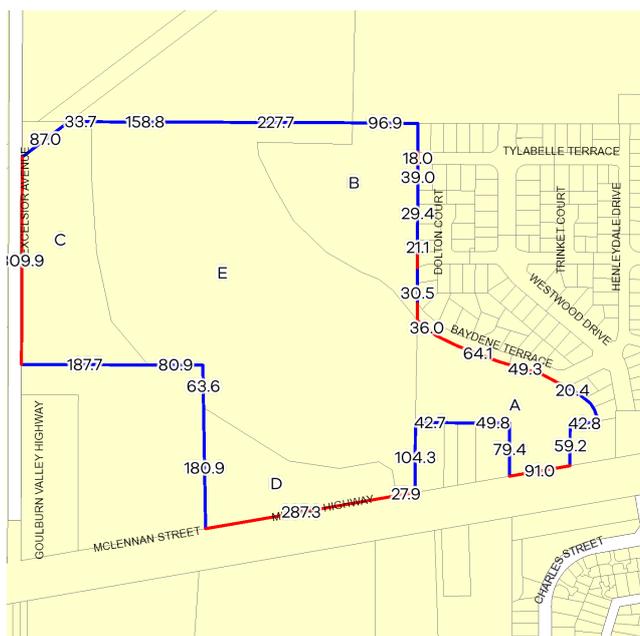
Council Property Number: **203487**

Directory Reference: **Vicroads 674 C1**

[www.greatershepparton.com.au](http://www.greatershepparton.com.au)

## SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 308821 sq. m (30.88 ha)

**Perimeter:** 2870 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

16 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

## PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
A	Lot RES1 PS649090	RES1\PS649090
B	Lot 1 PS649091	1\PS649091
C	Lot 2 PS649091	2\PS649091
D	Lot 3 PS649091	3\PS649091
E	Lot RES1 PS649091	RES1\PS649091

## UTILITIES

Rural Water Corporation: **Goulburn Valley Water**

Urban Water Corporation: **Goulburn-Murray Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **SHEPPARTON**

# PROPERTY REPORT



Environment,  
Land, Water  
and Planning

## PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

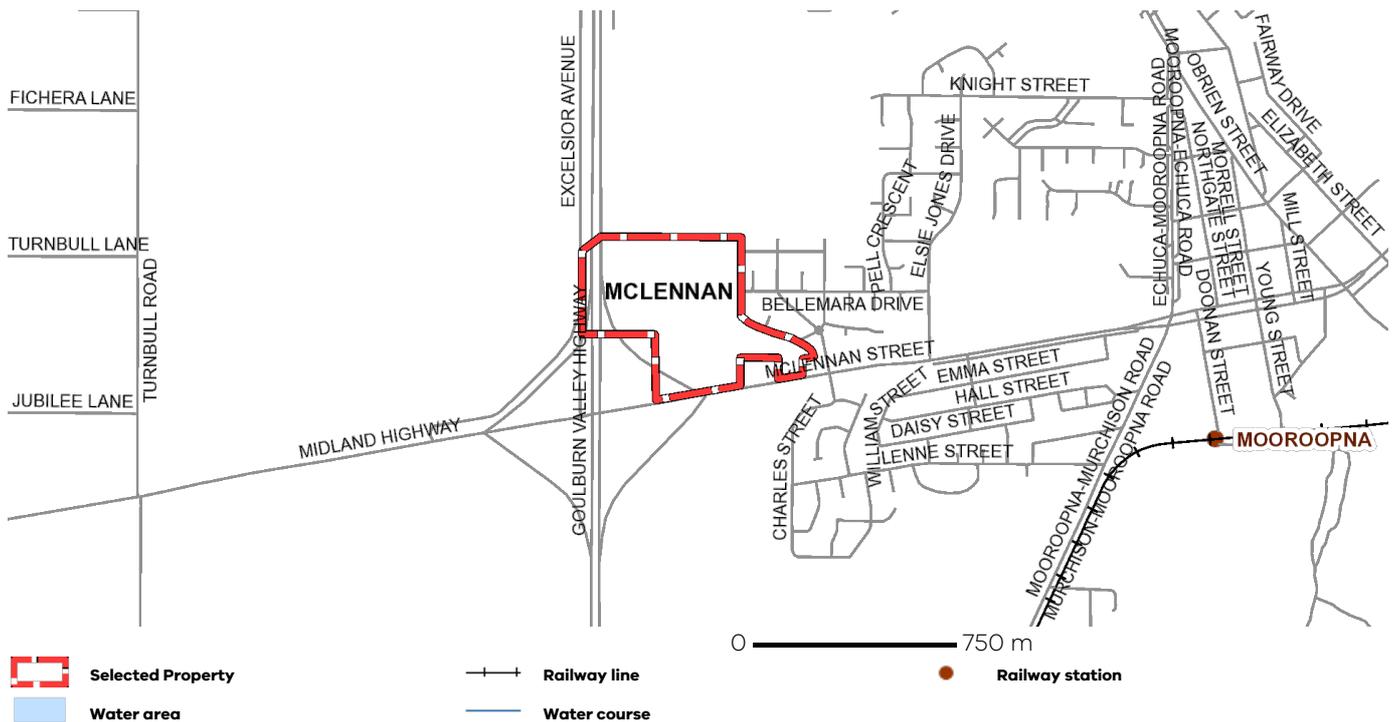
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

**Vicplan** <https://mapshare.vic.gov.au/vicplan/>

**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search>

### Area Map



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 19 June 2023 05:48 PM

## PROPERTY DETAILS

Address: **294 MCLENNAN STREET MOORoopNA 3629**

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): **GREATER SHEPPARTON** [www.greatershepparton.com.au](http://www.greatershepparton.com.au)

Council Property Number: **203487**

Planning Scheme: **Greater Shepparton** [Planning Scheme - Greater Shepparton](#)

Directory Reference: **Vicroads 674 C1**

This property has 5 parcels. For full parcel details get the free Property report at [Property Reports](#)

## UTILITIES

Rural Water Corporation: **Goulburn Valley Water**

Urban Water Corporation: **Goulburn-Murray Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

## STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**

Legislative Assembly: **SHEPPARTON**

## OTHER

Registered Aboriginal Party: **Yorta Yorta Nation Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

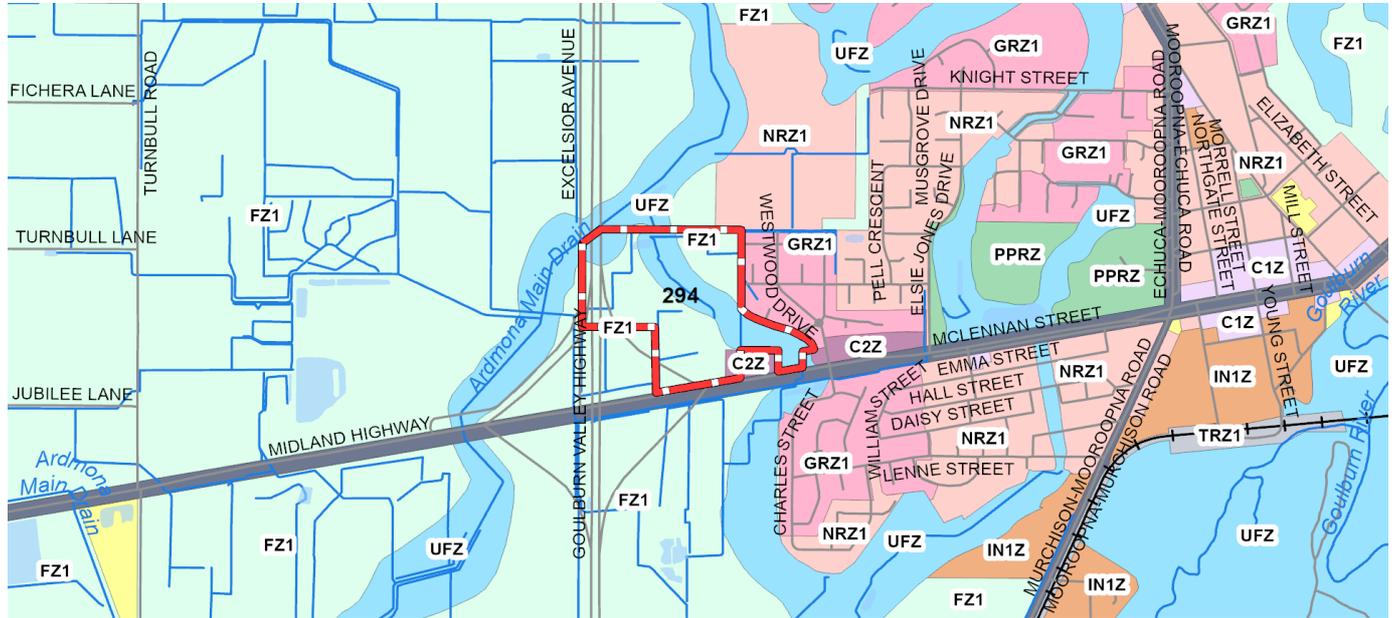
[COMMERCIAL 2 ZONE \(C2Z\)](#)

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

[FARMING ZONE - SCHEDULE 1 \(FZ1\)](#)

[URBAN FLOODWAY ZONE \(UFZ\)](#)

[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)



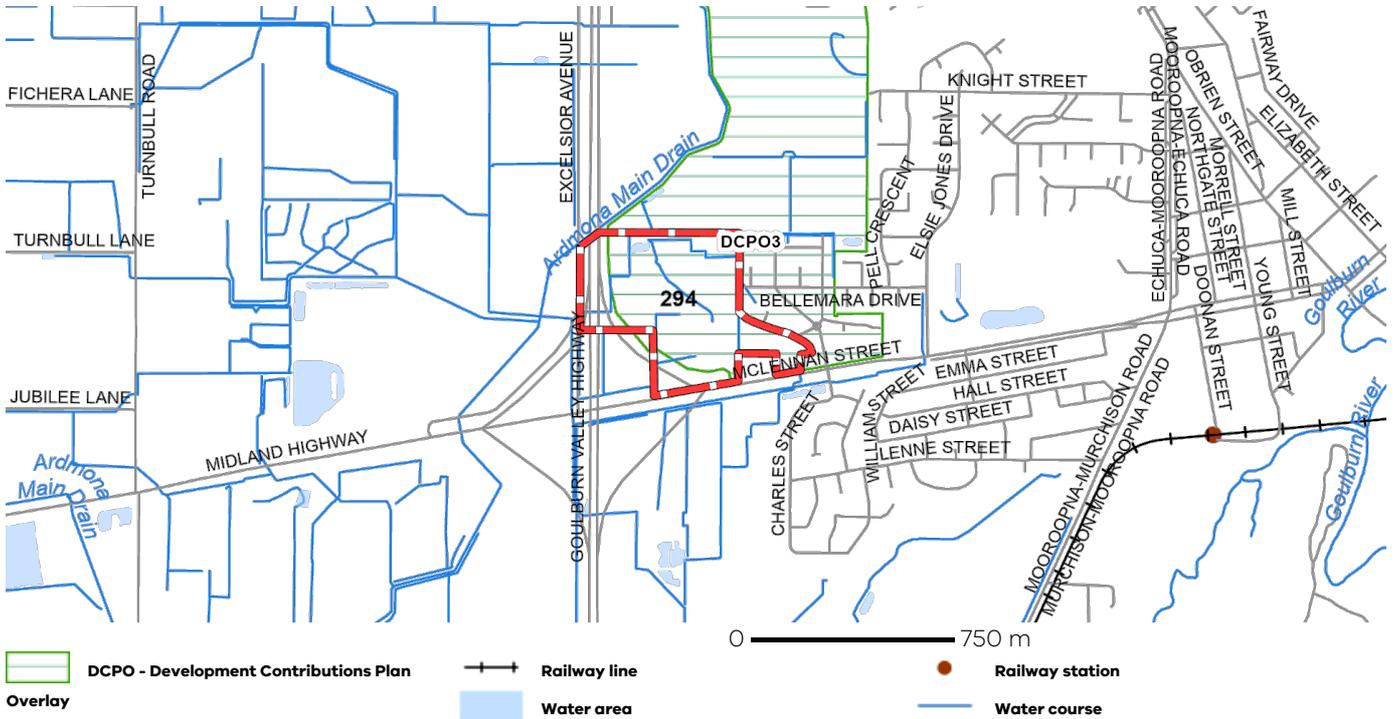
- |  |  |   |
|--|--|---|
|  <b>C1Z - Commercial 1</b>                       |  <b>C2Z - Commercial 2</b>                    |  <b>FZ - Farming</b>                         |
|  <b>GRZ - General Residential</b>                |  <b>IN1Z - Industrial 1</b>                   |  <b>NRZ - Neighbourhood Residential</b>      |
|  <b>PPRZ - Public Park and Recreation</b>        |  <b>PUZ1 - Public Use-Service and Utility</b> |  <b>PUZ2 - Public Use-Education</b>          |
|  <b>PUZ3 - Public Use-Health &amp; Community</b> |  <b>PUZ6 - Public Use-Local Government</b>    |  <b>TR1 - State Transport Infrastructure</b> |
|  <b>TR22 - Principal Road Network</b>            |  <b>UFZ - Urban Floodway</b>                  |  <b>Railway line</b>                         |
|  <b>Railway station</b>                          |  <b>Water area</b>                            |  <b>Water course</b>                         |

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

## Planning Overlays

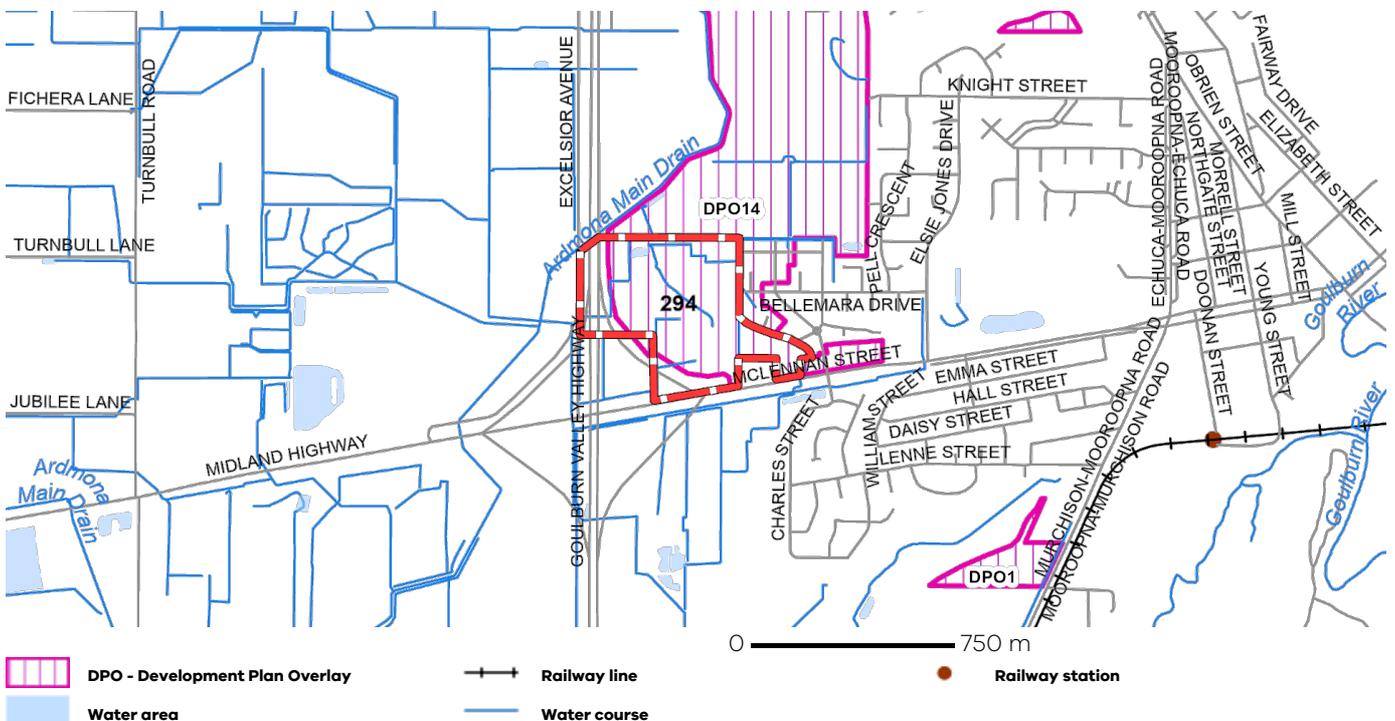
DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 3 (DCPO3)



DEVELOPMENT PLAN OVERLAY (DPO)

DEVELOPMENT PLAN OVERLAY - SCHEDULE 14 (DPO14)



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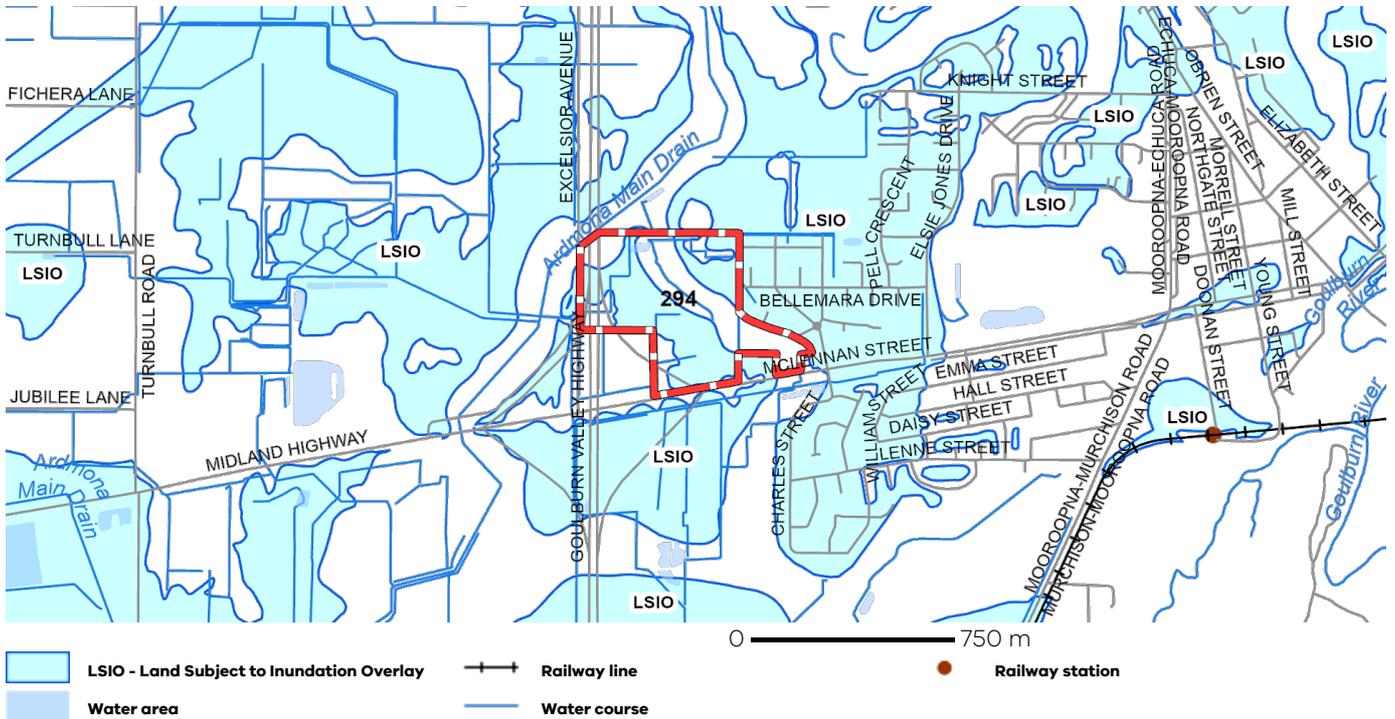
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## Planning Overlays

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

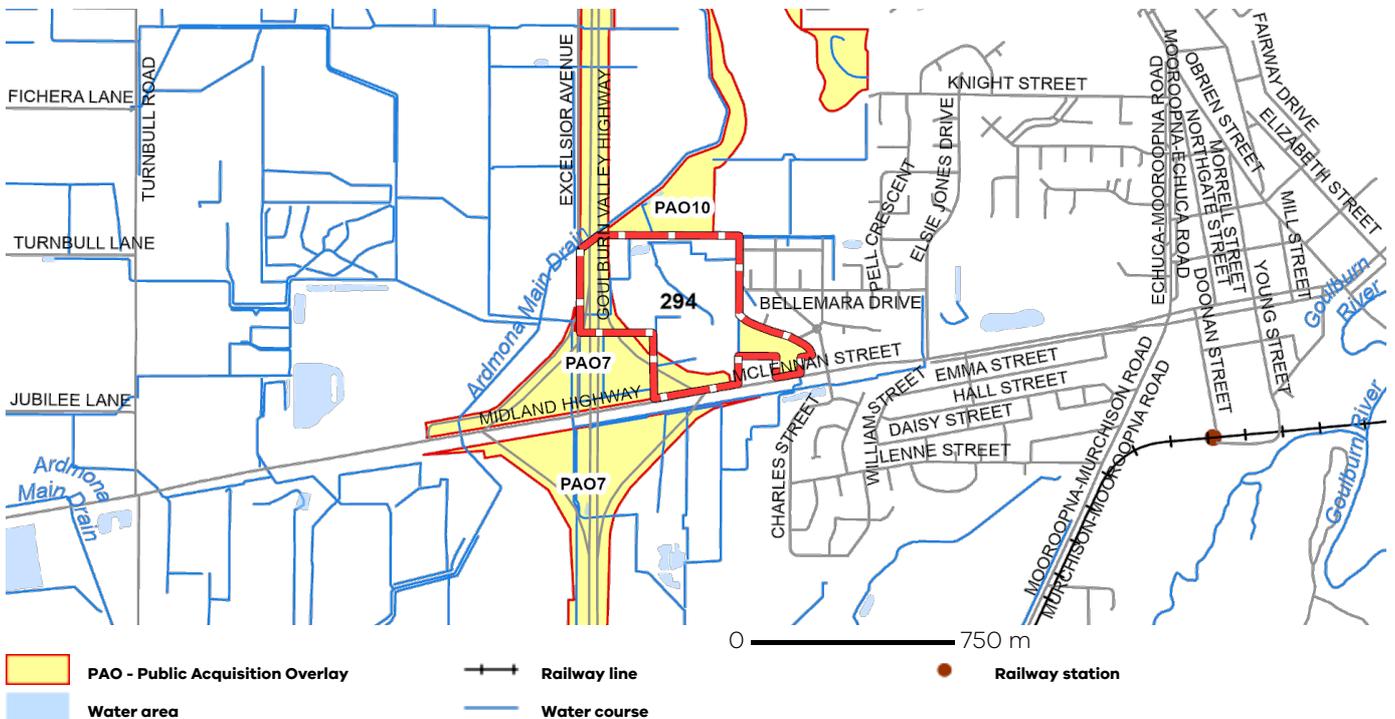


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

PUBLIC ACQUISITION OVERLAY (PAO)

PUBLIC ACQUISITION OVERLAY 7 SCHEDULE (PAO7)

PUBLIC ACQUISITION OVERLAY 10 SCHEDULE (PAO10)



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

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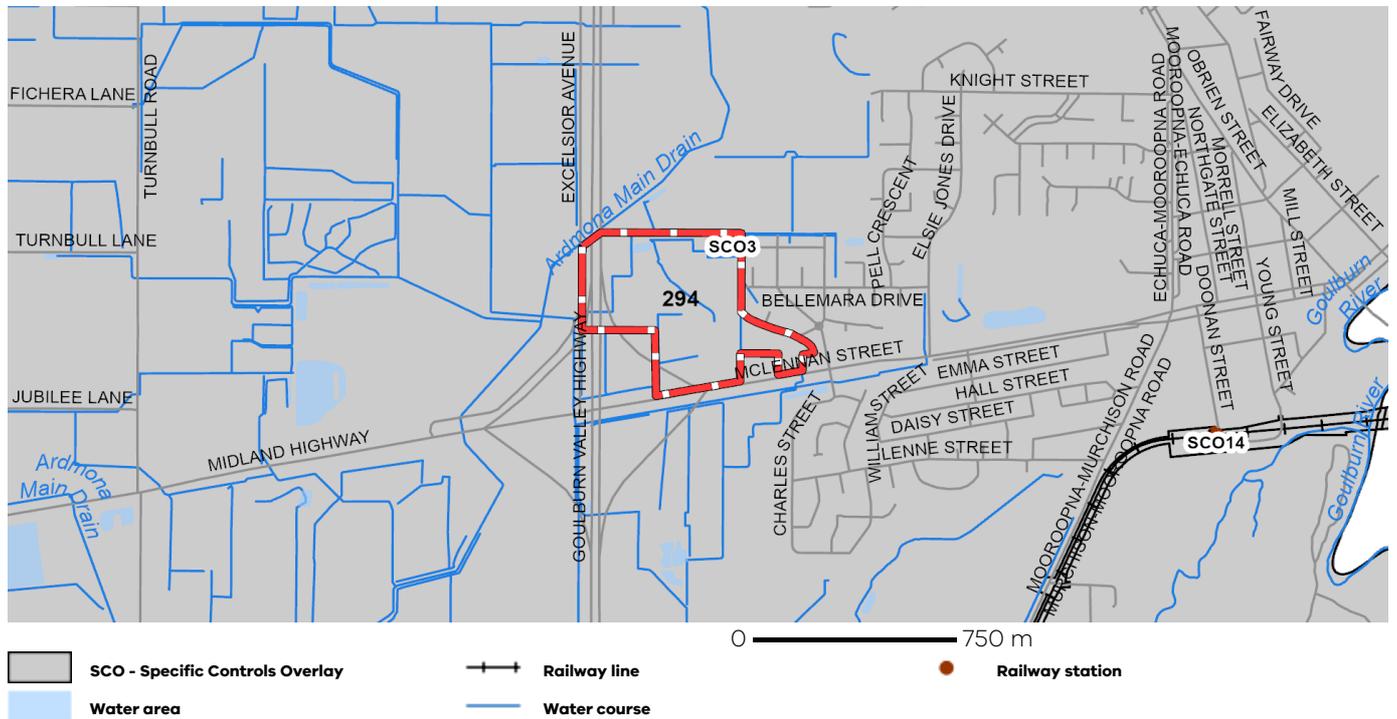
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## Planning Overlays

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

[SPECIFIC CONTROLS OVERLAY - SCHEDULE 3 \(SCO3\)](#)



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

## OTHER OVERLAYS

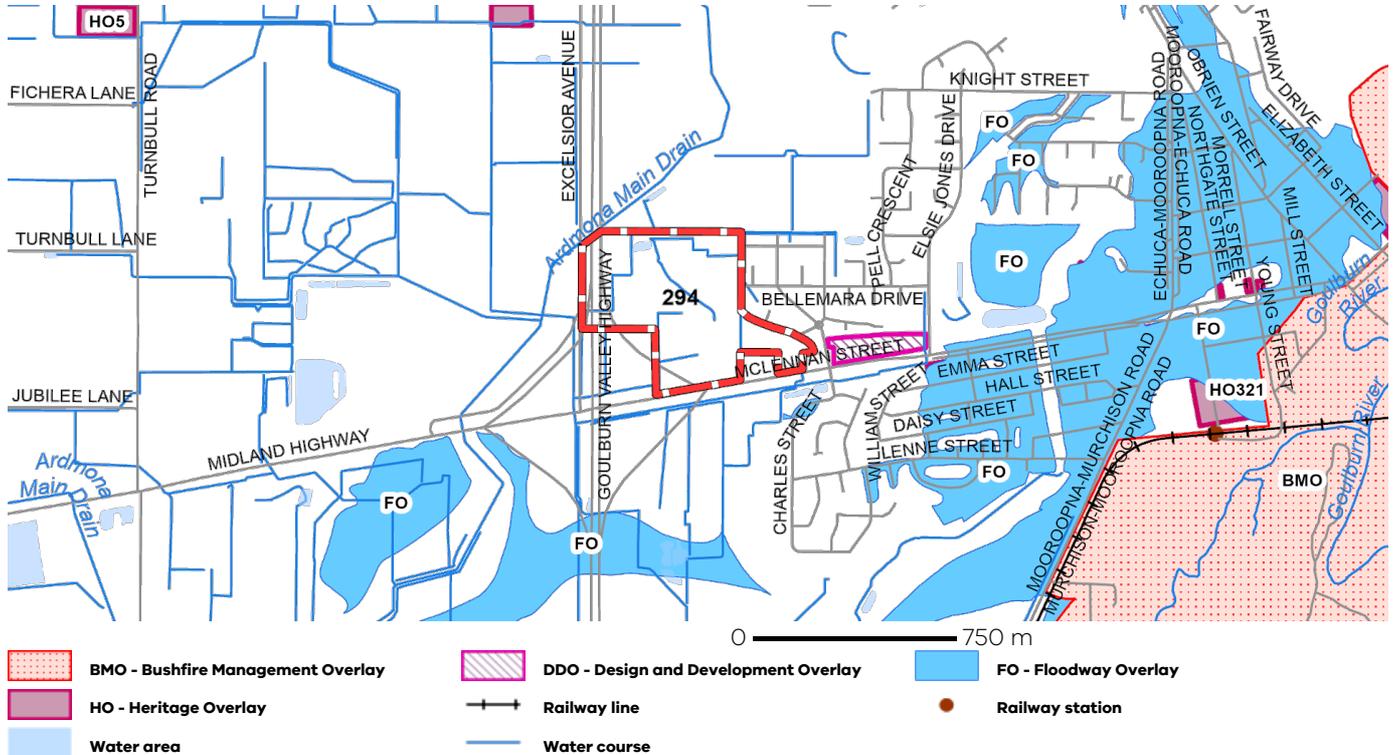
Other overlays in the vicinity not directly affecting this land

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

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

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

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



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## Further Planning Information

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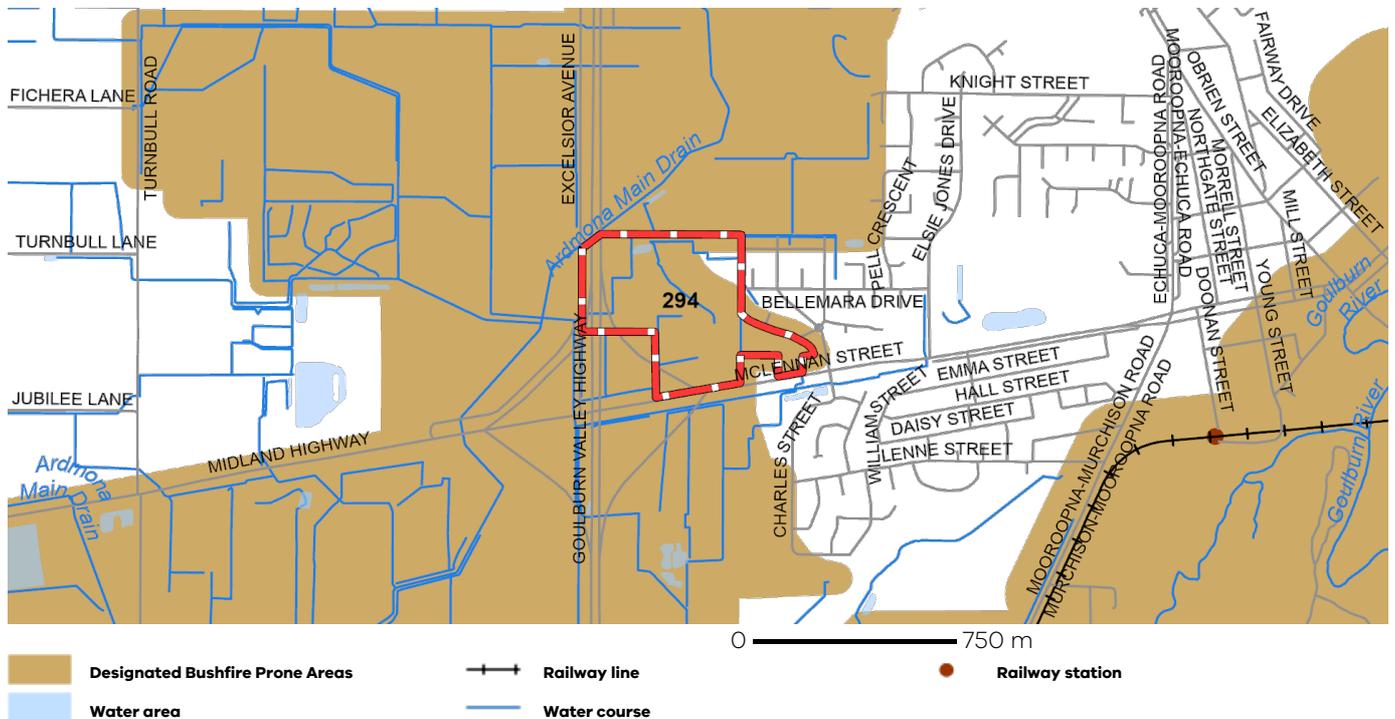
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# Imaged Document Cover Sheet

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Document Identification	<b>PS649090C</b>
Number of Pages (excluding this cover sheet)	<b>5</b>
Document Assembled	<b>15/08/2023 10:19</b>

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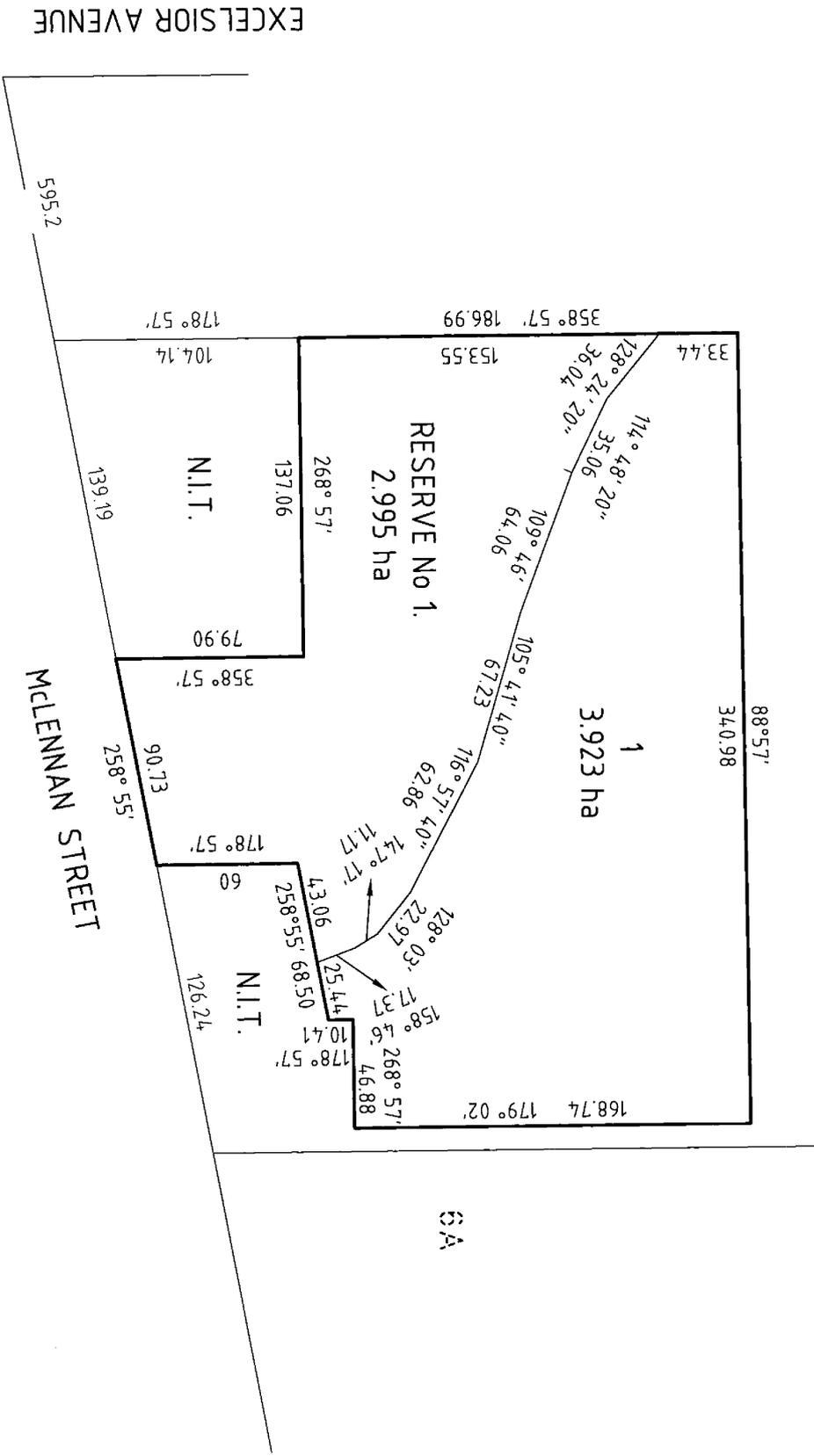
The document is invalid if this cover sheet is removed or altered.

<b>PLAN OF SUBDIVISION</b> UNDER SECTION 35 OF THE SUBDIVISION ACT 1988		STAGE No. —	LRS USE ONLY <b>EDITION 2</b>	PLAN NUMBER <b>PS 649090 C</b>
<b>LOCATION OF LAND</b> PARISH: MOORROOPNA TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 65 (PART) CROWN PORTION: — TITLE REFERENCES: C/T VOL.8906 FOL.293 LAST PLAN REFERENCE/S: LOT 2 ON LP 125146 POSTAL ADDRESS: 238 McLENNAN STREET (At time of subdivision) MOORROOPNA VIC. 3629 MGA Co-ordinates (of approx centre of land in plan) E 351 145 ZONE: 55 N 5 970 890		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: CITY OF GREATER SHEPPARTON REF: 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage ..... Council Delegate Council Seal Date / / Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES				
INDENTIFIER	COUNCIL/BODY/PERSON			
RESERVE No.1	CITY OF GREATER SHEPPARTON			
NOTATIONS				
STAGING This is not a staged subdivision. Planning permit No.				
DEPTH LIMITATION				
1. THE LAND TO BE ACQUIRED BY AGREEMENT IS RESERVE No. 1. 2. THE LAND IS TO BE ACQUIRED FREE FROM ALL ENCUMBRANCES OTHER THAN ANY EASEMENTS SPECIFIED ON THIS PLAN. THIS IS A SPEAR PLAN SURVEY. THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 100, 99, 98, 102, 104, IN PROCLAIMED SURVEY AREA No.39 38 & 109				
EASEMENT INFORMATION				LRS USE ONLY
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
				RECEIVED <input checked="" type="checkbox"/> DATE: 22/11/2013
				LRS USE ONLY PLAN REGISTERED TIME: 2:29 PM DATE: 5/12/2013 GREGORY R GILLARD Assistant Registrar of Titles
				SHEET 1 OF 3
 <b>LAND MANAGEMENT SURVEYS (SHEPPARTON) P/L</b> 577 Wyndham St (PO Box 416) Shepparton Vic 3630 Tel (03) 5821 9600 Fax (03) 5831 2035 Email: shepparton@landman.com.au		LICENSED SURVEYOR (PRINT) MICHAEL ALAN TOLL SIGNATURE DIGITALLY SIGNED DATE / / REF 4878 A VERSION 06		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

M.G.A. 94 ZONE 55

<b>PLAN OF SUBDIVISION</b>	STAGE No.	-
	PLAN NUMBER	<b>PS 649090 C</b>

UNDER SECTION 35 OF THE SUBDIVISION ACT 1988



GA

**LMS**

**LAND MANAGEMENT SURVEYS (SHEPPARTON) P/L**

577 Wyndham St (PO Box 416)  
 Shepparton Vic 3630  
 Tel (03) 5821 9600 Fax (03) 5831 2035  
 Email: shepparton@landman.com.au

SCALE

LENGTHS ARE IN METRES

ORIGINAL SCALE 1:2000  
 SHEET SIZE A3

LICENSED SURVEYOR (PRINT) MICHAEL ALAN TOLL  
 SIGNATURE DIGITALLY SIGNED  
 REF 4878 A VERSION 06

SHEET 2

DATE / /  
 COUNCIL DELEGATE SIGNATURE

<b>PLAN OF SUBDIVISION</b> Under Section 35 of the Subdivision Act 1988	STAGE No. —	PLAN NUMBER <b>PS 649090 C</b>
--	----------------	-----------------------------------

## VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan			Land acquired by agreement	LRS reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature	
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.				Date of registration of transfer
		Page	Year			Page	Year			
<b>RESERVE No.1 V.8906 F.293</b>								AK733424W	GRG	

**LAND MANAGEMENT SURVEYS (SHEPPARTON) P/L**  
 577 Wyndham St (PO Box 416) Shepparton Vic 3630  
 Tel (03) 5821 9600 Fax (03) 5831 2035  
 Email: shepparton@landman.com.au

 LENGTHS ARE IN METRES	ORIGINAL SCALE SHEET SIZE <b>A3</b>	LICENSED SURVEYOR (PRINT) <u>MICHAEL ALAN TOLL</u> SIGNATURE <u>DIGITALLY SIGNED</u> DATE / / REF <u>4878 A</u> VERSION <u>06</u>	SHEET 3 <hr style="border: 0.5px solid black;"/> DATE / / COUNCIL DELEGATE SIGNATURE
---------------------------	--	---	--



**Plan Pursuant to Section 35 PS649090C**  
**Certification and Statement of Compliance of**  
**Acquisition Plans (Form 4)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S033385T  
Plan Number: PS649090C  
Responsible Authority Name: Greater Shepparton City Council  
Responsible Authority Reference Number 1: S-2013-18  
Surveyor's Plan Version: 06

This is a plan under section 35 of the **Subdivision Act 1988** which does not create any additional lots.

**Certification**

This plan is certified under section 6 of the Subdivision Act 1988

**Statement of Compliance**

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Digitally signed by Council Delegate: Braydon Aitken  
Organisation: Greater Shepparton City Council  
Date: 28/06/2013





# Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	<b>Plan</b>
Document Identification	<b>PS649091A</b>
Number of Pages (excluding this cover sheet)	<b>4</b>
Document Assembled	<b>15/08/2023 10:19</b>

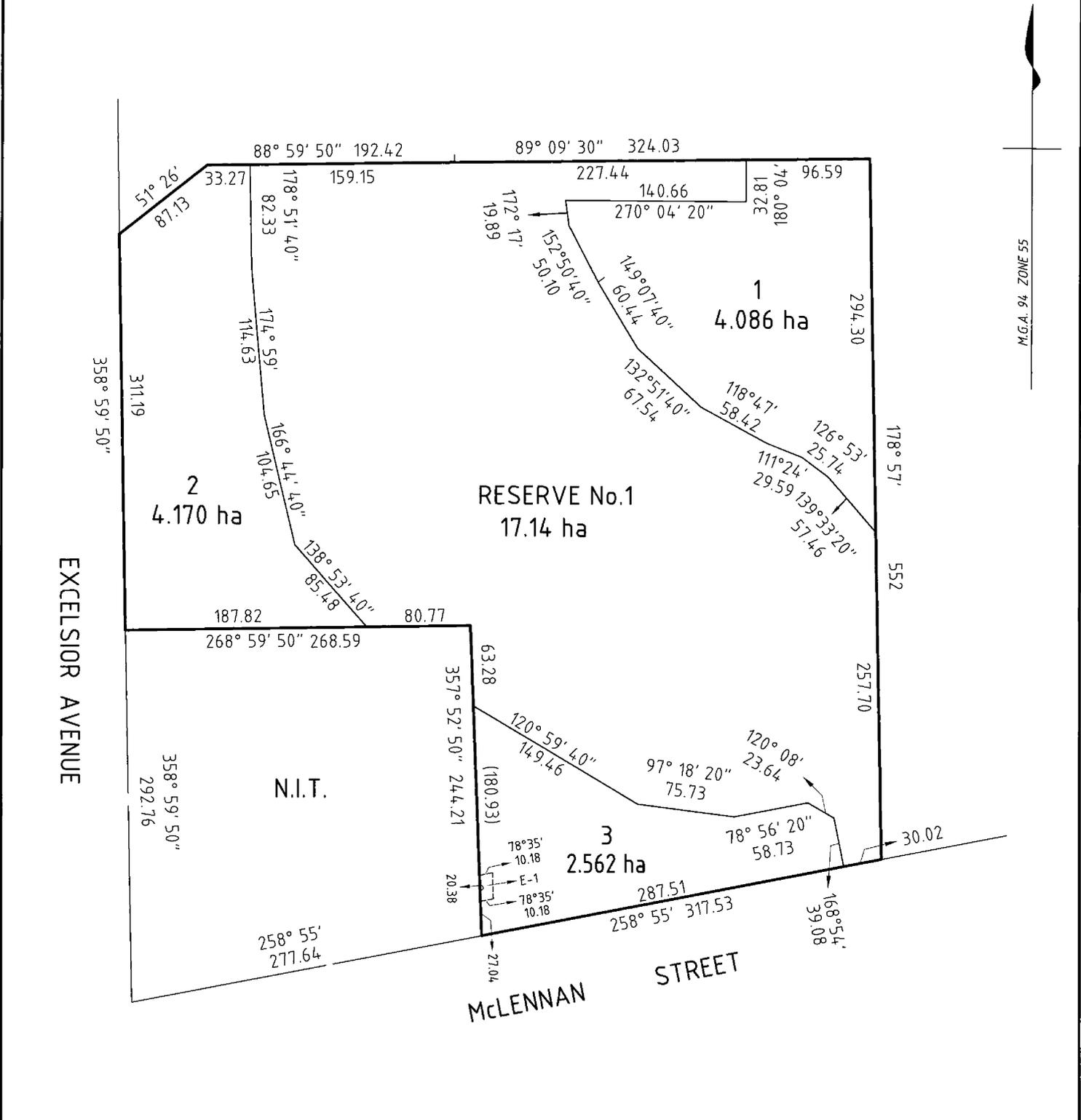
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The document is invalid if this cover sheet is removed or altered.

<b>PLAN OF SUBDIVISION</b> UNDER SECTION 35 OF THE SUBDIVISION ACT 1988		STAGE No. —	LRS USE ONLY <b>EDITION 1</b>	PLAN NUMBER <b>PS 649091 A</b>
<b>LOCATION OF LAND</b> PARISH: MOORoopNA TOWNSHIP: — SECTION: — CROWN ALLOTMENT: 56 & 65 (PARTS) CROWN PORTION: — TITLE REFERENCES: C/T V.6785 F.852 & V.3686 F.102 LAST PLAN REFERENCE/S: LOTS 1 & 2 TP 419940 B LOT 1 ON TP 432730 N POSTAL ADDRESS: 300 McLENNAN STREET MOORoopNA VIC. 3629 MGA Co-ordinates (of approx centre of land in plan) E 350 660 ZONE: 55 N 5 970 960		<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b> COUNCIL NAME: CITY OF GREATER SHEPPARTON REF: 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 11(7) of the Subdivision Act 1988. Date of original certification under Section 6. / / 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage ..... Council Delegate Council Seal Date / /  Re-certified under Section 11(7) of the Subdivision Act 1988. Council Delegate Council Seal Date / /		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON	STAGING This is not a staged subdivision. Planning permit No.		
RESERVE No.1	CITY OF GREATER SHEPPARTON	DEPTH LIMITATION NIL 1. THE LAND TO BE ACQUIRED BY COMPULSORY PROCESS IS RESERVE No. 1. 2. THE LAND IS TO BE ACQUIRED FREE FROM ALL ENCUMBRANCES OTHER THAN ANY EASEMENTS SPECIFIED ON THIS PLAN. 3. RESERVE No. 1 CONSOLIDATES THE ACQUIRED LAND WHEN THE LAST VESTING DEALING IS REGISTERED.  SURVEY. THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 100, 99, 98, 102, 104, 38 & 109 IN PROCLAIMED SURVEY AREA No. 39		
THIS IS A SPEAR PLAN				
EASEMENT INFORMATION		LRS USE ONLY		
LEGEND A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)		STATEMENT OF COMPLIANCE/ EXEMPTION STATEMENT		
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WATER SUPPLY AND DRAINAGE	SEE DIAGRAM	INST.710281	STATE RIVERS AND WATER SUPPLY COMMISSION
				RECEIVED <input checked="" type="checkbox"/> DATE: 23 / 05 / 2012
				LRS USE ONLY PLAN REGISTERED TIME 12:28PM DATE 30 / 07 / 2012  N. Le Assistant Registrar of Titles
				Sheet 1 of 3 Sheets
 LAND MANAGEMENT SURVEYS (SHEPPARTON) P/L 577 Wyndham St (PO Box 416) Shepparton Vic 3630 Tel (03) 5821 9600 Fax (03) 5831 2035 Email: shepparton@landman.com.au		LICENSED SURVEYOR (PRINT) MICHAEL ALAN TOLL SIGNATURE DIGITALLY SIGNED DATE / / REF 4878 B VERSION 06		DATE / / COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

<b>PLAN OF SUBDIVISION</b> UNDER SECTION 35 OF THE SUBDIVISION ACT 1988	STAGE No.	PLAN NUMBER
	—	PS 649091 A



**LMS** LAND MANAGEMENT SURVEYS  
(SHEPPARTON) P/L  
577 Wyndham Street (PO Box 416)  
Shepparton VIC 3632  
Tel (03) 5821 9600 Fax (03) 5831 2035  
Email: shepparton@landman.com.au

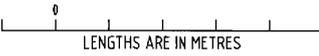
 LENGTHS ARE IN METRES	ORIGINAL	MICHAEL ALAN TOLL		SHEET 2
	SCALE 1:3000	LICENSED SURVEYOR (PRINT)	SIGNATURE	
SHEET SIZE A3	DIGITALLY SIGNED	DATE / /	DATE / /	
	REF 4878 B	VERSION 06	COUNCIL DELEGATE SIGNATURE	

	<b>PLAN OF SUBDIVISION</b> Under Section 35 of the Subdivision Act 1988	STAGE No. —	PLAN NUMBER <b>PS 649091 A</b>
--	--	----------------	-----------------------------------

**VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND**

Land affected	Land acquired by compulsory process prior to certification			Land acquired by compulsory process after registration of plan			Land acquired by agreement	LRS reference of transfers or notifications of vesting dates	Assistant Registrar of Titles Signature	
	Vesting date	Gov't Gaz.		Date of recording of vesting date	Vesting date	Gov't Gaz.				Date of registration of transfer
		Page	Year			Page	Year			
RESERVE No.1	25/01/2012	P.127 (G4)	2012						<b>N. Le</b>	

	<b>LAND MANAGEMENT SURVEYS</b> (SHEPPARTON) P/L	
	577 Wyndham St	(PO Box 416)
	Shepparton	Vic 3630
	Tel (03) 5821 9600	Fax (03) 5831 2035
	Email: shepparton@landman.com.au	

 LENGTHS ARE IN METRES	ORIGINAL SCALE	SHEET SIZE  A3	LICENSED SURVEYOR (PRINT) <b>MICHAEL ALAN TOLL</b>	SIGNATURE <b>DIGITALLY SIGNED</b>	DATE / /	SHEET 3
			REF <b>4878 B</b>	VERSION <b>06</b>	DATE / /	COUNCIL DELEGATE SIGNATURE



**Plan Pursuant to Section 35 PS649091A**  
**Re-Certification and Statement of Compliance of**  
**Acquisition Plans (Form 7)**

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S021428A  
Plan Number: PS649091A  
Responsible Authority Name: Greater Shepparton City Council  
Responsible Authority Reference Number 1: S-2012-15  
Surveyor's Plan Version: 06

This is a plan under section 35 of the **Subdivision Act 1988** which does not create any additional lots.

**Certification**

This plan is certified under section 11 (7) of the Subdivision Act 1988  
Date of original certification under section 6: 11/04/2012

**Public Open Space**

A requirement for public open space under section 18 of the Subdivision Act 1988

Has been made and the requirement is to be satisfied in stage:

Digitally signed by Council Delegate: Braydon Aitken  
Organisation: Greater Shepparton City Council  
Date: 28/06/2012

Produced 15/08/2023 11:42 AM

Volume 8906 Folio 293

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 08100 Folio 432

**RECORD OF HISTORICAL DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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**RECORD OF VOTS DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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05/04/2002	16/07/2002	AB195122N	Y
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TRANSFER OF MORTGAGE  
MORTGAGE S421274C 31/03/1993  
STATEWIDE SECURED INVESTMENTS LIMITED  
TRANSFER OF MORTGAGE AB195122N 05/04/2002

04/12/2003	10/12/2003	AC520247A	Y
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CREATION OF EASEMENT

30/06/2009	01/07/2009	AG598950H	Y
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DISCHARGE OF MORTGAGE  
AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)  
MORTGAGE P556098G  
MORTGAGE S421274C  
MORTGAGE S421275Y

30/06/2009	01/07/2009	AG598951F	Y
------------	------------	-----------	---

TRANSFER OF LAND BY ENDORSEMENT

FROM:  
FINBOROUGH HOLDINGS PTY LTD  
TO:  
FINBOROUGH TERRACES REALTY PTY LTD

RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Sole Proprietor  
FINBOROUGH TERRACES REALTY PTY LTD of 95 SHEPPARTON-EUROA ROAD  
SHEPPARTON EAST VIC 3631  
AG598951F 30/06/2009

05/04/2013	05/04/2013	AK272195C	Y
------------	------------	-----------	---

AGREEMENT SECTION 173 PLANNING AND ENVIRONMENT ACT 1987  
AGREEMENT Section 173 Planning and Environment Act 1987  
AK272195C 05/04/2013

22/11/2013	05/12/2013	AK733424W	Y
------------	------------	-----------	---

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Cancelled by AK733424W

22/11/2013            05/12/2013            PS649090C (S)            Y

PLAN OF SUBDIVISION SECTION 35 SUBDIVISION ACT

Cancelled by PS649090C

STATEMENT END

**VOTS Snapshot**

Volume 08906 Folio 293  
124002359199G  
Produced 16/07/2002 02:37 pm

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 125146.  
PARENT TITLE Volume 08100 Folio 432  
Created by instrument E177501 01/10/1971

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
FINBOROUGH HOLDINGS PTY. LTD. of 253 WYNDHAM STREET SHEPPARTON  
E177501 01/10/1971

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE P556098G 05/12/1989  
D & V INVESTMENTS LTD

MORTGAGE S421274C 31/03/1993  
D & V NOMINEES PTY LTD

MORTGAGE S421275Y 31/03/1993  
D & V INVESTMENTS LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP125146 FOR FURTHER DETAILS AND BOUNDARIES

---

**Paper Title Images**

8906/293 - Version 0, Date 27/02/2000

ORIGINAL

NOT TO BE TAKEN FROM THE OFFICE OF TITLES



VICTORIA

REGISTER BOOK

VOL. 8906 FOL. 293

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

VOL. 8906 FOL. 293

FINBOROUGH HOLDINGS PTY. LTD. of 253 Wyndham Street Shepparton is now the proprietor of an estate in fee simple subject to the encumbrances notified hereunder in ALL THAT piece of land delineated and coloured red on the map in the margin containing Eighteen acres Twenty nine perches and nine tenths of a perch or thereabouts being Lot 2 on Plan of Subdivision No.72396 and being part of Crown Allotment 65 Parish of Mooroopna County of Rodney--

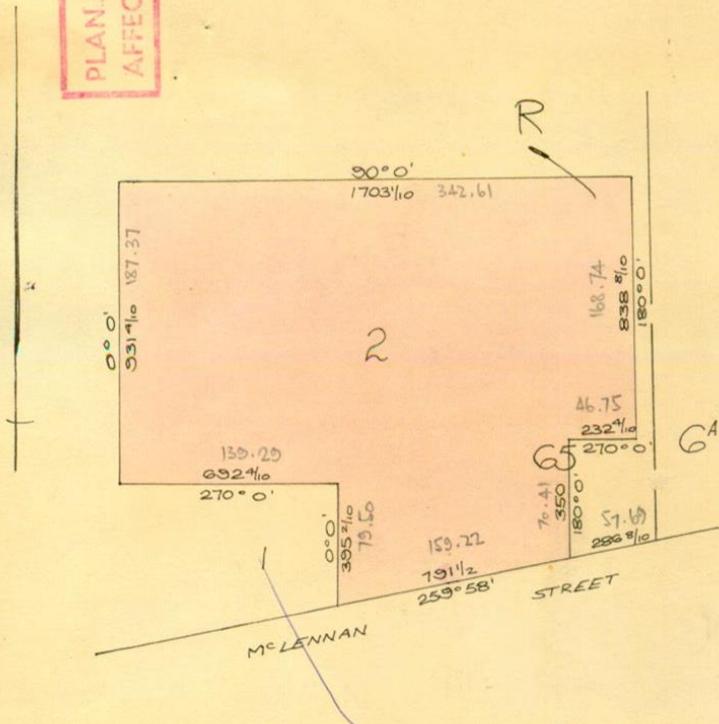
PLAN 125146 AFFECTS LAND HEREIN

DATED the 1st day of October 1971

Assistant Registrar of Titles



### ENCUMBRANCES REFERRED TO



FEE OF LOT <sup>2</sup> ~~AND ROAD ON~~ PLAN OF SUBDIVISION No. 125146 REMAINS IN THIS CERTIFICATE OF TITLE. DATE 15.9.78

MEASUREMENTS ARE IN LINKS.

DISCHARGED FROM MORTGAGE  
 H. 166137  
 REGISTERED 25th July 1978  
 No. 359320

OFFICE OF TITLES  
 A. S.  
 VICTORIA

TRANSFER AS TO PART No. H. 166137.  
 registered 25th July 1978.  
 CANCELLED AS TO PART  
 See Vol. 9293 of 331  
 Lot One.



MORTGAGE

D. & V. INVESTMENTS LTD.  
 REGISTERED 5/12/89  
 P556098G



MORTGAGE

D. & V. NOMINEES PTY. LTD.  
 S421274C 31/3/93



MORTGAGE

D. & V. INVESTMENTS LTD.  
 S421275Y 31/3/93



V.8906 F. 293

Produced 15/08/2023 11:54 AM

Volume 8100 Folio 432  
Folio Creation: Details Unknown  
Parent title Volume 07828 Folio 072

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

8100/432 - Version 0, Date 21/10/1999

**CANCELLED**  
Entered in the Register Book

**ORIGINAL**  
NOT TO BE TAKEN FROM  
THE OFFICE OF TITLES



Vol. 8100 Fol. 432

VICTORIA

**Certificate of Title**  
UNDER THE "TRANSFER OF LAND ACT 1954"

25/5/56

Desmond Brian Brennan of Shepparton Farmer is -----  
now the proprietor -----  
of an Estate in Fee-simple subject to the Encumbrances notified hereunder in  
All that piece of Land, delineated and coloured red on the map in the ----  
margin containing Twenty acres One rood Fifteen perches and one-half of a perch of-  
thereabouts being part of Crown Allotment 65 Parish of Mooroopna County of Rodney

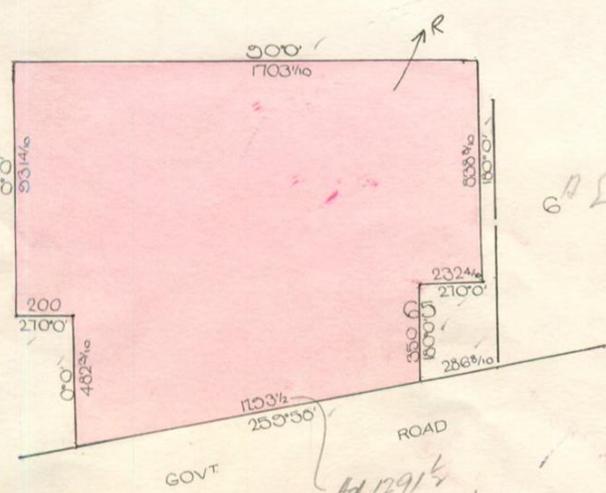
Dated the Sixteenth day of November  
thousand nine hundred and fifty-five.

*S. Kennedy*



Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



6 D Lillo  
CMB

Ad. 1291 1/2  
1100 ft. 7828/074  
18/11/66

THE MEASUREMENTS ARE IN links.

P/S 72396

Registered Plan 72396  
Plan 72396

Vol. 9828 Fol. 092

Transfer A 69345

Application

MORTGAGE to **Trusts and New Zealand Bank Limited**

16 NOV 1955

registered numbered A 69346

*S. Kennedy*  
Assistant Registrar of Titles



MORTGAGE to **MARJORIE JOAN DURWARD**

**LAURA GLADYS BRENNAN and MARIE JOYCE MORRIS**  
Registered 25th November 1968  
No. D251255



MORTGAGE to **MARJORIE JOAN TAYLES LAURA GLADYS BRENNAN and MARIE JOYCE MORRIS**

7 APR 1959

registered numbered A732428



CAVEAT No. D760133 LODGED 30th June 1970

CAVEAT WITHDRAWN 1.10.71



MORTGAGE to **MARJORIE JOAN TAYLES LAURA GLADYS BRENNAN and MARIE JOYCE MORRIS**  
Registered 7th April 1961  
Numbered B183822



TRANSFER AS TO BALANCE No. E 177501

registered 1st October 1971

CANCELLED See Vol. 8906 Fol. 293



MORTGAGE to **ELLEN MARGARET DOLAN**  
Registered 30th March 1962  
Numbered B392782



CANCELLED

MORTGAGE to **JOHN RIORDAN and FLORENCE MAID RIORDAN**  
Registered 3rd September 1963  
No. B740852



MORTGAGE to **MARTIN GERALD O'BRIEN**  
Registered 27th May 1965  
No. D251980



TRANSFER AS TO PART No. C477196

registered 2nd MAY 1966

CANCELLED AS TO PART

See Vol. 8628 Fol. 503



MORTGAGE to **MARJORIE JOAN DURWARD LAURA GLADYS BRENNAN MARIE JOYCE MORRIS and JOHN RIORDAN**

Registered 22nd December 1966  
No. C661636

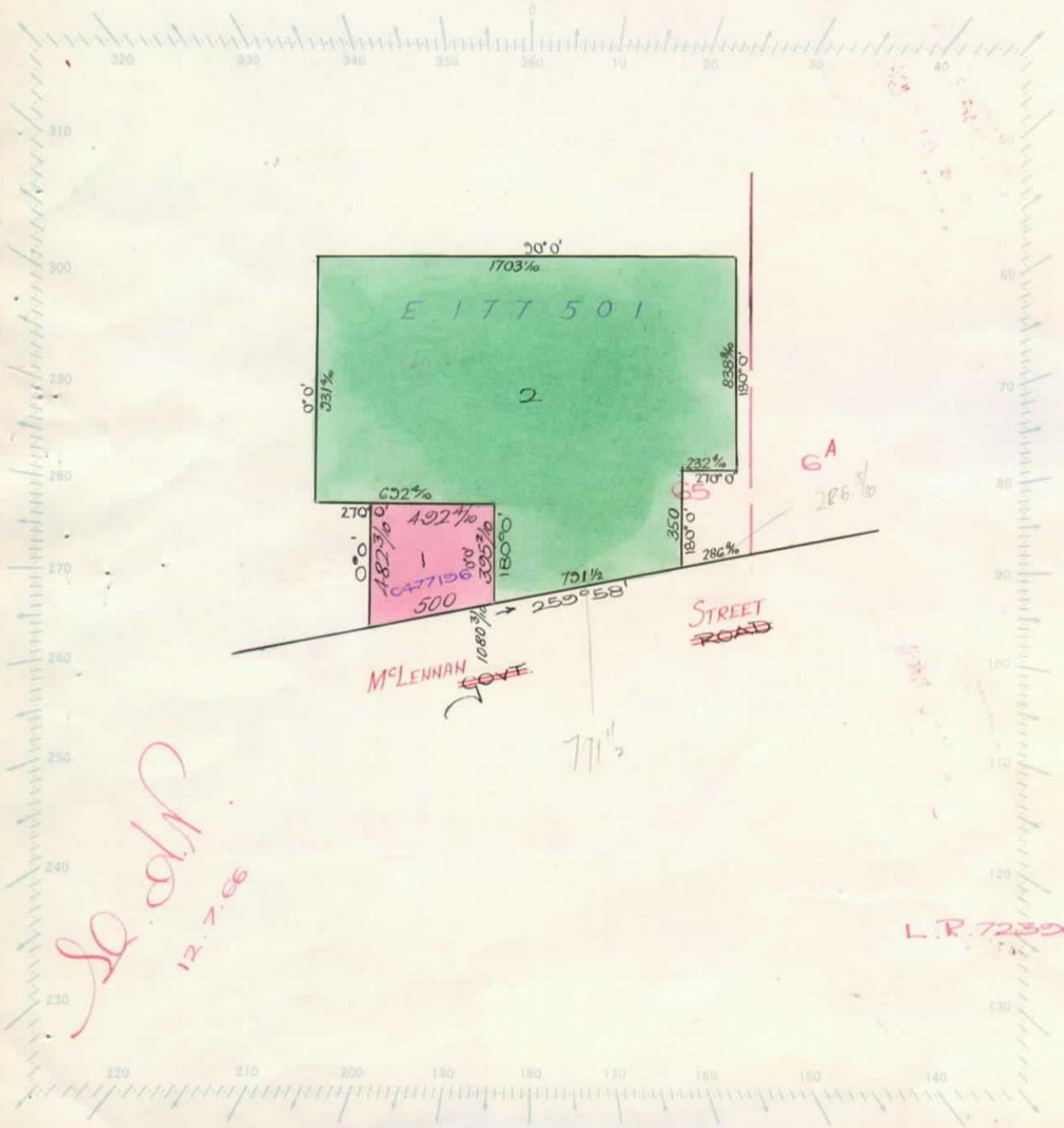


MORTGAGE to **JOHN ALOYSIUS O'DONOGHUE MARY O'DONOGHUE THELMA CHILCOTT JOHN RIORDAN MARJORIE JOAN DURWARD LAURA GLADYS BRENNAN and MARIE JOYCE MORRIS**  
Registered 5th November 1968  
No. D251255



SCALE: 6 Chains to one inch

Volume 8100 Folio 432



 **Natural Resources and Environment**  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY**  
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Produced 15/08/2023 12:02 PM

Volume 7828 Folio 072  
Folio Creation: Details Unknown  
Parent title Volume 03686 Folio 095

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

7828/072 - Version 0, Date 10/10/1999

5317338  
(3)

Entered in the Register Book **CANCELLED**

Vol. 7828 Fol. 072

*Handwritten initials*  
20-7-51

**ORIGINAL**  
NOT TO BE TAKEN FROM  
THE OFFICE OF TITLES



VICTORIA

**Certificate of Title**  
UNDER THE "TRANSFER OF LAND ACT 1928"

James Samuel Morrison and Edwin Francis Trenerry both of Shepparton Graziers are now the proprietors as tenants in common in equal shares ----- of an Estate in Fee-simple subject to the Encumbrances notified hereunder in -  
**All** that piece of Land, delineated and coloured red on the map in the ----- margin containing Twenty-one acres One rood Fifteen perches and one-half of a perch -- or thereabouts being part of Crown Allotment 65 Parish of Mooroopna County of Rodney



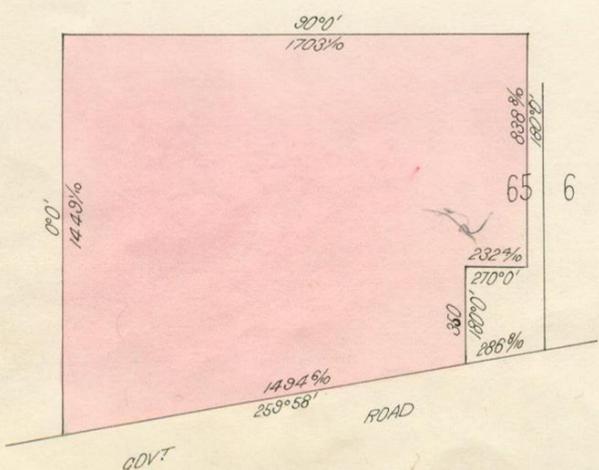
Dated the Eighth day of December One thousand nine hundred and fifty-two.

*Handwritten signature*

Assistant Registrar of Titles

**ENCUMBRANCES REFERRED TO**

- 65 1375/- 937
- 56 1303/- 519



*Handwritten signature*  
THE MEASUREMENTS ARE IN LINKS

Vol. 3686 Fol. 095

Transfer 2531602

Application

*William Yorke Richardson*

of *Moorepna, Farmer* is

now the proprietor of the within described estate by  
transfer registered on - 8 MAY 1953

and numbered 2557972

3/12/53



*J. J. Sweeney*  
Assistant Registrar of Titles

**TRANSFER AS TO PART to**

*William Ernest Slagg* registered.  
on 9 March 1955 numbered 2713630

**CANCELLED AS TO PART** See Certificate of  
title Vol. 8077 Fol. 334

Area AOROP

*J. J. Sweeney*  
Assistant Registrar of Titles

**TRANSFER AS TO BALANCE to**

*Desmond Brian Brennan*  
registered

on 18 NOV 1955 numbered A 69345

**CANCELLED** See Certificate of Title

Vol. 8100 Fol. 432

*J. J. Sweeney*  
Assistant Registrar of Titles

DUP WITH

25 MAY 1956

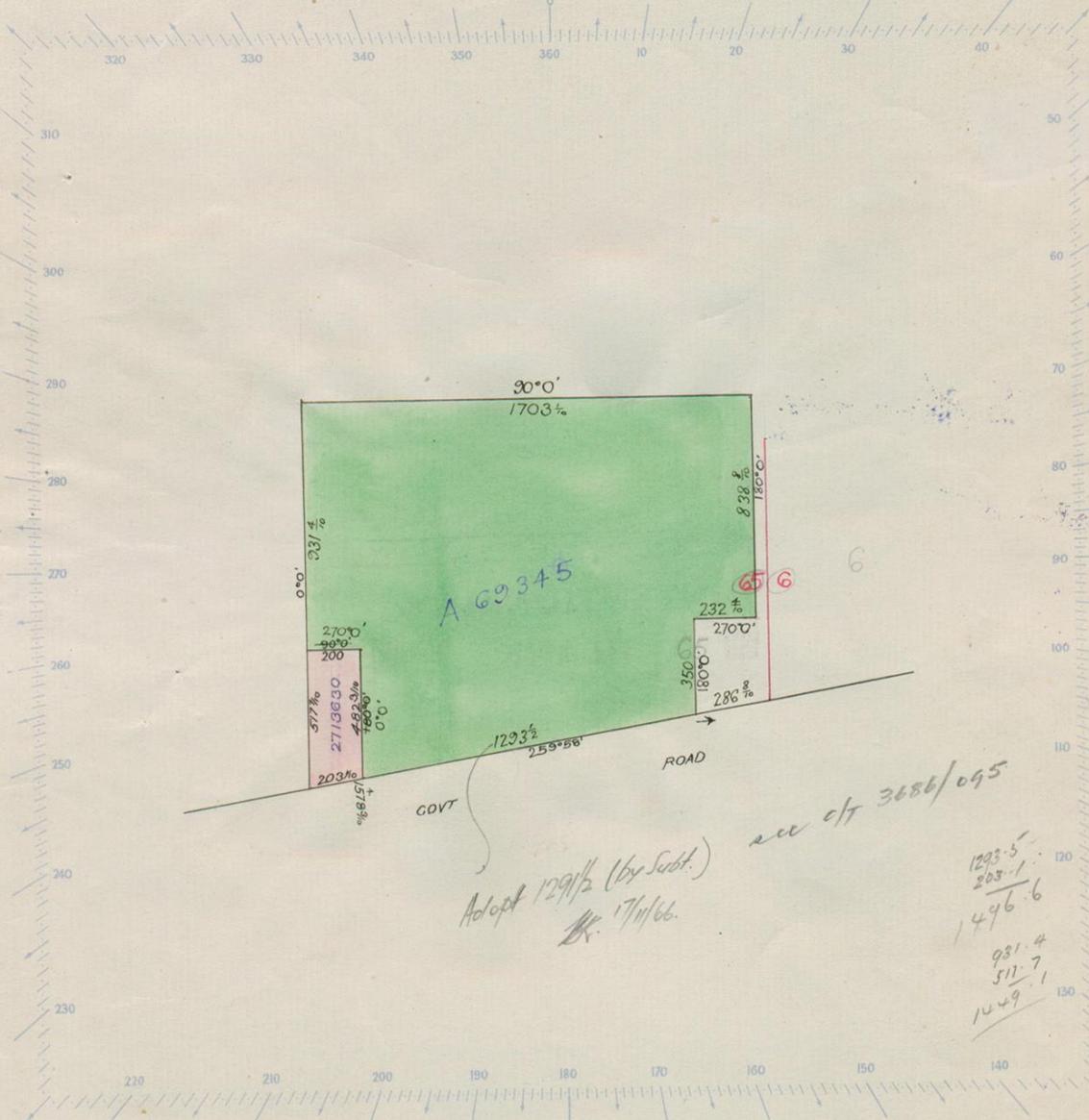
**CANCELLED**



T07828-072-1-8

SCALE: 5 CHAINS to one inch.

Vol. 7828 Fol. -072



Adopt 129 1/2 (by Subst.)  
Br. 17/11/66.

see ch 3686/095

1293.5  
203.1  
1496.6  
931.4  
511.7  
1449.1

1497.0  
577.0  
931.0

203.1  
1293.5  
286.8  
1783.4

ch 3686/-095 = 1781.4

1497.0  
203.1  
931.0

S.K.  
11/8/55

 **Natural Resources and Environment**  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY  
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Produced 15/08/2023 12:06 PM

Volume 3686 Folio 095  
Folio Creation: Details Unknown  
Parent title Volume 01410 Folio 826

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

3686/095 - Version 0, Date 08/02/2000

CANCELLED

Entered in the Register Book,

737095  
Vol. 3686 Fol. 738095



VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

60.6267  
14.1.18.

14

RHJ ✓

Walter James Wilson of Mooroopna Journalist is -----

now the proprietor of an Estate in Free-simple, subject to the Encumbrances notified hereunder in All the at piece of Land, delineated and coloured red on the map in the margin, containing Twenty-two acres and Eighteen perches or - thereabouts, being part of Crown Allotment Sixty-five Parish of Mooroopna County- of Rodney -----

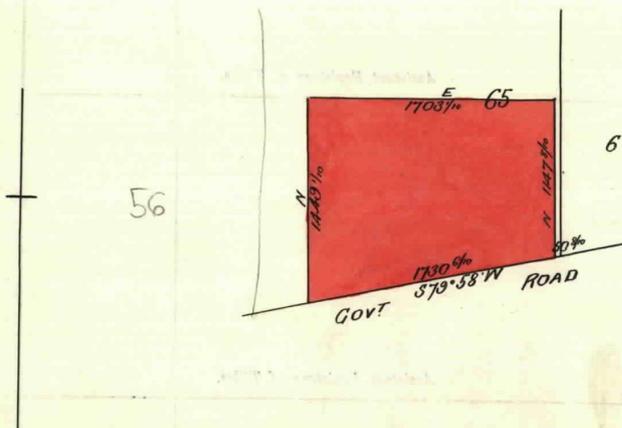
ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

Dated the Second day of April thousand nine hundred and thirteen.

day of April

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO



1730.6  
50.8  
1781.4



T03686-095-1-1

The Measurements are in links

Vol. 1440 Fol. 281826

Transfer. 710276

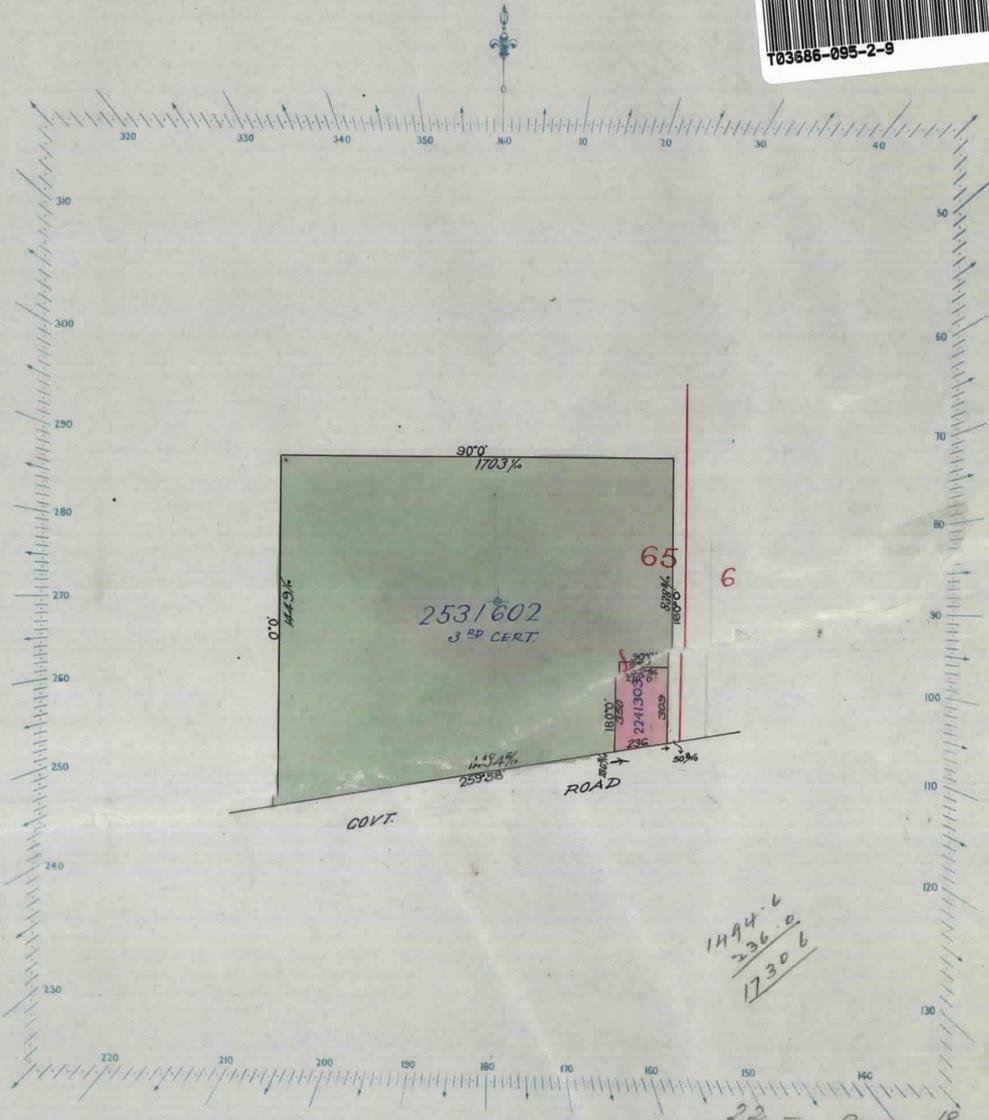
Application

55M 1914/5

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p><b>DISCHARGED</b>  <i>M. Wilson</i>  <i>Assistant Registrar of Titles</i>  29th September 1925</p>	<p>The 2<sup>nd</sup>  April 1913  at 1.46pm.</p>	<p>Walter James Wilson  The National Mutual Life  Association of Australasia  Limited  <i>M. Wilson</i>  Assistant Registrar of Titles.</p>	<p>319281</p>
<p>Charles Henry James of  Mooroopna. Farmer is  now the proprietor of the within described estate  by transfer from Walter James Wilson  registered on 5<sup>th</sup> February 1923 and numbered  1-37 87284.  <i>H. Norton</i>  Assistant Registrar of Titles.</p>		<p><i>H. Norton</i>  Assistant Registrar of Titles.</p>	
<p>TRANSFER AS TO PART  of Francis Charles James registered  on 17<sup>th</sup> August 1949 number 2241303  CANCELLED AS TO PART See Certificate of Title  Vol. 7300 Fol. 1459970  <i>H. Morrison</i>  Assistant Registrar of Titles.</p>		<p><i>H. Morrison</i>  Assistant Registrar of Titles.</p>	
<p>TRANSFER AS TO BALANCE to  James Samuel Morrison registered  and Edwin Francis Treherne numbered 2531602  on 8 Dec 1952  CANCELLED See Certificate of Title  Vol. 7828 Fol. 072  <i>H. Morrison</i>  Assistant Registrar of Titles.</p>		<p><i>H. Morrison</i>  Assistant Registrar of Titles.</p>	
<p><b>CANCELLED</b>  <b>DUP. WITH</b></p>		<p><i>H. Morrison</i>  Assistant Registrar of Titles.</p>	
	<p>JUL 1953</p>	<p><i>H. Morrison</i>  Assistant Registrar of Titles.</p>	

SCALE: 5 chains to an

Vol. 3686 fol. ~ 095



$$\begin{array}{r} 1494.6 \\ 336.0 \\ \hline 1730.6 \end{array}$$

$$\begin{array}{r} 23 - 0 - 18 \\ 0 - 3 - 2 1/2 \\ \hline 21 - 1 - 15 1/2 \end{array}$$

CEMENTITIOUSLY  
BLANK

Natural Resources and Environment  
SPECIALIST CONSULTANTS AND MANAGERS

Produced 15/08/2023 11:09 AM

Volume 1410 Folio 826  
Folio Creation: Details Unknown  
Parent title Volume 01375 Folio 937

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

1410/826 - Version 0, Date 21/04/2000

1410  
Entered in the Register Book  
Vol. 1410 Fol. 281826

**CANCELLED**



*Korua Samson*  
Assistant Registrar of Titles.

VICTORIA.

ORIGINAL CERTIFICATE.  
NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

*Frederick James Young of Moorofina Farmer*  
is now the proprietor of an Estate in Fee-simple, subject to the  
Encumbrances notified hereunder in All that piece of Land, delineated  
and colored red on the Map in the margin, containing fifty three acres  
one rood and twenty eight perches or thereabouts being  
Crown allotment sixty five parish of Moorofina County  
of Rodney.



T01410-826-1-1

Dated the seventeenth day of November One thousand eight  
hundred and eighty two.

*Korua Samson*



Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



**CANCELLED**

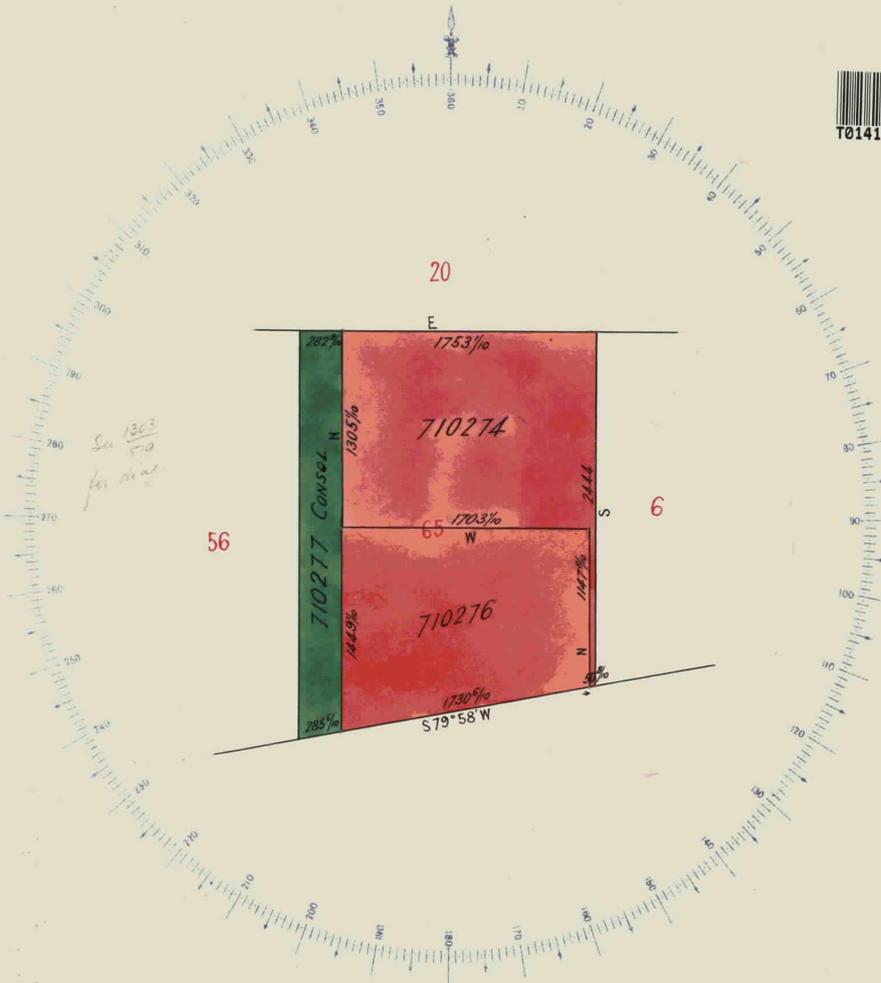
NATURE OF INSTRUMENT.	DAY AND HOUR OF ITS PRODUCTION.	NAMES OF THE PARTIES TO IT.	NUMBER OR SYMBOL THEREON.
<p><b>DISCHARGED</b>  <i>Wm. R. Young</i>            Assr. Reg. of Titles            22 May 1885</p>	<p>The 10 April 1883            at 2.33 pm</p>	<p>Frederick James Young            to            The Commercial Bank of            Australia, Limited,  <i>Wm. R. Young</i>            Assr. Reg. of Titles.</p>	<p>54094</p>
<p><b>DISCHARGED</b>  <i>Wm. R. Young</i>            Assr. Reg. of Titles            6<sup>th</sup> June 1888</p>	<p>The 22 May 1885            at 3 pm</p>	<p>Frederick James Young            to            Henry Gibbs and Hugh            McCall Hicks  <i>Wm. R. Young</i>            Assr. Reg. of Titles</p>	<p>65822</p>
<p><b>DISCHARGED</b>  <i>Wm. R. Young</i>            Assr. Reg. of Titles            5 November 1900</p>	<p>The 6<sup>th</sup> June 1888            at 2.3 pm</p>	<p>Frederick James Young            to            Henry Gibbs and Charles Henry            Victor Emmanuel Gibbs  <i>Wm. R. Young</i>            Assr. Reg. of Titles</p>	<p>41706</p>
<p><b>40%</b>  <i>Francis Tuckett</i>            now the proprietor of the within described Estate and Land by Transfer from the            named <i>Frederick James Young</i> registered on the 12<sup>th</sup> day of Nov. at 3 o'clock in the afternoon, and Numbered 434643</p>	<p>at 3 o'clock in the afternoon, and Numbered 434643</p>	<p>Francis Tuckett            to            Henry Gibbs and Charles Henry            Victor Emmanuel Gibbs  <i>Wm. R. Young</i>            Assr. Reg. of Titles</p>	<p>41701</p>
<p>Transfer as to part            Cancelled as to the land in            Certificate of Title 737091            Vol. 3686 Fol. 738091            Area 23 ac 1 rd 32 q per</p>	<p>The 2<sup>nd</sup> April 1913            at 1.46 pm</p>	<p>Francis Tuckett            to            Dorothy Murray Hall  <i>Wm. R. Young</i>            Assistant Registrar of Titles</p>	<p>737102</p>
<p>Transfer as to part            Cancelled as to the land in            Certificate of Title 737095            Vol. 3686 Fol. 738095            Area 22 ac 18 per</p>	<p>The 2<sup>nd</sup> April 1913            at 1.46 pm</p>	<p>Francis Tuckett            to            Walter James Wilson  <i>Wm. R. Young</i>            Assistant Registrar of Titles</p>	<p>737102</p>

NUMBER OF INSTRUMENT FOR WHICH THIS IS A TRANSFER  
 NAMES OF THE PARTIES TO THE INSTRUMENT  
 THE DAY OF THE MONTH AND YEAR  
 REGISTERED IN THE  
 REGISTER OF TITLES  
 ASSISTANT REGISTRAR OF TITLES

SCALE 8 Chains to one inch

# Titles Office Record of Subdivision

Vol. 1410 fol. 826



See 1363  
570  
for details

710274  
710276  
2754 3/4

Sketch  
28/4/03

 Natural Resources and Environment  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

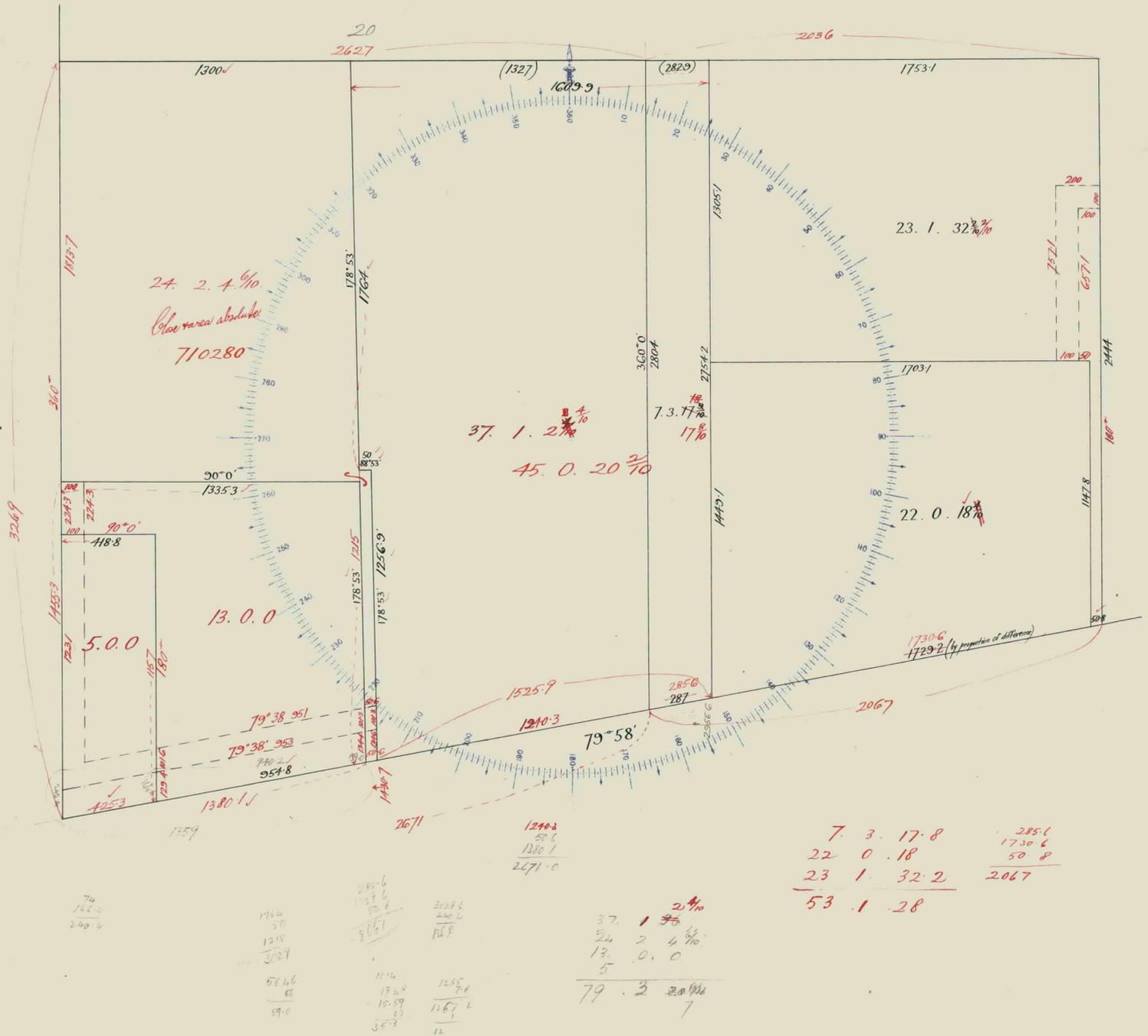
**INTENTIONALLY  
BLANK**

# Titles Office Record of Subdivision

SCALE ..... to one inch

Vol. .... fol. ....

1577927 to  
940.



T01410-826-3-8

11/08/2023

 Natural Resources and Environment  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY  
BLANK**

Produced 15/08/2023 11:29 AM

Volume 1375 Folio 937  
Folio Creation: Details Unknown

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

1375/937 - Version 0, Date 20/04/2000

11939  
20 Dec 1869

82  
389



Entered in the Register Book,

Vol. 1375 Folio 274937

CANCELLED

*Allybbs*

Registrar of Titles.

# Victoria

by the Grace of God of the United Kingdom of Great Britain and Ireland QUEEN Defender of the Faith to all to whom these presents shall come GREETING

Whereas in conformity with the laws relating to the sale and occupation of Crown Lands in our Colony of Victoria the person hereinafter named has in consideration of the sum of Fifty four pounds which sum has been duly paid to us become entitled to a grant in fee-simple of the land hereinafter described **Now know ye** that in consideration of the sum so paid and in pursuance of *The Land Act 1869* WE DO HEREBY GRANT unto

Joseph Browne of Rockhampton Queensland

his heirs and assigns **ALL THAT PIECE OF LAND** in the said Colony containing fifty three acres one rood and twenty eight perches more or less being Allotment sixty five in the Parish of Moorookina County of Rodney

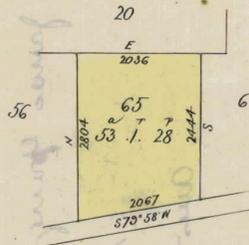
delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow **To hold** unto the said Joseph Browne

his heirs and assigns for ever **EXCEPTING** however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land **AND ALSO** reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining **PROVIDED ALWAYS** that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said Joseph Browne

his heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes

**AND THAT** the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine

**In testimony whereof** we have caused this our Grant to be sealed with the Seal of the said Colony **Witness** our trusty and well-beloved the Most Honorable George Augustus Constantine Marquis of Normandy Earl of Mulgrave Viscount Normandy and Baron Mulgrave of Mulgrave all in the County of York in the Peerage of the United Kingdom and Baron Mulgrave of New Ross in the County of Wexford in the Peerage of Ireland a Member of Her Majesty's Most Honorable Privy Council Knight Grand Cross of our Most Distinguished Order of Saint Michael and Saint George Governor and Commander-in-Chief of the said Colony of Victoria and its Dependencies and Vice-Admiral of the same at Melbourne this eleventh day of May in the forty fifth year of our Reign and in the year of our Lord One thousand eight hundred and eighty two



Note.— The bearings and measurements are approximately given in this plan.  
M. 458 <sup>10</sup>/<sub>100</sub>  
The measurements are in links.



T01375-937-1-6



*Allybbs*

MEMORIALS OF INSTRUMENTS

ORIGINAL CERTIFICATE

NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE

at the office of the Registrar of Titles, Melbourne, Victoria

apartments belonging to the Registrar of Titles, Melbourne, Victoria

MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
-----------------------	--	-----------------------------	---------------------------

Transfer

The 17<sup>th</sup>  
day of November  
1882 at 9-30  
o'clock in the fore noon.

Joseph Bourne

to

111684

Mr Frederick James Young

Knaushausen

aus Rep. g. Zitte

~~Vol. 114~~ Feb 28 1882

1410 - 826

for

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 15/08/2023 10:07 AM

Volume 11366 Folio 918  
Folio Creation: Created as a computer folio

Parent titles :  
Volume 03686 Folio 102          Volume 06785 Folio 852

**RECORD OF HISTORICAL DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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**RECORD OF VOTS DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
22/01/2014	22/01/2014	AK854721P	Y

TRANSFER OF LAND BY ENDORSEMENT

FROM:  
JOE LAGOZZINO  
SHIRLEY ANNE LAGOZZINO  
TO:  
GREATER SHEPPARTON CITY COUNCIL

RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Sole Proprietor  
GREATER SHEPPARTON CITY COUNCIL of 90 WELSFORD STREET SHEPPARTON  
VIC 3630  
AK854721P 22/01/2014

11/01/2017	11/01/2017	AN442957E	N
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RECTIFICATION PROPRIETOR PROPRIETORSHIP

FROM:  
GREATER SHEPPARTON CITY COUNCIL  
TO:  
GREATER SHEPPARTON CITY COUNCIL

RESULTING PROPRIETORSHIP:  
Estate Fee Simple  
Sole Proprietor  
GREATER SHEPPARTON CITY COUNCIL of 90 WELSFORD STREET SHEPPARTON VIC  
3630  
AN335724C 02/12/2016

11/01/2017	11/01/2017	AN443350Q	N
------------	------------	-----------	---

RECTIFICATION PROPRIETOR DERIVATION  
AN442957E

STATEMENT END

**VOTS Snapshot**

VOLUME 11366 FOLIO 918  
124042636134E  
Produced 30/07/2012 12:28 pm

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 649091A.

PARENT TITLES :

Volume 03686 Folio 102          Volume 06785 Folio 852

Created by instrument PS649091A 30/07/2012

**REGISTERED PROPRIETOR**

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JOE LAGOZZINO of GOVERNMENT ROAD TATURA

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

SHIRLEY ANNE LAGOZZINO of GOVERNMENT ROAD TATURA

PS649091A 30/07/2012

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS649091A FOR FURTHER DETAILS AND BOUNDARIES

**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 15/08/2023 10:27 AM

Volume 3686 Folio 102

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 01303 Folio 519            Volume 01410 Folio 826

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 14/05/2003 05:06:00 AM

**RECORD OF HISTORICAL DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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**RECORD OF VOTS DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
---------------------------------	------------------------------	---------	--------

30/12/2011	12/01/2012	AJ399497K	Y
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APPLICATION RE NOTICE OF INTENTION TO ACQUIRE LAND  
NOTICE as to part Section 10(1) Land Acquisition and Compensation Act 1986  
GREATER SHEPPARTON CITY COUNCIL  
ADDRESS FOR SERVICE OF NOTICES  
RIORDAN LEGAL PTY LTD of 124-126 FRYERS STREET SHEPPARTON VIC 3630  
AJ399497K 30/12/2011

23/05/2012	30/07/2012	PS649091A (S)	Y
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PLAN OF SUBDIVISION SECTION 35 SUBDIVISION ACT

Cancelled by PS649091A

STATEMENT END

**VOTS Snapshot**

VOLUME 03686 FOLIO 102  
124040483182U  
Produced 12/01/2012 04:07 pm

**LAND DESCRIPTION**

Lots 1 and 2 on Title Plan 419940B (formerly known as part of Crown Allotment 56, part of Crown Allotment 65 Parish of Mooropna).

PARENT TITLES :

Volume 01303 Folio 519            Volume 01410 Folio 826

Created by instrument F923306 10/11/1975

**REGISTERED PROPRIETOR**

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JOE LAGOZZINO of GOVERNMENT ROAD TATURA

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

SHIRLEY ANNE LAGOZZINO of GOVERNMENT ROAD TATURA  
F923306 10/11/1975

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP419940B FOR FURTHER DETAILS AND BOUNDARIES

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**Paper Title Images**

3686/102 - Edition 2, Version 0, Date 08/02/2000

**ORIGINAL**

**NOT TO BE TAKEN FROM THE OFFICE  
OF TITLES**



VICTORIA

REGISTER BOOK

VOL. 3686 FOL. 102

SECOND EDITION

# Certificate of Title

UNDER THE "TRANSFER OF LAND ACT."

JOE LAGOZZINO Farmer and SHIRLEY ANNE LAGOZZINO Married Woman - - - -

both of Government Road Tatura are now proprietors as tenants in - - - -

common in equal shares of an estate in fee simple subject to the - - - -

encumbrances notified hereunder in ALL THAT piece of land delineated and --

coloured red on the map hereon being part of Crown Allotments 56 and 65 --

Parish of Mooroopna County of Rodney - - - - -

DATED the 10th day of November 1975

FOL.  
SECOND EDITION  
VOL.

*W. Higgins*  
Assistant Registrar of Titles



## ENCUMBRANCES REFERRED TO



Derived from Vols. 1303 Fols. 519  
1410 826

F923306

MEASUREMENTS ARE IN METRES

AREA IS IN HECTARES (ha)

*apl*

VOL.

FOL.

INSTRUMENT

APPLICATION

-PL

**MORTGAGE**

to RURAL FINANCE AND

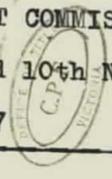
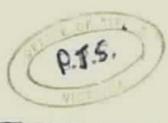
VOL. 3686

FOL. 102

SETTLEMENT COMMISSION

Registered 10th November, 1975

No. F923307



Entered in the Register Book,



Vol. 3686 Fol. 738102  
CANCELLED  
FIRST EDITION  
10/9/18  
10/5/13

VICTORIA.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

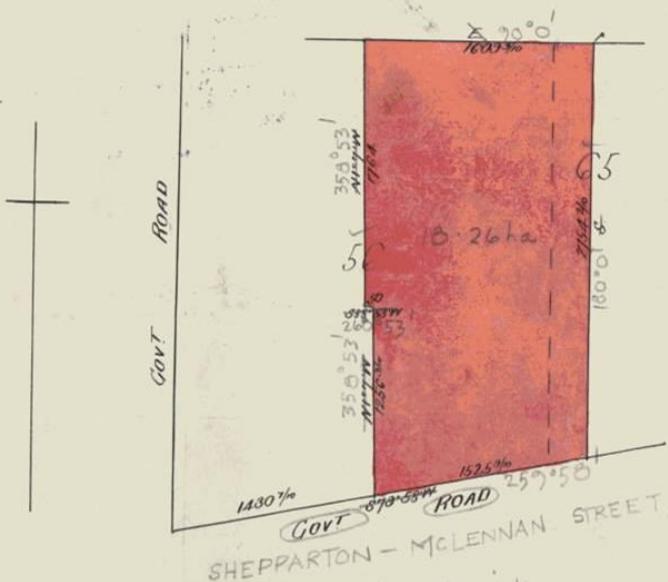
William Briggs of Mooroopna Farmer is -----  
now the proprietor of an Estate in Fee-simple, subject to the Encumbrances  
notified hereunder in All that piece of Land, delineated and coloured  
red on the map in the margin containing Forty-five Acres Twenty perches and Two-  
tenths of a perch or thereabouts being part of Crown Allotments Fifty-six and ---  
Sixty-five Parish of Mooroopna County of Rodney -----

ORIGINAL CERTIFICATE.  
Not to be dealt with outside the Titles Office.

Dated the Second  
thousand nine hundred and thirteen.

day of April One  
*[Signature]*  
Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



Adopted under  
Litho 10/5-12-75



T03686-102-01%-1-7

Vol. 1303 Fol. 260519  
1410 281826

Transfer. 710277  
Roll 1577933

Application

75/11

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
<p><b>DISCHARGED</b> 13th December 1935</p>	<p>The 2<sup>nd</sup> April 1913 at 1.46am</p>	<p>William Briggs The National Mutual Life Association of Australasia Limited J. H. H. H. H. Assistant Registrar of Titles.</p>	<p>319252 ✓</p>
<p>18th</p>	<p>Michael Malone of Jatura Contractor is now the proprietor of the within described estate and land pursuant to a transfer from the within named William Briggs registered on the 25<sup>th</sup> day of August 1915 at 11.29 o'clock in the forenoon and numbered 783864 30.8/15/16</p>	<p>A. P. Richter. Assistant Registrar of Titles.</p>	
<p>23</p>	<p>William James Gretton of Clunes Engine Fitter is now the proprietor of the within described estate and land pursuant to a transfer from the above-named Michael Malone registered on the 11th day of November 1915 at 10.8 o'clock in the forenoon and numbered 789223. 18.11.15</p>	<p>N. A. Sweeney Assistant Registrar of Titles.</p>	
<p>14</p>	<p>James Daniel Bernard Boon of Ardmona Farmer is now the proprietor of the within described estate and land pursuant to a transfer from William James Gretton registered on the 26<sup>th</sup> day of April 1916 at 3.45 o'clock in the afternoon and numbered 799881. ✓</p>	<p>J. H. H. H. H. Assistant Registrar of Titles.</p>	
<p>14</p>	<p>William Edward James of Mooroopna Farmer is now the proprietor of the within described estate by transfer registered on 13th December 1935 and numbered 1598916 24.1.36 Assistant Registrar of Titles</p>	<p>James Agnew of 1. Bay Street Hampton Grocer is now the proprietor of the within described estate by transfer registered on 20<sup>th</sup> February 1950 and numbered 2281662 W. H. H. H. H. Assistant Registrar of Titles. 30/5/50</p>	
<p>11-7</p>	<p>Elsie May Bruce of Ardmona Married Woman is now the proprietor of the within described estate by transfer registered on 25<sup>th</sup> October 1937 and numbered 1666845 Y. A. A. A. Assistant Registrar of Titles</p>	<p>Walter Cowan of Ardmona Road Mooroopna Farmer is now the proprietor of the within described estate by transfer registered on 21<sup>st</sup> June 1950 and numbered 2337987 1-2-51 Assistant Registrar of Titles</p>	

For Examiners of Instruments  
see instrument marked "A"

**ORIGINAL**

Assistant Registrar of Titles.

WALTER COWAN died on 30th April 1973

Letters of Administration of his Estate

have been granted to DORIS IRENE COWAN

of Midland Highway Mooroopna Widow

Registered 1st August 1975

No. F796026



TRANSFER No. F 923306

registered 10th November 1975

CANCELLED See Second Edition



T03686-102-01X-2-3

**CANCELLED**  
FIRST EDITION

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**HISTORICAL SEARCH STATEMENT**

**Land Use Victoria**

Produced 15/08/2023 10:42 AM

Volume 6785 Folio 852

Folio Creation: Created as paper folio continued as computer folio

Parent title Volume 03686 Folio 104

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 13/05/2003 05:17:18 AM

**RECORD OF HISTORICAL DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged	Dealing Type and Details
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**RECORD OF VOTS DEALINGS**

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
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30/12/2011	12/01/2012	AJ399497K	Y
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APPLICATION RE NOTICE OF INTENTION TO ACQUIRE LAND

NOTICE as to part Section 10(1) Land Acquisition and Compensation Act 1986

GREATER SHEPPARTON CITY COUNCIL

ADDRESS FOR SERVICE OF NOTICES

RIORDAN LEGAL PTY LTD of 124-126 FRYERS STREET SHEPPARTON VIC 3630

AJ399497K 30/12/2011

23/05/2012	30/07/2012	PS649091A (S)	Y
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PLAN OF SUBDIVISION SECTION 35 SUBDIVISION ACT

Cancelled by PS649091A

STATEMENT END

**VOTS Snapshot**

VOLUME 06785 FOLIO 852

124040483183T

Produced 12/01/2012 04:07 pm

**LAND DESCRIPTION**

Lot 1 on Title Plan 432730N (formerly known as part of Crown Allotment 56 Parish of Mooroopna).

PARENT TITLE Volume 03686 Folio 104

Created by instrument 1953129 21/05/1945

**REGISTERED PROPRIETOR**

## **HISTORICAL SEARCH STATEMENT**

## **Land Use Victoria**

Page 2 of 6

Estate Fee Simple

TENANTS IN COMMON

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

JOE LAGOZZINO of GOVERNMENT ROAD TATURA

As to 1 of a total of 2 equal undivided shares

Sole Proprietor

SHIRLEY ANNE LAGOZZINO of GOVERNMENT ROAD TATURA

F923306 10/11/1975

## **ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

## **DIAGRAM LOCATION**

SEE TP432730N FOR FURTHER DETAILS AND BOUNDARIES

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## **Paper Title Images**

6785/852 - Version 0, Date 03/09/1999



Vol. 3686 Fol. 73710

Transfer. 1953129

Application.

*Esie May Bruce of  
Selmona Road Mooroopna  
Married Woman is  
now the proprietor of the within described estate by  
transfer registered on 9<sup>th</sup> August 1946  
and numbered 2028830.*

*W.P. Fitzgerald*  
11.11.46  
Assistant Registrar of Titles

CANCELLED as to part pursuant to Sec. 54  
Act 6399 See Certificate of Title  
Vol. 9553 Fol. 454  
Registered 21<sup>st</sup> March 1984  
No. K809088



Not entered on Duplicate  
pursuant to Section 54  
Act 6399

*James Agnew of 1 May Street  
Hampton Grange is  
now the proprietor of the within described estate by  
transfer registered on 20<sup>th</sup> February 1950*

*and numbered 2281662*  
*W.P. Fitzgerald*  
30/5/50  
Assistant Registrar of Titles

*Walter Cowan of Ardmona Road  
Mooroopna Farmer is*

*now the proprietor of the within described estate by  
transfer registered on 21<sup>st</sup> June 1950  
and numbered 2337989*

*J. J. J. J.*  
1.7.51  
Assistant Registrar of Titles

S.O.

WALTER COWAN died on 30th April 1973 Letters of Administration of his Estate have been granted to DORIS IRENE COWAN of Midland Highway Mooroopna Widow

Registered 1st August 1975

No. F796026



JOE LAGOZZINO Farmer and SHIRLEY ANNE LAGOZZINO Married Woman both of Government Road Tatura are now proprietors of TENANTS IN COMMON IN EQUAL SHARES

Registered 10th November 1975

No. F923306



**WILKINSON** to RURAL FINANCE AND SETTLEMENT

Registered 10th November 1975



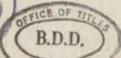
**E RIVERS & WATER SUPPLY COMMISSION**

Notice to section 57 of the Transfer of Land Act 1958 relating to the compulsory acquisition of land comprised in the Mooroopna

APR 1982 K809088

MAY 1982

29/7/82

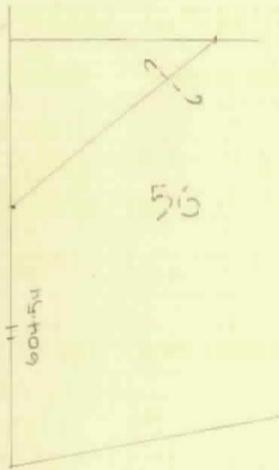


(Plan with letter)

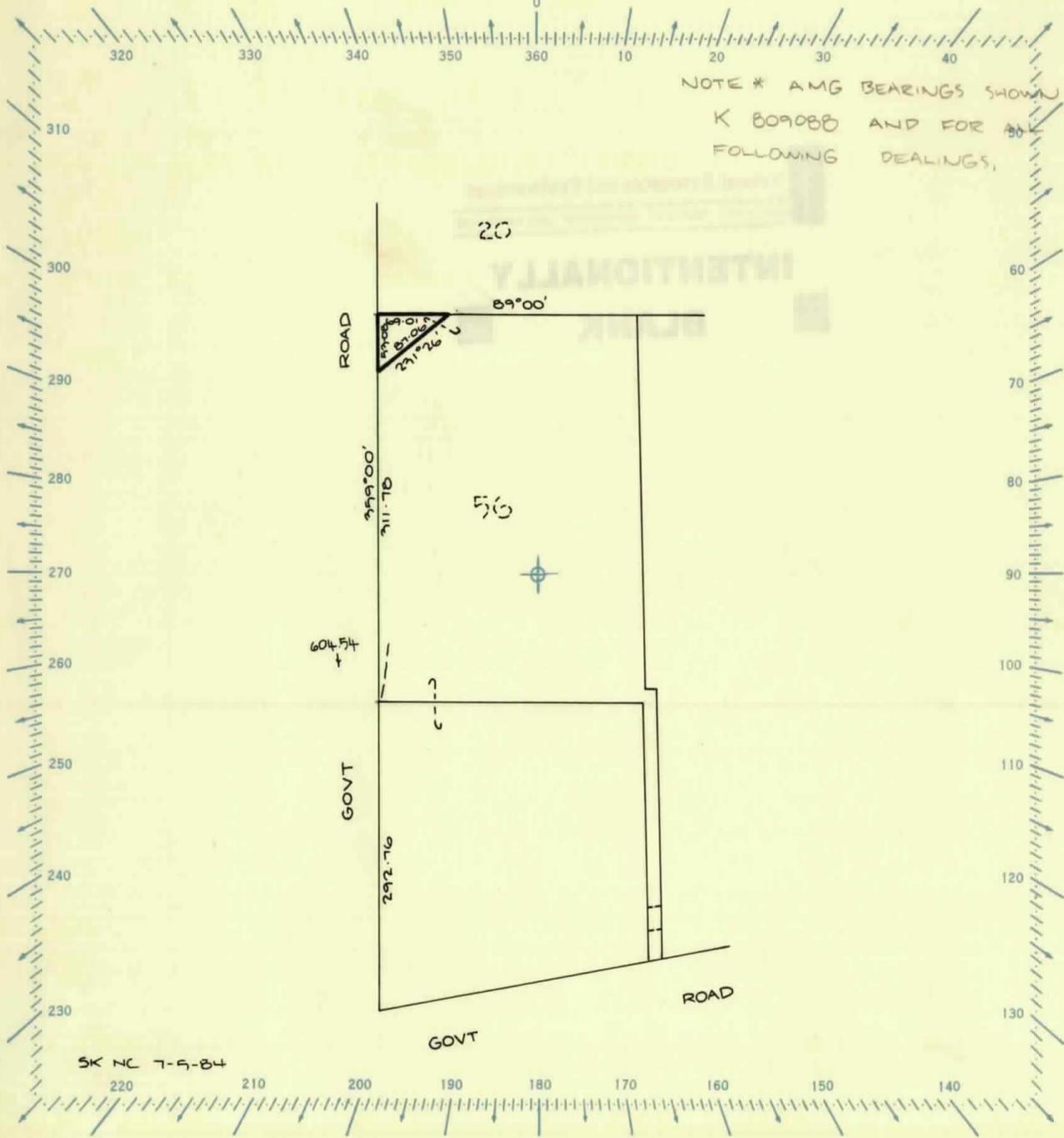
SCALE .....

Volume 6785 Folio 892

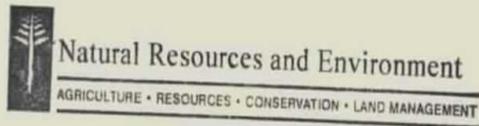
LENGTHS ARE IN METRES



NOTE \* AMG BEARINGS SHOWN FOR  
 K 809088 AND FOR  
 FOLLOWING DEALINGS.



SK NC 7-9-84



**INTENTIONALLY**  
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Produced 15/08/2023 11:02 AM

Volume 1303 Folio 519  
Folio Creation: Details Unknown

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

1303/519 - Version 0, Date 18/04/2000

8/189  
21205  
20 Dec 1869



Entered in the Register Books, Folio 260519  
**CANCELLED**  
Nagelber

Registrar of Titles.

# Victoria

by the Grace of God of the United Kingdom of Great Britain and Ireland Queen Defender of the Faith to all to whom these presents shall come GREETING  
Whereas in conformity with the laws relating to the sale and occupation of Crown Lands in our Colony of Victoria the person hereinafter named has in consideration of the sum of Eighty pounds become entitled to a grant in fee simple of the land hereinafter described Now know ye that in consideration of the sum so paid and in pursuance of *The Land Act 1869* WE DO HEREBY GRANT unto

*Francis Suckell of Mooroonpa*

heirs and assigns **ALL** THAT PIECE OF LAND in the said Colony containing *seventy nine acres three roods and seven perches more or less being Allotment 443 in the Parish of Mooroonpa County of Rodney*

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow To hold unto the said *Francis Suckell*

heirs and assigns for ever EXCEPTING however unto us our heirs and successors all gold and auriferous earth or stone and all mines containing gold within the boundaries of the said land AND ALSO reserving to us our heirs and successors free liberty and authority for us our heirs and successors at any time or times hereafter to enter upon the said land and to search and mine therein for gold and to extract and remove therefrom any gold and any auriferous earth or stone and for the purposes aforesaid to sink shafts erect machinery carry on any works and do any other things which may be necessary or usual in mining PROVIDED ALWAYS that it shall be lawful for us our heirs and successors at any time on paying full compensation to the said *Francis Suckell*

heirs executors administrators or assigns for the full value other than auriferous of the said piece of land or so much thereof as may be resumed as hereinafter mentioned and of the improvements upon the said piece of land or the part so resumed such value in case of disagreement to be ascertained by arbitration to resume the said piece of land or any part thereof for mining purposes AND THAT the terms conditions and events upon which such land may be resumed and the manner in which such arbitration may be conducted may be determined by regulations in such manner as the Governor in Council may from time to time direct or if at any time no such regulations shall be in force then by the regulations concerning the resumption of land for mining purposes in force at the date of this Grant unless Parliament shall otherwise determine.

In testimony whereof we have caused this our Grant to be sealed with the Seal of the said Colony ~~Witness~~ our trusty and well-beloved the Most Honorable George Augustus Constantine Marquis of Normanby Earl of Mulgrave Viscount Normanby and Baron Mulgrave of Mulgrave all in the County of West in the Peerage of the United Kingdom and Baron Mulgrave of New Ross in the County of Wexford in the Peerage of Great Britain a Member of Her Majesty's Most Honorable Privy Council Knight Grand Cross of our Most Distinguished Order of Saint Michael and Saint George Governor and Commander-in-Chief of the said Colony of Victoria and its Dependencies and Vice-Chancellor of the same at Melbourne this *thirty first* day of *August* in the *forty fifth* year of our Reign and in the year of our Lord *One thousand eight hundred and eighty-one*



*Francis Suckell*



NOTE.—The bearings and measurements are approximately given in this plan. The measurements are in links.

NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE.  
ORIGINAL CROWN GRANT.

M 107  
L85

619

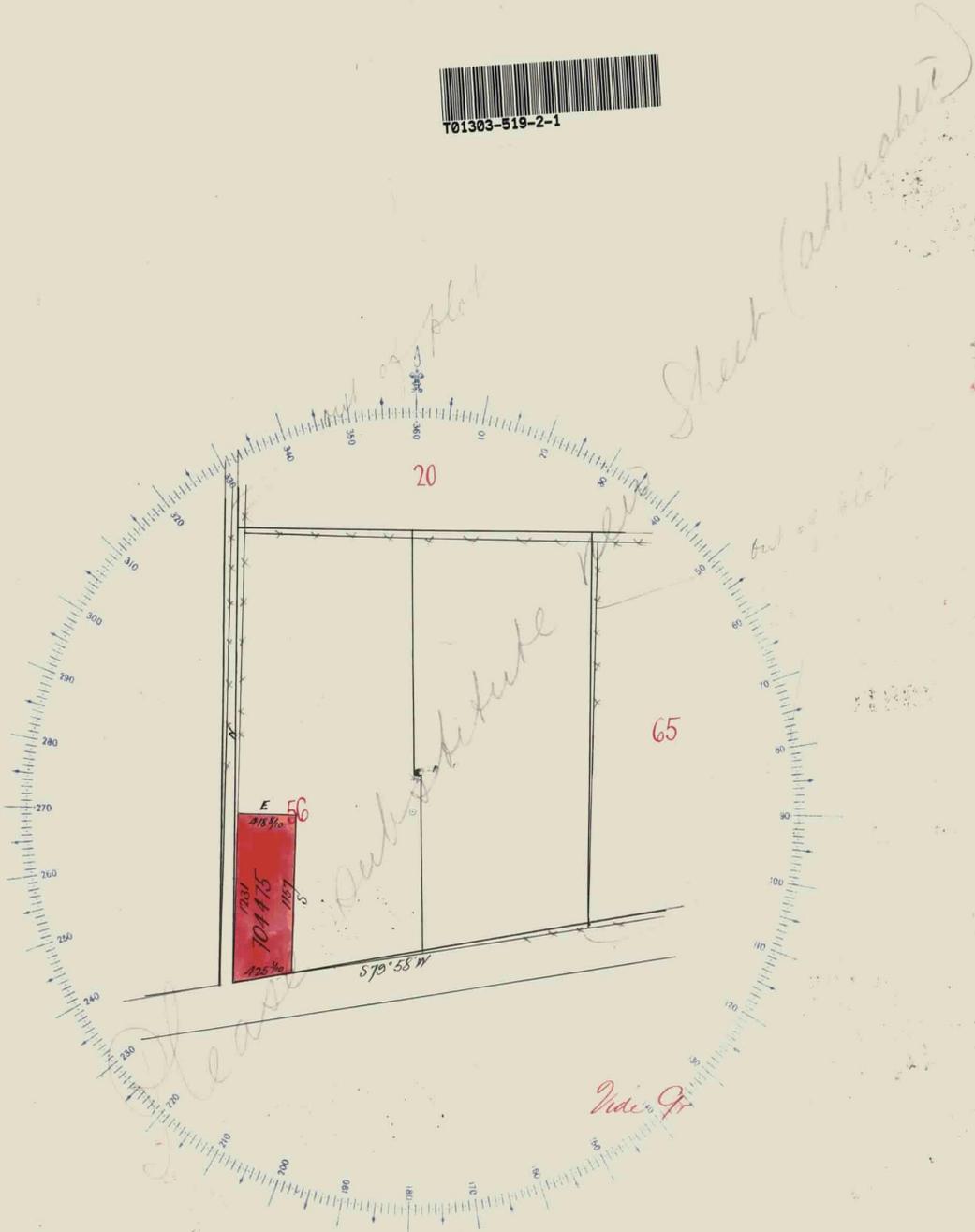
MEMORIALS OF INSTRUMENTS.

Nature of Instrument.	Time of its Production for Registration.	Names of the Parties to it.	Number or Symbol thereon.
<p><i>12<sup>th</sup> September 1889</i></p> <p><b>DISCHARGED.</b> <i>Some</i></p> <p><b>ASST. DEPT. OF TITLES.</b></p> <p>Transfer as to part Cancelled as to the land in Certificate of Title. Vol. <b>3663</b> Fol. <b>732163</b> Area 5 acres.</p>	<p>The 16<sup>th</sup> day of August 1888, at 1.3 o'clock in the after noon.</p>	<p>Francis Suckett to The Bank of Australasia</p> <p><i>Sumption</i> <i>Asst Registrar of Titles</i></p>	<p>56124</p>
<p>Transfer as to part Cancelled as to the land in Certificate of Title. Vol. <b>3663</b> Fol. <b>732163</b> Area 5 acres.</p>	<p>9<sup>th</sup> January 1913 at 2.43 p.m.</p>	<p>Francis Suckett to State Rivers and Water Supply Commission.</p> <p><i>W. Byrnes</i> Assistant Registrar of Titles.</p>	<p>704475.</p>
<p>Transfer as to part Cancelled as to part of the land in consolidated Certificate of Title. Vol. <b>3686</b> Fol. <b>738102</b> <b>737102</b></p>	<p>The 2<sup>nd</sup> April 1913 at 1.46 p.m.</p>	<p>Francis Suckett to William Briggs</p> <p><i>W. Byrnes</i> Assistant Registrar of Titles.</p>	<p>710277</p>
<p>Transfer as to part Cancelled as to the land in Certificate of Title. <b>737103</b> Vol. <b>3686</b> Fol. <b>738103</b> Area 13 acres</p>	<p>The 2<sup>nd</sup> April 1913 at 1.46 p.m.</p>	<p>Francis Suckett to Christina Elizabeth Brown</p> <p><i>W. Byrnes</i> Assistant Registrar of Titles.</p>	<p>710278</p>
<p>Transfer as to balance Cancelled see Certificate of Title. Vol. <b>3686</b> Fol. <b>738101</b> <b>737104</b></p>	<p>The 2<sup>nd</sup> April 1913 at 1.46 p.m.</p>	<p>Francis Suckett to Charles Hutchinson Brown</p> <p><i>W. Byrnes</i> Assistant Registrar of Titles.</p>	<p>710280</p>

# Titles Office Record of Subdivision

Register Book Vol. 1303 fol. -519

SCALE 8 chains to one inch



Sketch  
1/11/13

 Natural Resources and Environment  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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 Natural Resources and Environment  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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**BLANK**

Produced 15/08/2023 11:09 AM

Volume 1410 Folio 826  
Folio Creation: Details Unknown  
Parent title Volume 01375 Folio 937

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

1410/826 - Version 0, Date 21/04/2000

1410  
Entered in the Register Book  
Vol. 1410 Fol. 281826

**CANCELLED**



*Korua Samson*  
Assistant Registrar of Titles.

VICTORIA.

ORIGINAL CERTIFICATE.  
NOT TO BE DEALT WITH OUTSIDE THE TITLES OFFICE.

# Certificate of Title,

UNDER THE "TRANSFER OF LAND STATUTE."

*Frederick James Young of Moorofina Farmer*  
is now the proprietor of an Estate in Fee-simple, subject to the  
Encumbrances notified hereunder in All that piece of Land, delineated  
and colored red on the Map in the margin, containing fifty three acres  
one rood and twenty eight perches or thereabouts being  
Crown allotment sixty five parish of Moorofina County  
of Rodney.



T01410-826-1-1

Dated the seventeenth day of November One thousand eight  
hundred and eighty two.

*Korua Samson*



Assistant Registrar of Titles.

ENCUMBRANCES REFERRED TO.



**CANCELLED**

NATURE OF INSTRUMENT.	DAY AND HOUR OF ITS PRODUCTION.	NAMES OF THE PARTIES TO IT.	NUMBER OR SYMBOL THEREON.
<p><b>DISCHARGED</b>  <i>Wm. Young</i>            Assr. Reg. of Titles            22 May 1885</p>	<p>The 10 April 1883            at 2.33 pm</p>	<p>Frederick James Young            to            The Commercial Bank of            Australia, Limited,  <i>Wm. Young</i>            Assr. Reg. of Titles.</p>	<p>54094</p>
<p><b>DISCHARGED</b>  <i>Wm. Young</i>            Assr. Reg. of Titles            6<sup>th</sup> June 1888</p>	<p>The 22 May 1885            at 3 pm</p>	<p>Frederick James Young            to            Henry Gibbs and Hugh            McCall Hicks  <i>Wm. Young</i>            Assr. Reg. of Titles</p>	<p>65822</p>
<p><b>DISCHARGED</b>  <i>Wm. Young</i>            Assr. Reg. of Titles            5 November 1900</p>	<p>The 6<sup>th</sup> June 1888            at 2.3 pm</p>	<p>Frederick James Young            to            Henry Gibbs and Charles Henry            Victor Emmanuel Gibbs  <i>Wm. Young</i>            Assr. Reg. of Titles</p>	<p>41706</p>
<p><b>Transfer as to part            Cancelled as to the land in            Certificate of Title 737091            Vol. 3686 Fol. 738091            Area 23 ac 1 rd 32 q per</b></p>	<p>The 2<sup>nd</sup>            April 1913            at 1.46 pm</p>	<p>Francis Tuckett            to            Dorothy Murray Hall  <i>Wm. Young</i>            Assistant Registrar of Titles</p>	<p>737091</p>
<p><b>Transfer as to part            Cancelled as to the land in            Certificate of Title 737095            Vol. 3686 Fol. 738095            Area 22 ac 18 per</b></p>	<p>The 2<sup>nd</sup>            April 1913            at 1.46 pm</p>	<p>Francis Tuckett            to            Walter James Wilson  <i>Wm. Young</i>            Assistant Registrar of Titles</p>	<p>737095</p>

*Francis Tuckett* of Mooropna Farmer is now the proprietor of the within described Estate and Land by Transfer from the within named *Frederick James Young* registered on the 12<sup>th</sup> day of May at 3 o'clock in the afternoon, and Numbered 434643

REGISTERED  
 NAMES OF THE PARTIES TO THE INSTRUMENT  
 THE DAY OF  
 PRODUCTION  
 OF THE INSTRUMENT  
 IN THE  
 REGISTER  
 OF  
 TITLES  
 IN  
 THE  
 COLONY  
 OF  
 SOUTH  
 AUSTRALIA  
 ASSISTANT REGISTRAR OF TITLES  
 Wm. Young

40%

734

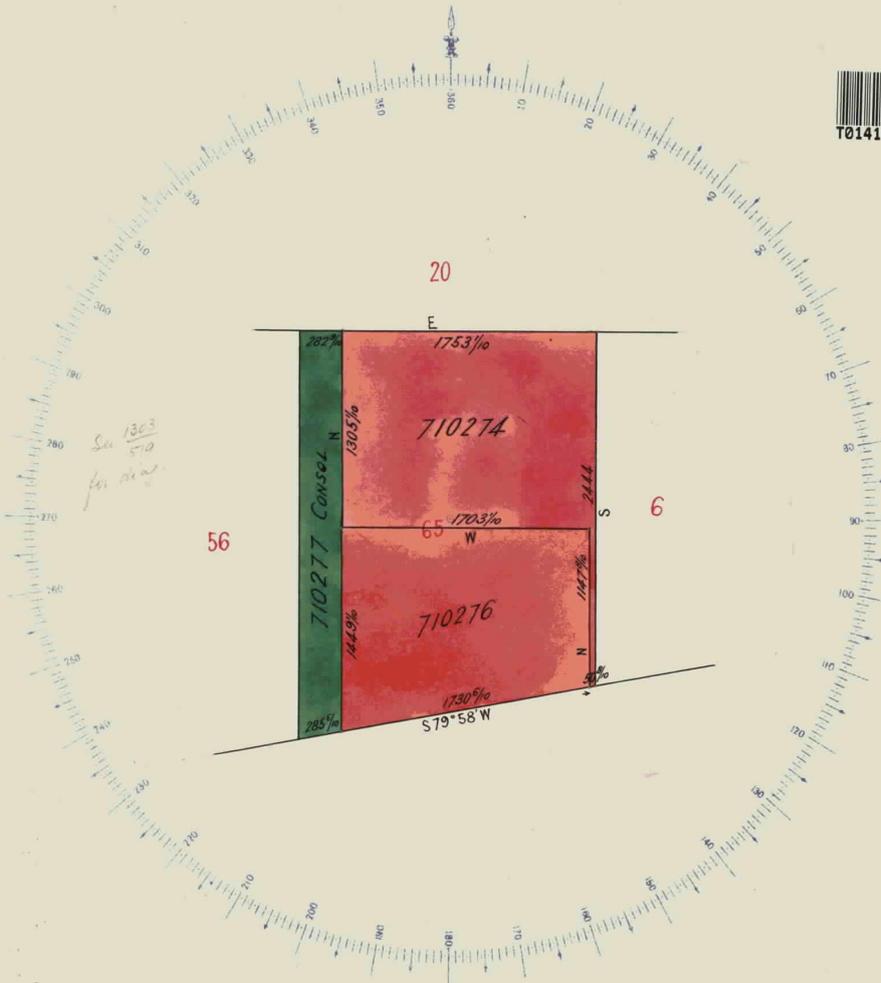
*E. J. Duncombe*  
 Assistant-Registrar of Titles

**Transfer as to part  
 Cancelled see consolidated  
 Certificate of Title.  
 Vol. 3686 Fol. 738102**

SCALE 8 Chains to one inch

# Titles Office Record of Subdivision

Vol. 1410 fol. 826



Sketch  
28/4/03

1049  
1102  
2/54/0

 Natural Resources and Environment  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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11/08/2023

 Natural Resources and Environment  
AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

**INTENTIONALLY  
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Produced 19/09/2023 02:23 PM

Volume 3686 Folio 104  
Folio Creation: Details Unknown  
Parent title Volume 01303 Folio 519

STATEMENT END

**VOTS Snapshot**

NIL

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**Paper Title Images**

3686/104 - Version 0, Date 08/02/2000

**CANCELLED**

Entered in the Register Book,



VICTORIA.

Vol. 3686 Fol. 738104

737104  
738104

60.6269  
N.B.  
14.11.18

20.0000  
14

# Certificate of Title,

UNDER THE "TRANSFER OF LAND ACT 1890."

*Hy*

Charles Hutchinson Brown of Mooroopna Farmer is -----

now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and coloured red on the map in the margin, containing Twenty-four acres two roods four perches and six-tenths of a perch or thereabouts, being part of Crown Allotment Fifty-six parish of Mooroopna county of Rodney -----

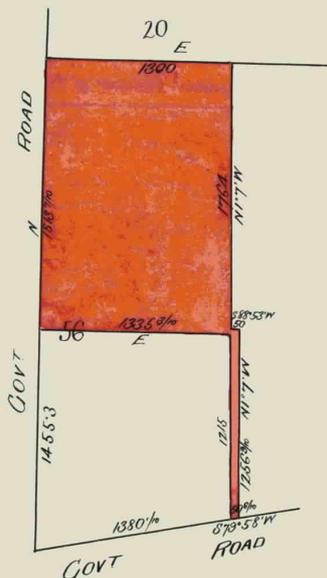
ORIGINAL CERTIFICATE.

Not to be dealt with outside the Titles Office.

Dated the Second day of April thousand nine hundred and thirteen

day of April

ENCUMBRANCES REFERRED TO



T03686-104-1-0

*W.A.S.*  
The Measurements are in Links

Vol. 1363 Fol. 260519

Transfer, 710286

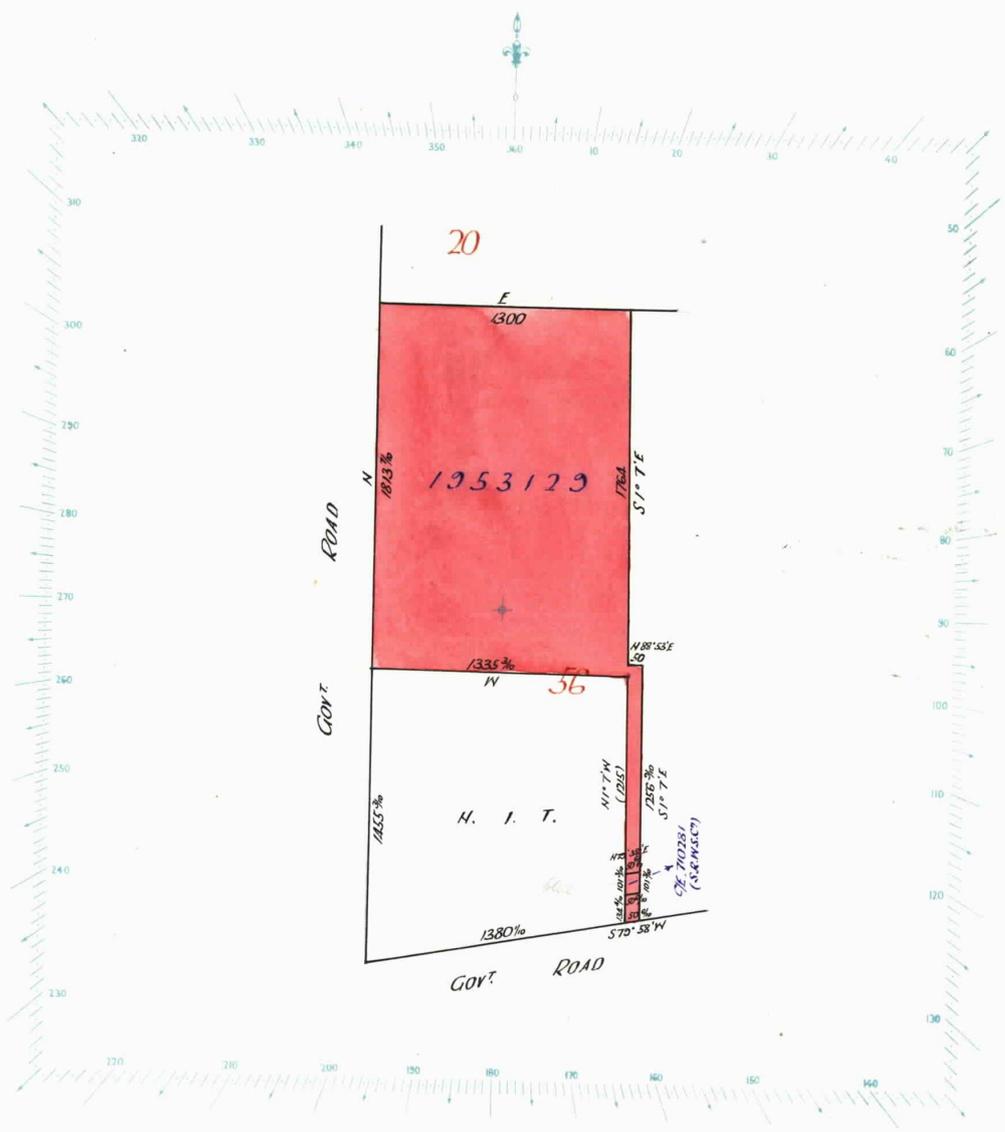
Application

75/161

Nature of Instrument.	Day and Hour of its Production.	Names of the Parties to it.	Number or Symbol thereon.
Creation of Easement.	The 2 <sup>nd</sup> April 1913 at 1.46pm.	Charles Hutchinson Brown to Spak Rivers and Water Supply Commission	710281
<i>Assistant Registrar of Titles.</i>			
<p><b>DISCHARGED</b>  <i>Letternachy.</i>  <i>Assistant Registrar of Titles.</i>  <i>9 May 1933</i></p>	The 2 <sup>nd</sup> April 1913 at 1.46pm.	Charles Hutchinson Brown to The National Mutual Life Association of Australasia Limited	319286
<i>Assistant Registrar of Titles.</i>			
<p><i>9</i> This endorsement must be made on the duplicate on 21<sup>st</sup> May 1945</p>	<p>Red Ink No. 4227355  Charles Hutchinson Brown died on 22<sup>nd</sup> August 1944. Probate of his Will has been granted to Stanley Richards Brown of Shepparton Railway Employe and Ellen Mary Hill Married Woman and Gladie Neil Hill Grocer both of Mootoopna</p> <p><i>W. J. Sweeney</i>  <i>21<sup>st</sup> May 1945</i>  <i>Assistant Registrar of Titles.</i></p>		
<i>Assistant Registrar of Titles.</i>			
<p><b>TRANSFER</b> to Stanley Richards Brown</p> <p>registered on 21<sup>st</sup> May 1945 numbered 1953129</p> <p><b>CANCELLED</b> See Certificate of Title Vol. 6785 Fol. 1356852 <i>to Lewison</i></p>			
<i>Assistant Registrar of Titles.</i>			
<p><b>DUP. WITH</b></p>	<p><b>CANCELLED</b></p> <p>OCT 1945</p>		
<i>Assistant Registrar of Titles.</i>			
<i>Assistant Registrar of Titles.</i>			

SCALE 6 chains to one inch.

Vol. 3686 fol. - 104



T03686-104-2-8

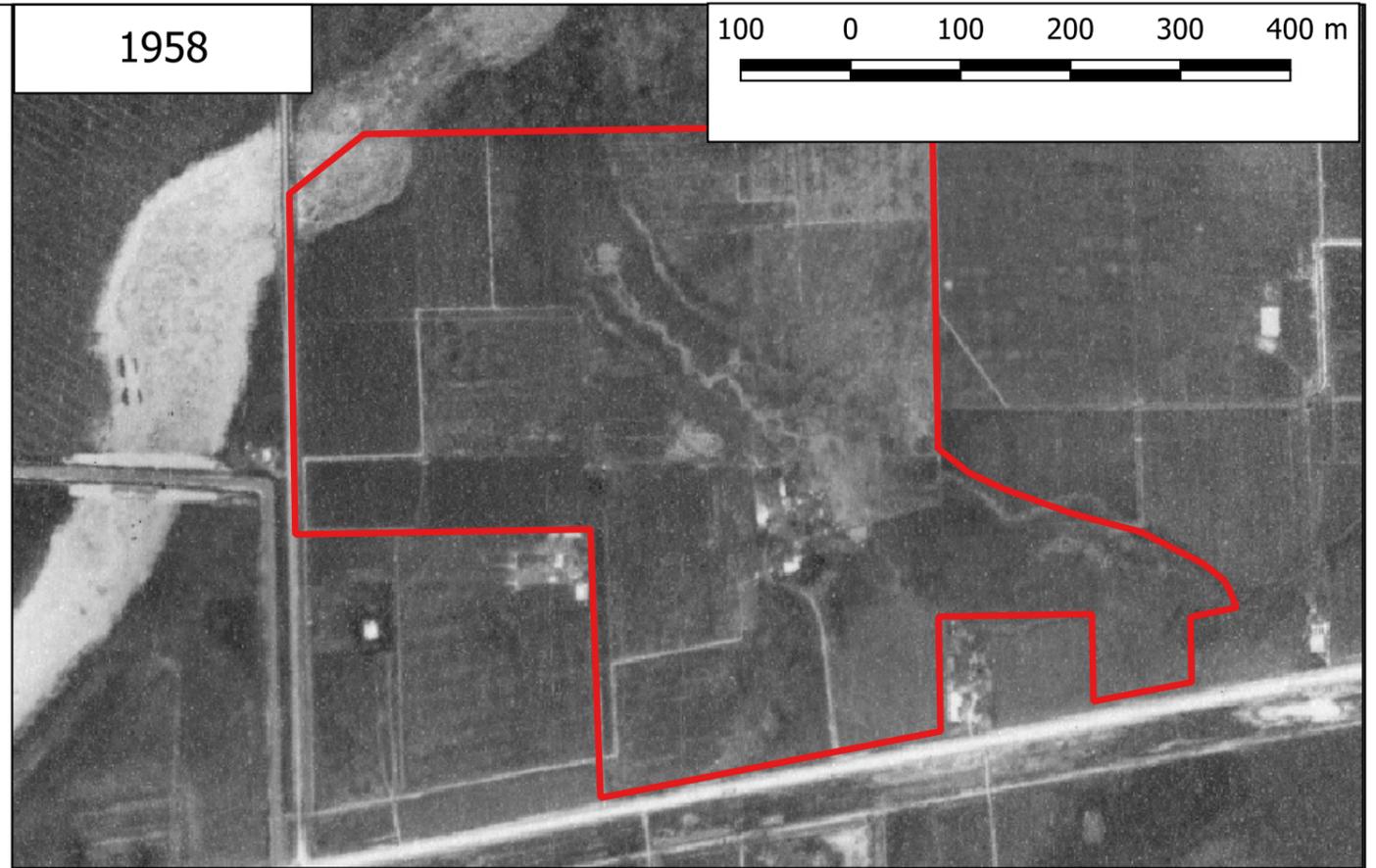
22-5-105

Natural Resources and Environment  
RESOURCES • CONSERVATION • LAND MANAGEMENT  
NATIONAL  
LAN.

1945



1958



1969



1977



Legend

 Approximate Site Boundary



CLIENT: Greater Shepparton City Council

OFFICE: Melbourne

DRAWN BY: LOC

SCALE: As shown

DATE: 19/09/2023

TITLE: Historical Aerial Photographs - 1945 - 1977  
Preliminary Risk Screen Assessment  
294 McLennan Street, Mooroopna



PROJ. #: 222505.00

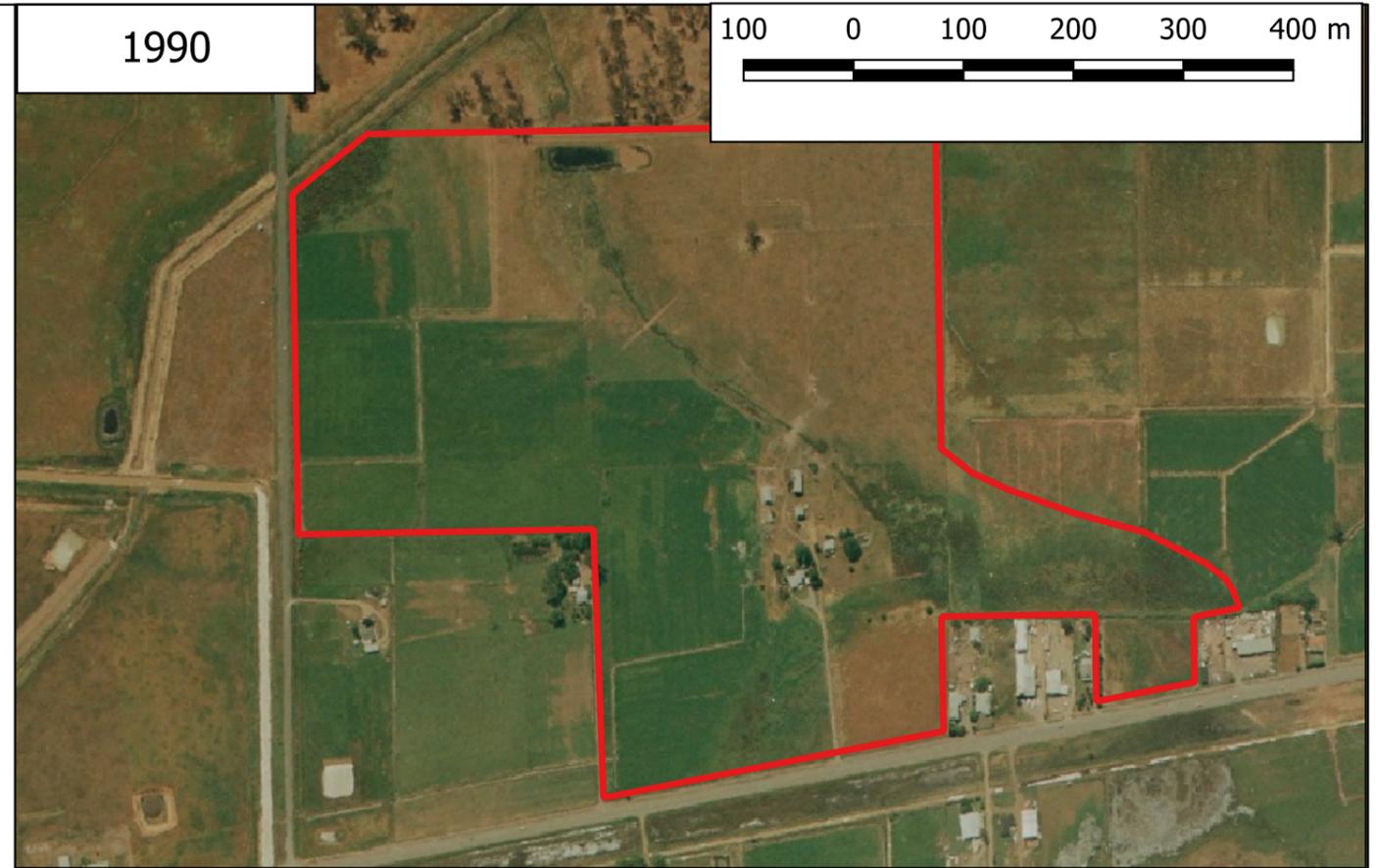
DRAWING No: HA1

REVISION: 0

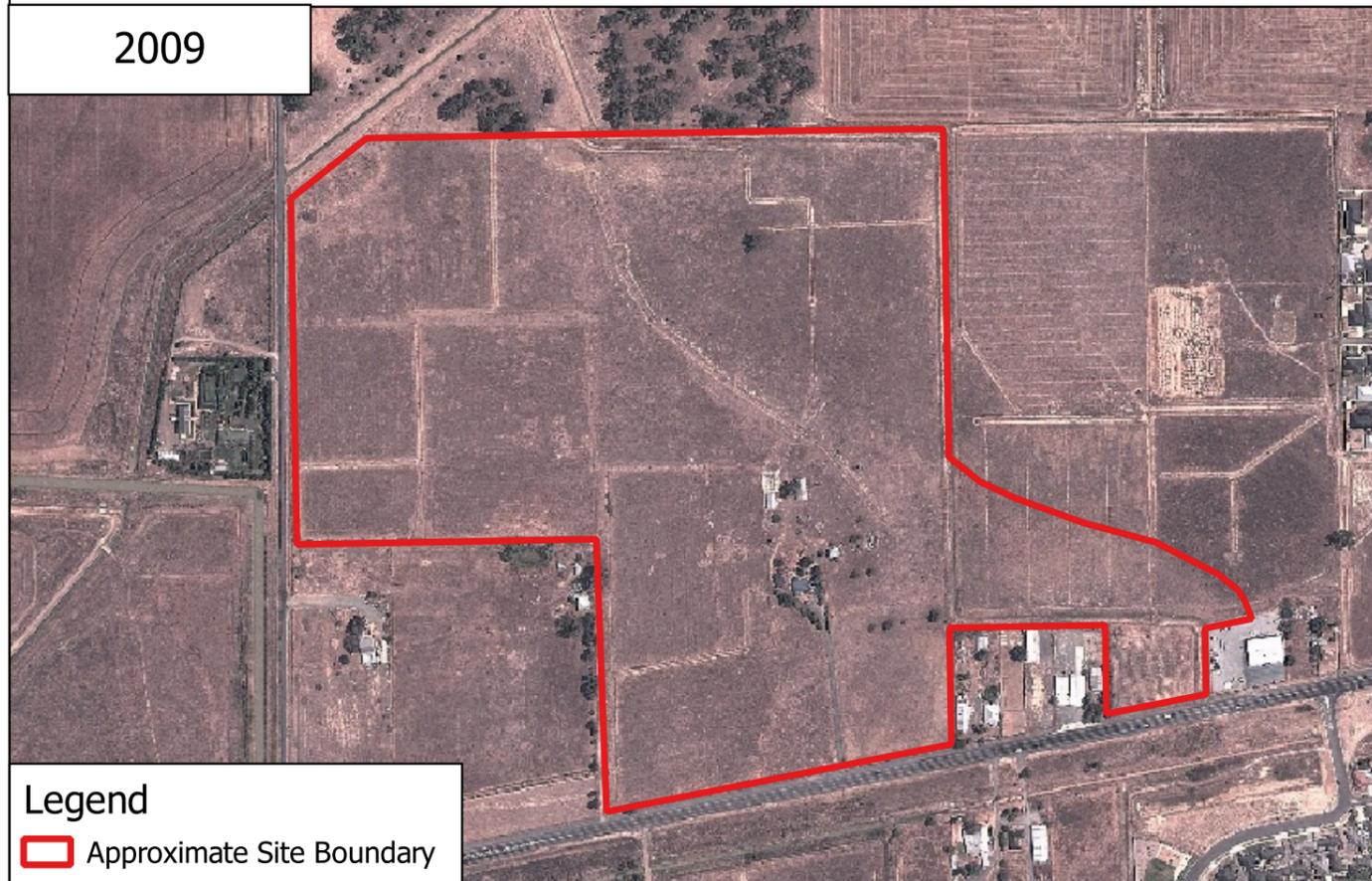
1980



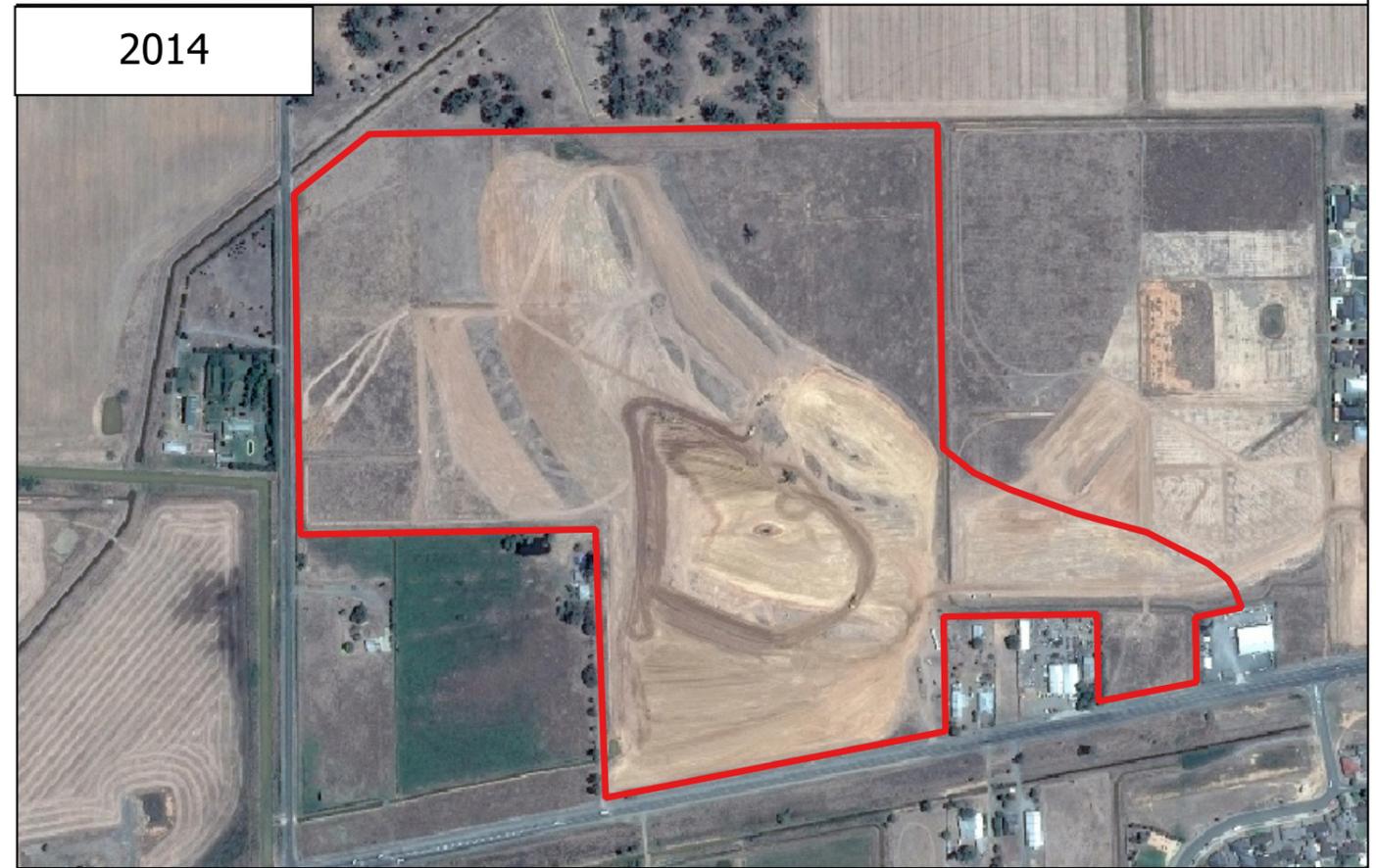
1990



2009



2014



Legend

 Approximate Site Boundary



CLIENT: Greater Shepparton City Council

OFFICE: Melbourne

DRAWN BY: LOC

SCALE: As shown

DATE: 19/09/2023

TITLE: Historical Aerials Photographs - 1980 - 2014  
Preliminary Risk Screen Assessment  
294 McLennan Street, Mooroopna



PROJ. #: 222505.00

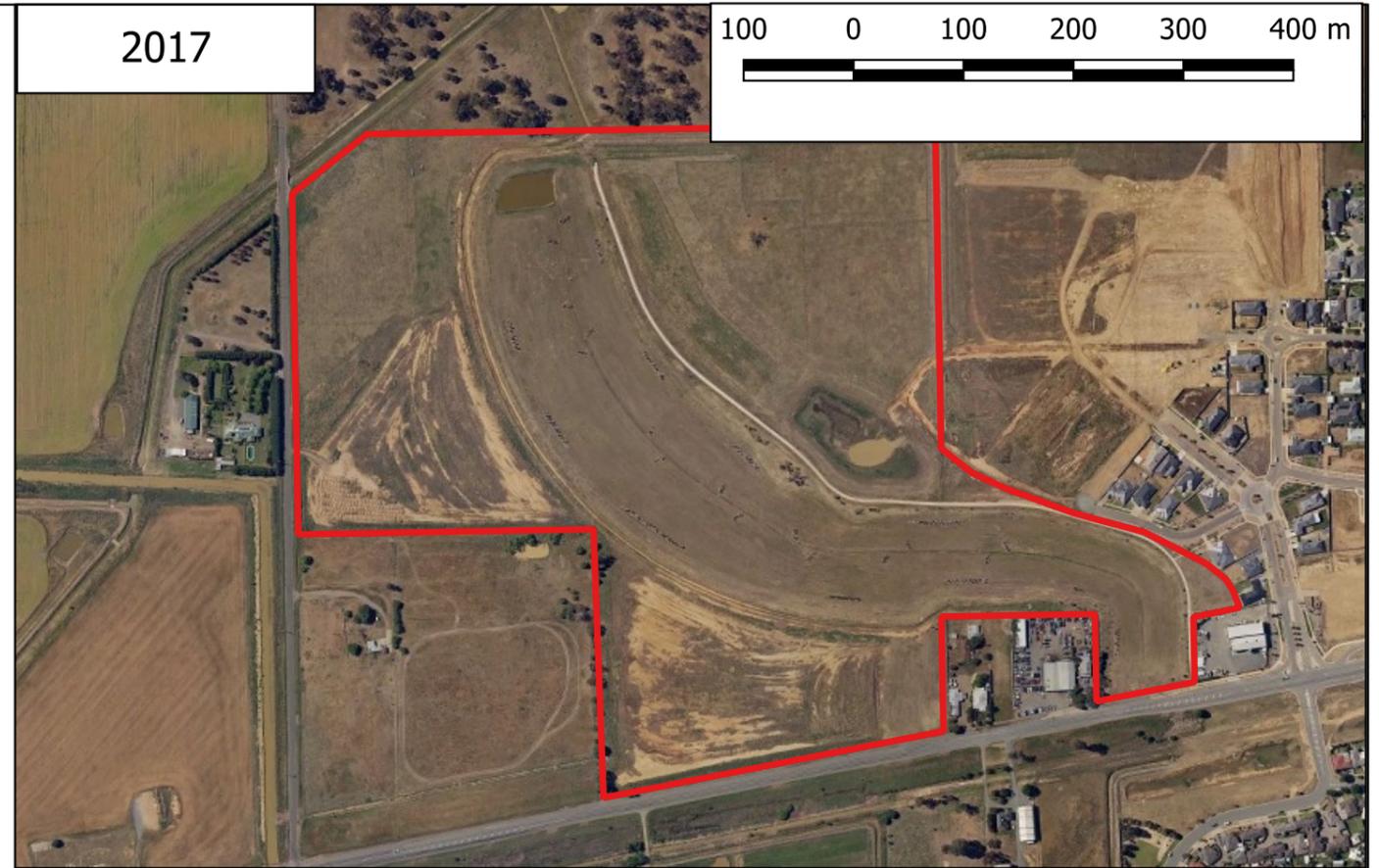
DRAWING No: HA2

REVISION: 0

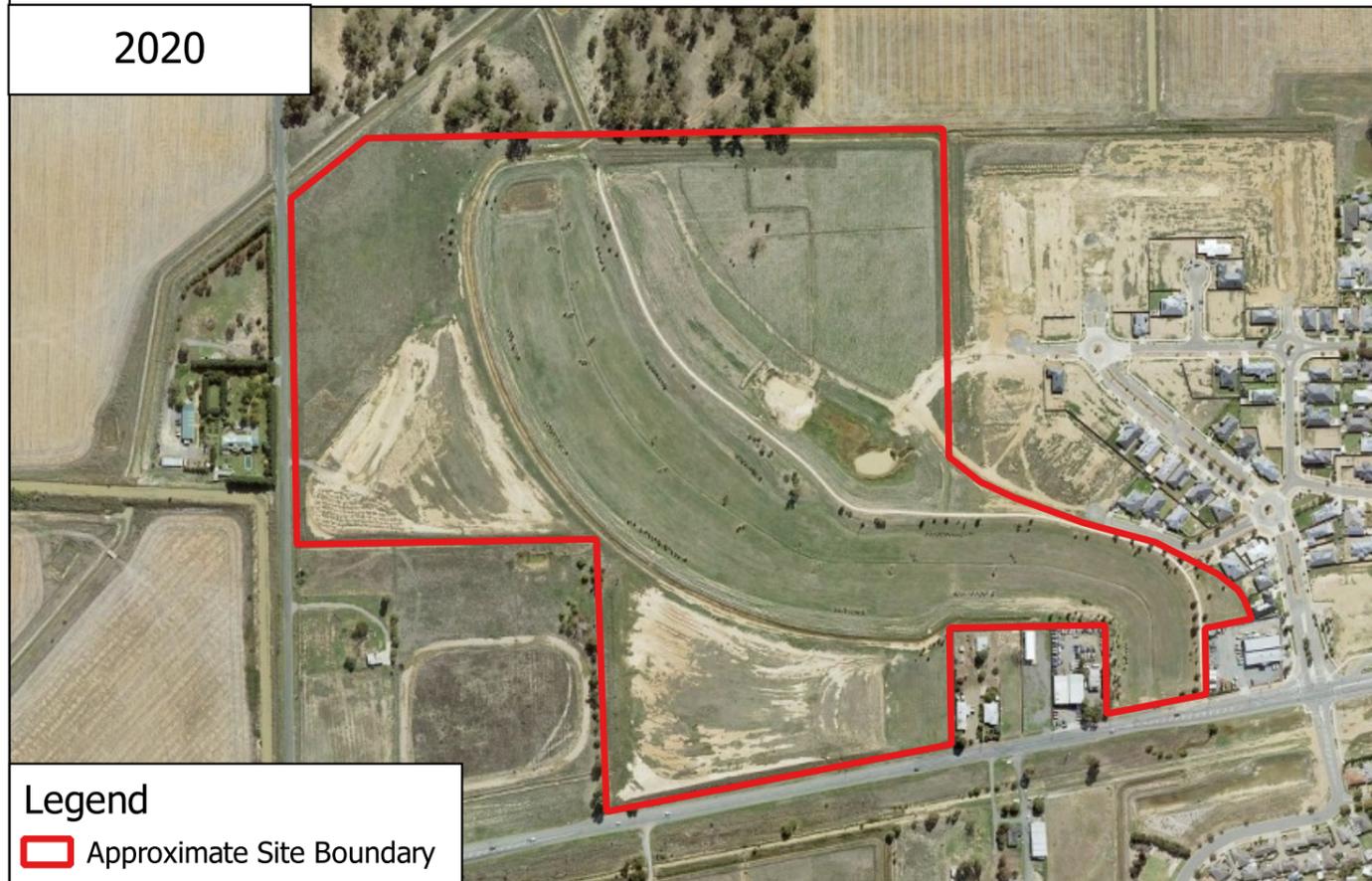
2015



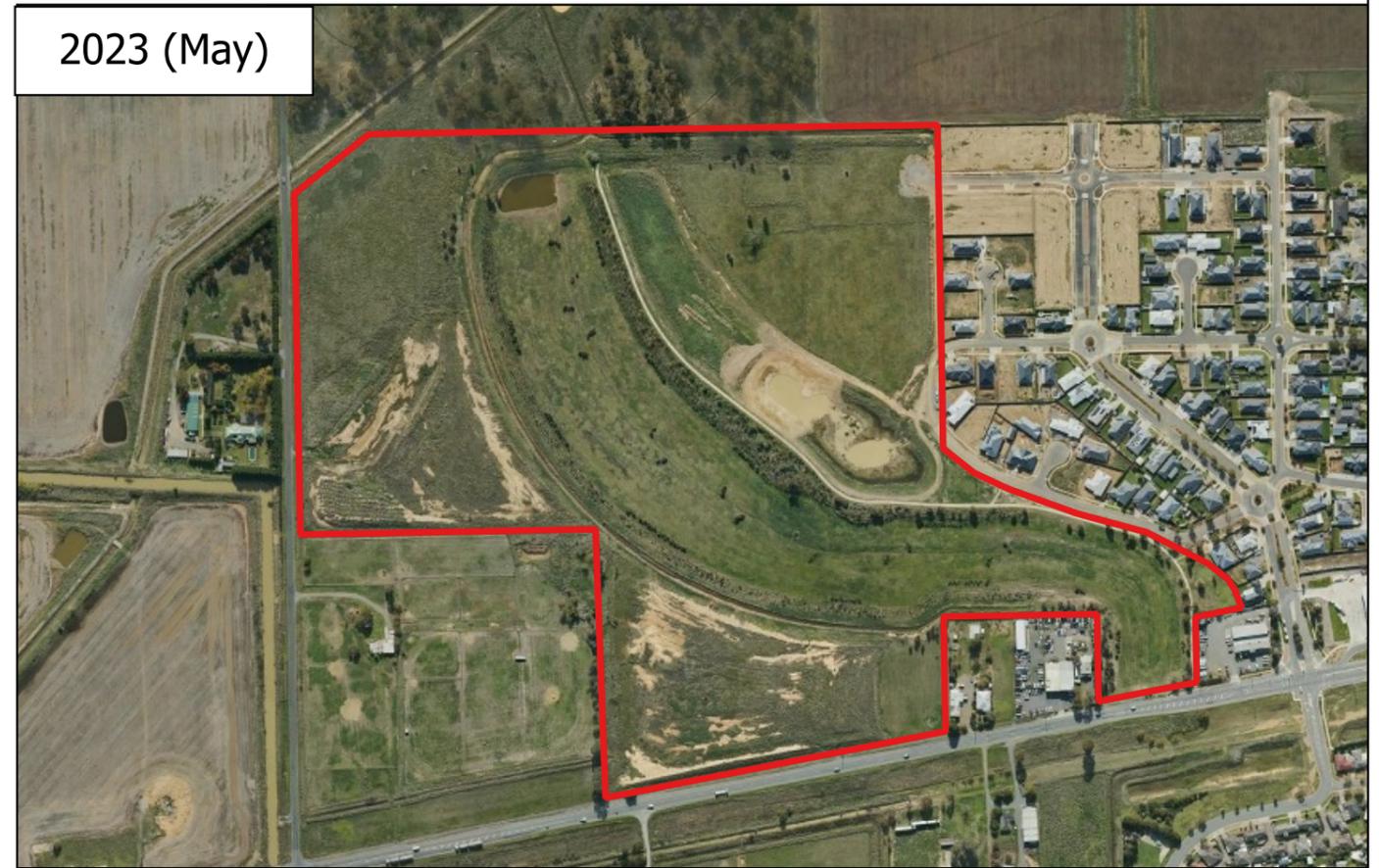
2017



2020



2023 (May)



Legend

 Approximate Site Boundary



CLIENT: Greater Shepparton City Council

OFFICE: Melbourne

DRAWN BY: LOC

SCALE: As shown

DATE: 19/09/2023

TITLE: Historical Aerial Photographs - 2015 - 2023  
Preliminary Risk Screen Assessment  
294 McLennan Street, Mooroopna



PROJ. #: 222505.00

DRAWING No: HA3

REVISION: 0

# CATHODIC PROTECTION SYSTEM DATABASE SEARCH



**Primary Search criteria:** Suburb contains "Mooroopna"  
**Secondary Search criteria:** None

CPS Reg Number	Address	Suburb	Structure Protected	Owner	Approved current output	Status	Type of system
CPS-00954	LENNIE ST-SUN CRT MOORoopNA VIC 3629	MOORoopNA	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.2	OPERATIONAL	GALVANIC ANODES
CPS-00955	MIDLANDS HWY-JOSEPH ST MOORoopNA VIC 3629	MOORoopNA	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.2	OPERATIONAL	GALVANIC ANODES
CPS-06571	SHELL MOORoopNA CONVENIENCE STORE, ECHUCA ROAD MOORoopNA VIC 3629	MOORoopNA	OTHER	GOGAS AUSTRALIA PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-11176	ECHUCA RD - CRAIGMUIR DR MOORoopNA VIC 3629	MOORoopNA	PIPELINE - GAS	AUSNET GAS SERVICES	0.05	OPERATIONAL	GALVANIC ANODES
CPS-16655	COLES EXPRESS SERVICE STATION, 107-123 ECHUCA ROAD MOORoopNA VIC 3629	MOORoopNA	OTHER	VIVA ENERGY AUSTRALIA PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES

### Disclaimer

Energy Safe Victoria provides Cathodic Protection system information in good faith, but cannot guarantee the completeness or accuracy of or validate the information provided. The Cathodic Protection (CP) database is a register of currently operating Cathodic Protection systems in Victoria and was established in 1970. The CP database is administered under the Electricity Safety Act 1998 and the Electricity Safety (Cathodic Protection) Regulations 2019. Some underground fuel tanks may not be listed in the CP database including: if the tank is not metallic (therefore not requiring CP); the tank is metallic but CP was not installed; the CP system was not registered, the CP was installed after 26 November 2019 after which galvanic anodes under 250mA were no longer required to be registered; or the CP system has been de-commissioned. If you believe underground tanks may be present and not shown on ESV's CP database you should conduct your own tests and investigations. ESV accepts no responsibility or liability for or arising from your use of, or reliance on, information obtained from the CPS database.

**\*\* If a drawing of the CPS system is required, please contact the CPS Owner**

OFFICIAL  
**PRIORITY SITES REGISTER**

Information as at 31 Jul 2023

**The Priority Sites Register is updated monthly and the information on it may not be accurate, current or complete and may be subject to change without notice.**

Land contaminated by former waste disposal, industrial and similar activities is frequently discovered during changes to land use - for example, from industrial to residential use. In most cases these can be managed at the time that the change of land use occurs. Some sites however, present a potential risk to human health or to the environment and must be dealt with as a priority. Such sites are typically subject to clean-up and/or management under EPA directions.

### **WHAT ARE PRIORITY SITES?**

Priority Sites are sites for which EPA has issued a:

- Clean Up Notice pursuant to section 62A ) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970.
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017

These remedial notices are issued on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

### **DISCLAIMER**

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it.

To the maximum permitted by law, the EPA excludes all liability to any person directly or indirectly from using this site and information from it.

### **FURTHER INFORMATION**

Additional information is available from:

EPA Victoria  
200 Victoria Street  
Carlton VIC 3053  
1300 EPA VIC (1300 372 842)  
[www.epa.vic.gov.au](http://www.epa.vic.gov.au)  
[contact@epa.vic.gov.au](mailto:contact@epa.vic.gov.au)

Municipality	Suburb	Address	Issue	Notice Number
Brimbank City	Keilor	100a Green Gully Road, Keilor, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001325-4

Municipality	Suburb	Address	Issue	Notice Number
Central Goldfields Shire	Carisbrook	Crown Allotment 38D Section 3 Parish of Carisbrook, 129 Williams Road, Carisbrook, Victoria, 3464, Australia	Former Landfill. Requires ongoing management	SMO-00004473
Manningham City	Doncaster	330 Manningham Road, Doncaster, Victoria, 3108, Australia	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004640
Maribymong City	Yarraville	325 Whitehall Street Yarraville 3013	Former Industrial Site. Requires assessment and/or clean up	EAN-00003733-1
Boroondara City	Hawthorn East	Fritsch Holzer Park, Hawthorn East, VIC, 3123, Australia	Former Landfill. Requires ongoing management	EAN-00002514-1
Bayside City	Brighton	90 Outer Crescent Brighton 3186	Former Industrial Site. Requires assessment and/or clean up	EAN-00003536
Whittlesea City	Epping	480 Cooper Street, 335 O'Herns Road and 38 Companion Place, Epping, Victoria, 3076, Australia	Former Landfill. Requires ongoing management	EAN-00004806
Latrobe City	Traralgon	23-29 Shakespeare Street, Traralgon, Victoria, 3844, Australia	Current Service Station. Requires ongoing management	EAN-00004886
Yarra Ranges Shire	Warburton	3375 Warburton Highway Warburton 3799	Former petroleum storage site. Requires assessment and/or clean up	IMPN-00001080-5
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002229
Brimbank City	Keilor	110a Rowan Drive, Keilor, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001327-3
Mildura Rural City	Irymple	Lots 1, 2, 4, 5, 6, 7, 690 TWENTIETH STREET, Irymple, Victoria, 3498, Australia	Former Landfill. Requires ongoing management	SMO-00004368-1
Hume City	Mickleham	20 Farleigh Court Mickleham 3064	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004653
Monash City	Glen Waverley	310-336 Springvale Rd Glen Waverley VIC 3150 AU	Current industrial site. Requires assessment and/or clean up	EAN-00002468-5
East Gippsland Shire	Bairnsdale	68 Giles St Bairnsdale VIC 3875 AU	Former Landfill. Requires ongoing management	SMO-00003613
Whittlesea City	South Morang	994-1044 Plenty Road South Morang 3752	Former Landfill. Requires ongoing management	EAN-00004975
Latrobe City	Traralgon	180 Argyle Street Traralgon 3844	Former petroleum storage site. Requires assessment and/or clean up	EAN-00004570
Maroondah City	Bayswater North	2-18 Canterbury Road Bayswater North 3153	Former Industrial Site. Requires assessment and/or clean up	EAN-00002325-3
Hume City	Bulla	80 Blackwells Lane Bulla 3428	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003655
Casey City	Cranbourne	16-32i Cyril Beechey Lane Cranbourne 3977	Former Landfill. Requires ongoing management	SMO-00003374-1
Glen Eira City	Bentleigh	58 Patterson Road Bentleigh 3204	Former Service Station. Requires ongoing management	EAN-00004112
Mildura Rural City	Irymple	2090 Fifteenth Street Irymple 3498	Current Service Station. Requires assessment and/or clean up	EAN-00003492
Whittlesea City	Whittlesea	125 Holts Road Whittlesea 3757	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003262-1
Hobsons Bay City	Altona	351 - 381 Millers Rd Altona VIC 3018 AU	Current petroleum storage site. Requires assessment and/or clean up	EAN-00004527
Wellington Shire	Sale	2-14 Mcmillan Street, Sale, Victoria, 3850, Australia	Former Industrial Site. Requires assessment and/or clean up	EAN-00001803-4
Moorabool Shire	Fiskville	4549 Geelong-ballan Road Fiskville 3342	Accidental spill/leak (non-industrial site). Requires ongoing management	EAN-00001088-1
Hobsons Bay City	Altona	471 - 513 Kororoit Creek Rd Altona VIC 3018 AU	Current industrial site. Requires assessment and/or clean up	EAN-00002159
Greater Geelong City	Geelong West	34-38 Gordon Avenue Geelong West 3218	Former Industrial Site. Requires ongoing management	EAN-00003327-1
Bass Coast Shire	Rhyll	309 Cowes-rhyll Road Rhyll 3923	Former Landfill. Requires ongoing management	SMO-00004489
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002232
Latrobe City	Newborough	Haunted Hills Road Newborough 3825	Former Landfill. Requires ongoing management	SMO-00004520
Brimbank City	Brooklyn	52-60 Market Road Brooklyn 3012	Former Landfill. Requires ongoing management	EAN-00001309-3
Whittlesea City	Whittlesea	125 Holts Road Whittlesea 3757	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004083-1

Municipality	Suburb	Address	Issue	Notice Number
Melton City	Cobblebank	Cobblebank, Victoria, Australia	Former Landfill. Requires ongoing management	SMO-00004294
Brimbank City	Kealba	22 Sunshine Avenue Kealba 3021	Former Landfill. Requires assessment and/or clean up	EAN-00003927
Moorabool Shire	Bacchus Marsh	Bacchus Marsh, Victoria, Australia	Former Landfill. Requires ongoing management	EAN-00004488
Nillumbik Shire	Plenty	103 Goldsworthy Lane, Plenty, Victoria, 3090, Australia	Former Landfill. Requires ongoing management	EAN-00004619
Hume City	Melbourne Airport	206-300 Western Avenue, Melbourne Airport, Victoria, 3045, Australia	Former Landfill. Requires ongoing management	SMO-00004909
Maribymong City	Footscray	200 Whitehall Street Footscray 3011	Current industrial site. Requires assessment and/or clean up	EAN-00003098-1
Brimbank City	Sunshine North	47 Mcintyre Road Sunshine North 3020	Former Industrial Site. Requires ongoing management	SMO-00004108
Swan Hill Rural City	Swan Hill	5-7 Hastings Street Swan Hill 3585	Former Service Station. Requires assessment and/or clean up	EAN-00002716
Maribymong City	Yarraville	2a Francis Street Yarraville 3013	Former chemical storage facility. Requires assessment and/or clean up	EAN-00003503
Hume City		Crown Allotment 2001 Parish of Will-will-rook [standard parcel identifier: 2001\PP3831], Victoria, 3049, Australia	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004342
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003296-2
Whitehorse City	Box Hill	14 Federation Street, Box Hill, Victoria, 3128, Australia	Former Landfill. Requires ongoing management	SMO-00004940
Knox City	Ferntree Gully	47 Forest Road Ferntree Gully 3156	Current petroleum storage site. Requires ongoing management	EAN-00003074-1
Kingston City	Oakleigh South	19-71 Carroll Rd Oakleigh South VIC 3167 AU	Former Landfill. Requires ongoing management	EAN-00004461
Latrobe City	Traralgon	115 Princes Street, Traralgon, Victoria, 3844, Australia	Current Service Station. Requires assessment and/or clean up	EAN-00001444
Hobsons Bay City	Newport	438 Melbourne Road Newport 3015	Current Service Station. Requires assessment and/or clean up	EAN-00002977
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00002298-2
Whittlesea City	Epping	480 Cooper Street, 335 O'Herns Road and 38 Companion Place, Epping, Victoria, 3076, Australia	Former Landfill. Requires ongoing management	EAN-00004819
Greater Geelong City	Corio	83b Purnell Road Corio 3214	Current Service Station. Requires ongoing management	EAN-00002529
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002234
Strathbogie Shire	Violet Town	190 Mcdiarmids Road Violet Town 3669	Former Landfill. Requires ongoing management	EAN-00004366-1
Macedon Ranges Shire	KYNETON	2 Piper Street, KYNETON, Victoria, 3444, Australia	Former Service Station. Requires assessment and/or clean up	EAN-00002360
Yarra Ranges Shire	Coldstream	874-876 Maroondah Highway Coldstream 3770	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00004036
Hobsons Bay City	Altona Meadows	306-316 Queen Street, Altona Meadows, Victoria, 3028, Australia	Current Service Station. Requires ongoing management	EAN-00002117
Manningham City	Doncaster	330 Manningham Road, Doncaster, Victoria, 3108, Australia	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003525
Moorabool Shire	Bacchus Marsh	Bacchus Marsh, Victoria, Australia	Former Landfill. Requires ongoing management	EAN-00004562
Hume City		3061, Australia	Former Landfill. Requires ongoing management	EAN-00004431
Mitchell Shire	Seymour	Hume and Hovell Rd Seymour VIC 3660 AU	Former Landfill. Requires ongoing management	SMO-00004490
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003294-2
Latrobe City	Morwell	145-147 Princes Drive Morwell 3840	Former Service Station. Requires assessment and/or clean up	EAN-00004460
Colac Otway Shire	Colac	2-34 Bruce Street Colac 3250	Former Landfill. Requires ongoing management	SMO-00003495
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002228
Greater Dandenong City	Dandenong South	161 Portlink Drive Dandenong South 3175	Former Landfill. Requires ongoing management	EAN-00004843

Municipality	Suburb	Address	Issue	Notice Number
	Collingwood	65-69 Keele Street Collingwood 3066	Current Service Station. Requires assessment and/or clean up	EAN-00003956
Greater Geelong City	Corio	1500-1580 Biddlecombe Avenue Corio 3214	Former Landfill. Requires ongoing management	SMO-00003496
Hobsons Bay City	Spotswood	144-150 Hall Street Spotswood 3015	Former Industrial Site. Requires assessment and/or clean up	EAN-00003390
Moira Shire	Yarrawonga	81 Channel Road, Yarrawonga, Victoria, 3730, Australia	Former Landfill. Requires ongoing management	SMO-00004074-1
Brimbank City	Sunshine North	323a St Albans Road Sunshine North 3020	Former Industrial Site. Requires ongoing management	SMO-00004576
Moreland City	Brunswick	225 Barkly St, Brunswick, Melbourne, Victoria, 3056, Australia	Former Industrial Site. Requires ongoing management	EAN-00004275
Surf Coast Shire	Anglesea	205 Coalmine Road Anglesea 3230	Former Industrial Site. Requires assessment and/or clean up	EAN-00003349
Cardinia Shire	Pakenham	775 Five Mile Road Pakenham 3810	Former Landfill. Requires ongoing management	EAN-00004667
Greater Geelong City	Corio	232-244 Princes Highway Corio 3214	Former petroleum storage site. Requires ongoing management	EAN-00002724
Ballarat City	Ballarat	Ballarat Airport, Mitchell Park, Ballarat, Victoria, 3355, Australia	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003633-1
Manningham City	Park Orchards	39-49 Stintons Road Park Orchards 3114	Former Landfill. Requires ongoing management	EAN-00005056
Greater Dandenong City	Springvale South	168 - 222 Clarke Rd Springvale South VIC 3172 AU	Former Landfill. Requires ongoing management	EAN-00004563
Hepburn Shire	Creswick	Crown Allotment 45A, Section 48A Township of Creswick, 32 Anne Street, Creswick, Victoria, 3363, Australia	Former Landfill. Requires ongoing management	EAN-00004681
Greater Shepparton City	Cosgrove	205 Cosgrove-lemnos Road Cosgrove 3631	Former Landfill. Requires ongoing management	SMO-00003387-1
Kingston City	Heatherton	16 Ball Road, Heatherton, Victoria, 3202, Australia	Former Landfill. Requires assessment and/or clean up	EAN-00004367
Macedon Ranges Shire	Lancefield	137 Golf House Lane Lancefield 3435	Former Landfill. Requires ongoing management	SMO-00004331
Brimbank City	Keilor	Brimbank Park, Horseshoe Bend Rd, Keilor, Melbourne, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001328-3
Hobsons Bay City	Altona Meadows	Bay Trail, Altona Meadows, Melbourne, Victoria, 3028, Australia	Former Landfill. Requires ongoing management	SMO-00004257
Brimbank City	BROOKLYN	84-92 Jones Road, 124 Jones Rd, 159 Bunting Road,, BROOKLYN, Victoria, 3012, AU	Current landfill. Requires assessment and/or clean up	EAN-00001233
Yarra Ranges Shire	Upwey	84 Main Street Upwey 3158	Former Service Station. Requires assessment and/or clean up	EAN-00004387-1
Greater Dandenong City	Springvale South	81-143 Clarke Road Springvale South 3172	Former Landfill. Requires ongoing management	EAN-00004446
Melbourne City	Carlton	46-78 Bouverie Street, 185-195 Queensberry Street, Carlton, Victoria, 3053, Australia	Former chemical storage facility. Requires assessment and/or clean up	EAN-00001920
Melbourne City	Port Melbourne	224 - 260 Lorimer St Port Melbourne VIC 3207 AU	Current industrial site. Requires assessment and/or clean up	EAN-00001634
Monash City	Oakleigh South	1221-1249 Centre Road Oakleigh South 3167	Former Landfill. Requires ongoing management	EAN-00002879
Moyne Shire	Allansford	5331 Great Ocean Rd Allansford VIC 3277 AU	Current industrial site. Requires ongoing management	EAN-00003332
Kingston City	Dingley Village	370-440 Old Dandenong Road Dingley Village 3172	Former Landfill. Requires ongoing management	EAN-00004325
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002233
Moreland City	Brunswick	106 Dawson St, Brunswick, Melbourne, Victoria, 3056	Former Industrial Site. Requires assessment and/or clean up	EAN-00004399
Whittlesea City	Epping	215 Cooper St Epping VIC 3076 AU	Former Landfill. Requires ongoing management	SMO-00003563
Brimbank City	BROOKLYN	84-92 Jones Road, 124 Jones Road, 159 Bunting Road, BROOKLYN, Victoria, 3012, Australia	Current landfill. Requires assessment and/or clean up	EAN-00001607

Municipality	Suburb	Address	Issue	Notice Number
Hume City	Campbellfield	1735-1739 Sydney Road Campbellfield 3061	Current industrial site. Requires assessment and/or clean up	EAN-00004125
	Spotswood	18 Drake St, Spotswood, Melbourne, Victoria, 3015	Former petroleum storage site. Requires assessment and/or clean up	EAN-00004155
Greater Dandenong City	Dandenong South	21-23 Elliott Road Dandenong South 3175	Current industrial site. Requires assessment and/or clean up	EAN-00004917
Yarra City	Richmond	3-21 Kent St Richmond VIC 3121 AU	Former Industrial Site. Requires ongoing management	EAN-00001064
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002231
Moreland City	Pascoe Vale	41 Derby Street Pascoe Vale 3044	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up	EAN-00003253-2
Greater Shepparton City	Shepparton North	280 Daldy Road Shepparton North 3631	Current industrial site. Requires assessment and/or clean up	EAN-00002482
Bayside City	Brighton	322 New Street Brighton 3186	Former Industrial Site. Requires ongoing management	EAN-00003924
Manningham City	Doncaster East	1100 Doncaster Road Doncaster East 3109	Current Service Station. Requires assessment and/or clean up	EAN-00002043-2
			Former Industrial Site. Requires assessment and/or clean up	EAN-00004434
Darebin City	Preston	62 Albert Street Preston 3072	Former Industrial Site. Requires ongoing management	EAN-00004820
Latrobe City	Morwell	412 Commercial Road Morwell 3840	Former Industrial Site. Requires assessment and/or clean up	EAN-00004968
Buloke Shire	Donald	Lot 41 - 45, 22 Napier Street, Donald, Victoria, 3480, Australia	Former petroleum storage site. Requires ongoing management	EAN-00002318-1
Wellington Shire	Sale	127-141 Foster Street Sale 3850	Current Service Station. Requires assessment and/or clean up	EAN-00001241
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002227
Latrobe City	Morwell	Morwell-Maryvale Rd, Maryvale, Morwell, Victoria, 3840, Australia	Former Landfill. Requires ongoing management	SMO-00004632-1
Mildura Rural City	Mildura	Lots 1-3 and Lots 10-14, 211 Etiwanda Avenue, Mildura, Victoria, 3500, Australia	Former Landfill. Requires ongoing management	IMPN-00002782
Latrobe City	Hazelwood	Brodribb Rd Hazelwood VIC 3840 AU	Former Industrial Site. Requires assessment and/or clean up	EAN-00002230
Wyndham City	Truganina	716 Dohertys Road Truganina 3029	Former Industrial Site. Requires assessment and/or clean up	EAN-00005073
	Craigieburn	61-151 CRAIGIEBURN ROAD, Craigieburn, Victoria, 3064, Australia	Former Landfill. Requires ongoing management	EAN-00004279
Mornington Peninsula Shire	Mount Eliza	254 Moorooduc Highway Mount Eliza 3930	Former Landfill. Requires ongoing management	EAN-00004790-1
Whittlesea City	Wollert	240w Bindts Rd, Wollert, Victoria, 3750	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00005031
Knox City	Bayswater	836 Mountain Hwy, Bayswater, Melbourne, Victoria, 3153	Former Industrial Site. Requires ongoing management	EAN-00002217
Hume City	Campbellfield	34 Merri Concourse Campbellfield 3061	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003646
Kingston City	Clayton South	Cnr Deals Rd, Heatherton Rd, Clayton South, Victoria, 3169, Australia	Former Landfill. Requires ongoing management	EAN-00004377-1
Brimbank City	BROOKLYN	84-92 Jones Road, 124 Jones Road, 159 Bunting Road, BROOKLYN, Victoria, 3012, Australia	Current landfill. Requires assessment and/or clean up	EAN-00002856
Yarra Ranges Shire	Coldstream	70 Station Street Coldstream 3770	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003610
Greater Geelong City	Manifold Heights	35-37 Shannon Avenue, Manifold Heights, Victoria, 3218, Australia	Former Service Station. Requires ongoing management	EAN-00004017
Nillumbik Shire	Kangaroo Ground	105 Graham Road Kangaroo Ground 3097	Former Landfill. Requires ongoing management	EAN-00004433
Baw Baw Shire	Longwarry	31 Mackey St Longwarry VIC 3816 AU	Current industrial site. Requires ongoing management	IMPN-00001913-2
Hume City	Campbellfield	1-71 Bolinda Road Campbellfield 3061	Former Landfill. Requires ongoing management	EAN-00004453
South Gippsland Shire	Agnes	614 Barry Road Agnes 3962	Former chemical storage facility. Requires assessment and/or clean up	EAN-00004776
Surf Coast Shire	Mount Duneed	1170 Surf Coast Hwy Mount Duneed VIC 3217 AU	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up	EAN-00002891-2

Municipality	Suburb	Address	Issue	Notice Number
Kingston City	Aspendale	105 Nepean Highway Aspendale 3195	Former Service Station. Requires ongoing management	EAN-00001717-1
Nillumbik Shire	Plenty	290-304 Yan Yean Road Plenty 3090	Former Landfill. Requires ongoing management	EAN-00004589
Ballarat City	Ballarat	3350, Australia	Former Landfill. Requires ongoing management	EAN-00003859
Kingston City	Moorabbin	422-424 South Road Moorabbin 3189	Current Service Station. Requires assessment and/or clean up	EAN-00004609
Darebin City	Reservoir	5/3b Newlands Road Reservoir 3073	Former Landfill. Requires ongoing management	EAN-00003078-2
Yarra Ranges Shire	Lilydale	1/200 Leonard Road Lilydale 3140	Former Landfill. Requires ongoing management	EAN-00005070
Moreland City	Fawkner	1126 Sydney Road Fawkner 3060	Current industrial site. Requires assessment and/or clean up	EAN-00001070-3
Monash City	Clayton	1555-1615 Centre Road Clayton 3168	Current industrial site. Requires assessment and/or clean up	EAN-00002378
Hume City	Somerton	70 Cliffords Road Somerton 3062	Former Industrial Site. Requires assessment and/or clean up	EAN-00003588-2
Hobsons Bay City	Newport	5/92-100 Champion Road, Newport, Victoria, 3015, Australia	Current petroleum storage site. Requires assessment and/or clean up	EAN-00004462
	Bullengarook	531 Hobbs Road Bullengarook 3437	Former Landfill. Requires ongoing management	SMO-00004256
Hobsons Bay City	Altona North	40/42 McArthurs Road, Altona North, Victoria, 3025, Australia	Former Industrial Site. Requires assessment and/or clean up	EAN-00002226
Kingston City	Clayton South	Fraser Rd Closed Landfill, Fraser Rd, Clayton South, Victoria, 3169, Australia	Former Landfill. Requires ongoing management	EAN-00004457-1
Darebin City	Preston	73 Gower Street Preston 3072	Illegal dumping. Requires assessment and/or clean up	EAN-00003114
Hepburn Shire	Hepburn	Hepburn Regional Park, Bald Hill Rd, Hepburn, Victoria, 3461, Australia	Historical deposit of mine tailings. Requires assessment and/or clean up	EAN-00003192
		Fritsch Holzer Park	Former Landfill. Requires ongoing management	EAN-00003277-1
Brimbank City	Keilor	94a Green Gully Road, Keilor, Victoria, 3036, Australia	Industrial waste has been dumped at the site. Requires ongoing management	EAN-00001326-3
Greater Shepparton City	Cosgrove	200 Cosgrove-Lemnos Rd Cosgrove VIC 3631 AU	Former Landfill. Requires ongoing management	SMO-00004449
Darebin City	Northcote	56 Brickworks Lane Northcote 3070	Former Landfill. Requires ongoing management	EAN-00005000
Moorabool Shire	Bacchus Marsh	Bacchus Marsh, Victoria, Australia	Former Landfill. Requires ongoing management	IMPN-00004584
Kingston City	Clayton South	618 Clayton Road Clayton South 3169	Former Landfill. Requires ongoing management	EAN-00004352
Bayside City	Brighton	133 Esplanade, Brighton, Melbourne, Victoria, 3186, Australia	Contaminated soil is retained and managed onsite. Requires ongoing management	EAN-00004258
Yarra Ranges Shire	Kilsyth	13 Jeanette Maree Court Kilsyth 3137	Industrial waste has been dumped at the site. Requires assessment and/or clean up	EAN-00003433

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## **Appendix D**

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Site Photographs



Photo 1: Retardation basin looking north. Approximate location of former farmhouse



Photo 2: Retardation basin looking south, with vegetated embankment in the foreground

	<b>Site Photographs</b>	Project No. : 222505.00
	<b>294 McLennan Street, Mooroopna</b>	PLATE No: 1
	CLIENT: Greater Shepparton City Council	DATE: September 23



Photo 3: Northern section of the retardation basin



Photo 4: Dam, looking south

	<b>Site Photographs</b>	Project No. : 222505.00
	<b>294 McLennan Street, Mooroopna</b>	PLATE No: 2
	CLIENT: Greater Shepparton City Council	DATE: September 23



Photo 5: Shallow soil mound north of the dam, looking north



Photo 6: Former drainage lines observed in the north-east portion of the site, surrounded by cleared grassed land

	<b>Site Photographs</b>	Project No. : 222505.00
	<b>294 McLennan Street, Mooroopna</b>	PLATE No: 3
	CLIENT: Greater Shepparton City Council	DATE: September 23



Photo 7: Excavated area in the north-east, connects to road of the adjacent residential subdivision



Photo 8: Small dumped soil stockpile, observed to contain aluminium cans and building foam

	<b>Site Photographs</b>	Project No. : 222505.00
	<b>294 McLennan Street, Mooroopna</b>	PLATE No: 4
	CLIENT: Greater Shepparton City Council	DATE: September 23



Photo 9: Dumped building waste in the north-east



Photo 10: Stockpile of former fencing material

 <b>Douglas Partners</b> Geotechnics   Environment   Groundwater	<b>Site Photographs</b>	Project No. : 222505.00
	<b>294 McLennan Street, Mooroopna</b>	PLATE No: 5
	CLIENT: Greater Shepparton City Council	DATE: September 23



Photo 11: Soil mound located on the south-west corner of the site



Photo 12: Soil stockpiles located on top of the soil stockpile

	<b>Site Photographs</b>	Project No. : 222505.00
	<b>294 McLennan Street, Mooroopna</b>	PLATE No: 6
	CLIENT: Greater Shepparton City Council	DATE: September 23



Photo 13: Observed dumped materials in the western portion of the site north of the soil mound



Photo 14: Former farmhouse access gate

	<b>Site Photographs</b>	Project No. : 222505.00
	<b>294 McLennan Street, Mooroopna</b>	PLATE No: 7
	CLIENT: Greater Shepparton City Council	DATE: September 23

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## **Appendix E**

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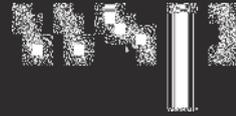
WSP PSI Report

Greater Shepparton City Council

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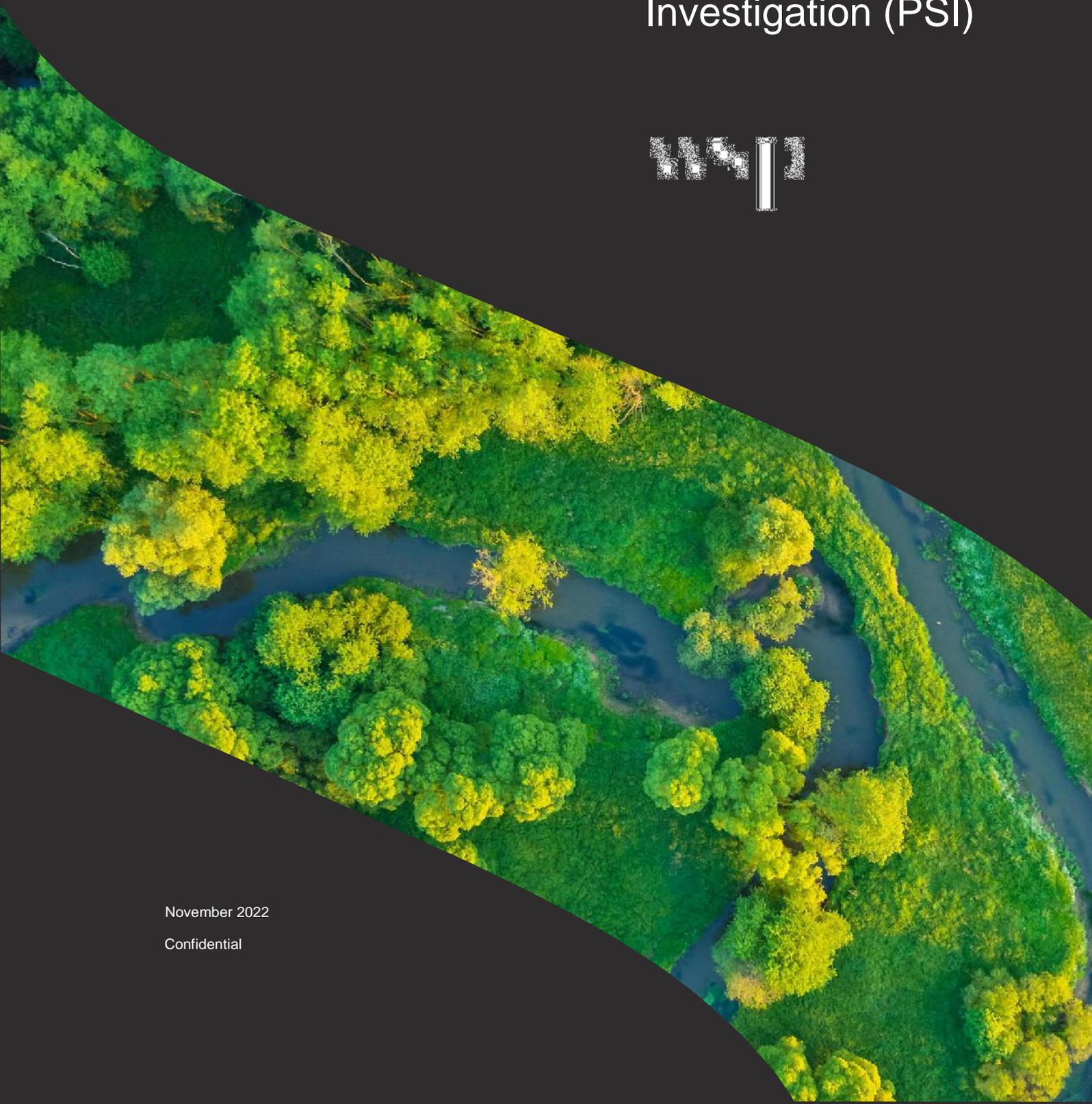
**294 McLennan  
Street,  
Mooroopna**

Preliminary Site  
Investigation (PSI)



November 2022

Confidential



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294 McLennan Street, Mooroopna  
Preliminary Site Investigation (PSI)

Greater Shepparton City Council

WSP

Level 15, 28 Freshwater Place  
Southbank VIC 3006

Tel: +61 3 9861 1111  
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Rev	Date	Details
B	07/11/2022	Final

	Name	Date	Signature
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Approved by:	M. Hill	07/11/2022	

WSP acknowledges that every project we work on takes place on First Peoples lands.  
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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# Executive summary

WSP Australia Pty Limited (WSP) was engaged by Greater Shepparton City Council (Council) to conduct a soil contamination assessment in the form of a Preliminary Site Investigation (PSI), in relation to the site, located within Greater Shepparton.

The site consists of a single property owned by Council, but forms part of a large 'corridor' parcel of land, referred to as MWGC, which is located approximately 1.7 km west from the centre of the city of Mooroopna. The site is intended for future redevelopment for a predominately medium-density residential end use. The overall objective of the PSI was to inform a proposed Planning Scheme Amendment, which is required because the site is currently zoned as Farming Zone and needs to be rezoned for General Residential Zone.

The scope of work completed for the PSI comprised; an inception meeting with Council to better understand the site area so the PSI assessment methodology could be optimised; a review of historical information such as aerial images to trace the development of land use, along with establishing the sites general environmental setting and conditions; a confirmatory survey of the site area to 'ground-truth' the findings of desk study; and preparation of this PSI report.

WSP has identified the following sitewide development constraints that may apply to the site, and should be considered further within future development plans:

- **Shallow groundwater:** Shallow groundwater may generally exacerbate localised flooding and impact deeper excavations for building foundations or underground utilities e.g. stormwater drainage or sewerage systems.
- **Drainage and flooding:** Flooding may limit the developable areas of the site or require sustainable urban drainage systems to reduce flooding potential.
- **Ecology:** Ecosystems may constrain or prevent development where protected species exist that require conservation or possibly relocation or ecological offsetting.

WSP has identified the following contamination development constraints based on observed land uses and activities, and where potential contamination within each subzone could constrain redevelopment of the site by affecting suitability for a residential end use, or through requiring remediation:

- **High risk** land uses, which have a high risk of significant contamination being present, in a situation more likely relevant to point sources within the site; potential point source contamination is highly likely to render the site unsuitable for a residential end use; further environmental assessments e.g. an environmental audit is very likely to be required; site remediation may also be needed:

*High risk land uses and activities were not identified at the site, however potential contamination sources such as slurry pits, slurry lagoons or cess pits, agricultural landfills or sheep dips should be considered during future development planning and implementation e.g. as unexpected finds during earthworks.*

- **Medium risk** land uses, which have a medium risk of significant contamination being present, in a situation more likely relevant to localised diffuse sources across the site; potential diffuse source contamination may plausibly render the site unsuitable for a residential end use; further environmental assessments e.g. a PRSA or sampling are likely to be required; site remediation is less likely to be needed:

*Medium risk land uses at the site were identified to include historical and recent agricultural activities (more likely associated with cropping) based on the former irrigation channel located at the site and the site forming part of a larger agricultural property.*

- **Low risk** land uses, which have a low risk of significant contamination being present, within a situation more likely relevant to regional dispersed sources across the site; potential dispersed source contamination may implausibly render the site unsuitable for a residential end use; further environmental assessments other than a PSI are unlikely to be required; site remediation is unlikely to be needed:

*Low risk land uses and activities were not identified at the site.*

- **Very low risk** land uses, which have a negligible risk of significant contamination being present, within a situation more likely relevant to absence of sources across the site; potential presence of any contamination is highly unlikely to render the site unsuitable for a residential end use; further environmental assessments other than Planning Authority consideration are very unlikely to be required; site remediation is very unlikely needed:

*Very low risk land uses and activities were not identified at the site.*

While noting that only an EPA-accredited Environmental Auditor can definitively determine the suitability of a site for a proposed future land use, it is generally considered that the site will likely be suitable for a residential end use, noting that further consideration will be potentially be required for medium risk land use.

Given the conclusions of the PSI summarised above, in the context of PPN30, it is recommended that a PRSA be undertaken to determine the need for audit. Council should however undertake consultation with an EPA-accredited environmental auditor to assess and define the most appropriate planning pathway for the site, with respect to potential contamination.

# 1 Introduction

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## 1.1 Authorisation

WSP Australia Pty Limited (WSP) was engaged by Greater Shepparton City Council (Council) to conduct a soil contamination assessment in the form of a Preliminary Site Investigation (PSI), in relation to a portion of the property 294 McLennan Street, Mooroopna located within Greater Shepparton.

The site extends to 4.6 hectares and forms the north-eastern portion of the 294 McLennan Street property, which in turn is part of the southern portion of the adopted Mooroopna West Growth Corridor (MWGC). The MWGC consists of multiple individually or group owned properties within a large ‘corridor’ parcel of land (approximately 260 hectares), which is located approximately 1.7 km west from the city centre of Mooroopna and is intended for future redevelopment for a predominately medium-density residential end use.

The site location and layout is presented in **Figure 1** in **Appendix A**.

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## 1.2 Project Background

Shepparton and Mooroopna combine to form Victoria’s fourth largest regional city, Greater Shepparton. Council’s vision is for Greater Shepparton to be a “*thriving economy in the foodbowl of Victoria with excellent lifestyles, innovative agriculture, a diverse community and abundant opportunities*”. Key to fulfilling this vision is the implementation of the Regional City Growth Plan (2021), and the provision of appealing new residential areas, which will make Greater Shepparton an attractive, liveable regional city.

Greater Shepparton is projected to experience significant growth over the next 15 years, with 350 new dwellings required per annum to meet demand. Delivery of new residential areas is critical to meet the demands of this projected population growth and the 6,000 new dwellings needed by 2036. The MWGC is expected to take 30 years to fully develop and will support a population of approximately 4,000 based on approximately 1,600 dwellings.

The PSI is required to assess the suitability of the site for this sensitive residential end use, in terms of potential contamination. The work will ultimately and most importantly inform a proposed Planning Scheme Amendment, which is required because the site is currently zoned as Farming Zone and needs to be rezoned for General Residential Zone. The Planning Scheme Amendment and by extension this PSI are critical to facilitating the subdivision and development of the land and supporting forecasted growth. The PSI will therefore be important in facilitating a medium-density residential estate, where flooding, access, bushfire, and servicing constraints have already been resolved as part of the adopted Mooroopna West Growth Corridor Structure Plan.

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## 1.3 Aims & Objectives

The aims of the PSI were as follows:

- Assess the suitability of the site for a sensitive residential end use, based on the potential for contamination from historical or current sources, both onsite and in the surrounding area.
- Better understand potential development constraints that may be associated with ground risks, considering potential soil or groundwater contamination and preliminary geotechnical hazards.
- Consider the results of the PSI within the context of new contaminated land duties, as associated with Victoria’s Environment Protection Act (2017), which was enacted on July 1, 2021.

- Identify potential future assessment pathways within the context of new Planning Practice Note 30 (PPN30), the new Environmental Audit system, and potential contamination identified at the site.
- Provide recommendations regarding possible requirements for further environmental assessment work specific to the site and its conditions i.e. outline scope of work that may be needed.

The overall objective of the PSI was to inform a proposed Planning Scheme Amendment, which is required because the site is currently zoned as Farming Zone and needs to be rezoned for General Residential Zone. The Planning Scheme Amendment and by extension this PSI are critical to facilitating the subdivision and development of the land.

## 1.4 Scope of Works

### 1.4.1 Task 1: Inception Meeting

For Task 1, WSP facilitated an Inception Meeting with Council. The meeting provided an opportunity to better understand the site area so the PSI assessment methodology could be optimised.

The detailed scope of work for this task comprised the following:

- Review of the project background context and reconfirmation of Council’s objectives for the site.
- Discussion on the proposed scope and methodology to address any queries or concerns.
- Discussion on program and milestones to ensure alignment to Council’s schedule.
- Discussion on future assessment pathway and how this might be optimised.

### 1.4.2 Task 2: Desk Study Research

For Task 2, WSP reviewed historical information such as aerial images to trace the development of land use, along with establishing the site general environmental setting and conditions.

For work in this task, desk study information was collected from sources both in the public and private domains. The key resource used was a Lotsearch Enviro Pro report ([www.lotsearch.com.au](http://www.lotsearch.com.au)) that contains historical aerial imagery and mapping and provided coverage across the site with a 150 m buffer in all directions.

The detailed scope of work for this stage comprised the following:

- **Property Identification** including review of:
  - Legal descriptions.
  - Current certificates of title.
  - Lot boundaries etc.
- **Current and Proposed Use** including review of:
  - Current activities at the site.
  - Surrounding land uses.
  - Land use zoning and overlays
  - End uses.
  - Possible redevelopment types.
- **Site History** including review of:
  - Anecdotal information.
  - Discussion with relevant persons familiar with the site, as nominated by Council.
  - Discussion with relevant Council and DELWP personnel familiar with the site.
  - Review of previous environmental or background reports including flood risk assessments.
  - DELWP mine subsidence and mining license register and GeoVic interactive mapping database.
  - Aerial photos and historical maps.
  - Local literature etc.

- **Environmental / regulatory** including review and / or consultation for:
  - EPA Priority Sites Register.
  - Nearby completed Environmental Audit reports.
  - Regulatory notices.
  - Council supplied information.
  - Planning authority information.
  - Water authority information.
- **Environmental Setting** including review of:
  - Groundwater database search for registered wells within the 2 km radius of the site and information on groundwater use.
  - Hydrology / surface water.
  - Ecological features.
  - Wetlands.
  - Acid sulphate soils etc.
- **Local Geology and Hydrogeology** including review of:
  - Drilling and available bore logs.
  - Hydrogeological maps.
  - Geological maps etc.

### 1.4.3 Task 3: Confirmatory Survey

For Task 3, WSP undertook a confirmatory survey of the site with the purpose being to ‘ground-truth’ the findings of desk study research in Task 2 and in particular any potential point sources of contamination, where identified.

The detailed scope of work for this task comprised the following:

- Use of existing access road network to complete a drive-by survey of accessible areas of the site, to observe the following:
  - Site owner or management interviews.
  - Operational activities, both current and historic.
  - Site topography and surrounding land uses.
  - Chemical handling and storage, including above and underground storage tanks.
  - Waste management, water and wastewater management.
  - Air and noise emissions.
  - Hazardous building materials.
  - Potential sources of soil and groundwater contamination.

### 1.4.4 Task 4: PSI Reporting

For Task 4, WSP prepared this PSI report with the detailed scope of work for this task comprising the following:

- Reporting on Task 2: Desk Study Research and Task 3: Confirmatory Survey.
- Identification of potential contaminants of concern from historical and current land uses activities, including consideration of surrounding offsite influences (as identified).
- Development of a preliminary Conceptual Site Model (CSM), assessing contamination sources, pathways and receptors and potential risks posed to current and future human and ecological risk receptors.
- Results of the risk assessment from high, medium, low, and very low risk zoning.
- Summary of potential contamination impacts identified or ‘areas of potential concern’.

- Conclusions with respect to the objectives of the PSI and commentary on site suitability.
  - Advice and recommendations regarding the PSI findings including:
    - New contaminated land duties in Victoria i.e. ‘Duty to Notify’ and ‘Duty to Manage’.
    - The likelihood of contamination and its potential to affect the planning proposal i.e. residential development as part of MWGC.
    - Whether a risk-based remediation or management strategy can be derived to make the site suitable for use.
    - Opinion on whether further assessment is needed i.e. PRSA, Environmental Audit or intrusive investigations.
    - Outline recommendations for likely foundation solutions for new dwellings, pavement and infrastructure design.
  - Figures with appendices as appropriate.
- 

## 1.5 Report Limitations

General limitations associated with carrying out this PSI are provided in **Section 10**. No specific limitations were encountered during the course of this investigation.

# 2 Project Technical Framework

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## 2.1 Environmental Protection Act 2017

The Environment Protection Act 2017 (EP Act) was enacted on 1 July 2021 and changes Victoria's focus for environment protection and human health to a prevention-based approach, underpinned by the general environmental duty (GED). The GED requires everyone, including businesses and individuals, conducting activities that pose a risk to human health or the environment from pollution or waste, to understand those risks and take reasonably practicable steps to eliminate or minimise them.

### 2.1.1 *New Contaminated Land Duties*

With respect to contamination, the EP Act includes special provisions within Regulations 8 to 15 which specifically concern the new duty to notify (DtN) of contaminated land, and the duty to manage (DtM) contaminated land. Notably, the new contaminated land duties apply to “*land under the management or control of a person*” and establishing which parties are in management or control of a site is a key step in apportioning these responsibilities.

Noting Council ownership and management of the site, which comprises of vacant land use, Council are considered to be ‘in management or control’ of the site. It is important to understand the contamination status of the site, to assist Council in understanding whether any environmental liabilities apply to the site under the new legislation.

The key contaminated land duties that are pertinent to the site are as follows:

- **Duty to Notify:** The duty of persons in management or control of land to notify EPA as soon as practicable if the contamination may pose a significant risk to human health or the environment.
- **Duty to Manage:** The duty of persons in management or control of land to minimise the risks of harm to human health and the environment from confirmed contamination.

### 2.1.2 *New Environmental Audit System*

One possible outcome of the PSI may be the requirement for undertaking further environmental work such as the new Preliminary Risk Screen Assessment (PRSA) and / or a statutory Environmental Audit within the restructured audit system. Given the historical and ongoing agricultural / residential land uses of the site, and the low risk for significant contamination, one goal of the PSI was to satisfy stakeholders that a statutory environmental audit is not required in all cases and a PRSA may be more appropriate.

Further discussion of how the PRSA and environmental audit may relate to the site is provided in the following **Section 2.2**.

## 2.2 Contamination & Planning System

### 2.2.1 Planning Practice Note 30 (PPN30)

With the introduction of the EP Act in 2021, existing guidance regarding the relationship of potential contamination and the planning system has required revision to account for the new legislation. Planning Practice Note 30 (PPN30) was published in July 2021 and provides updated guidance regarding the role of the planning system in helping to assess the potential for contamination at a site, and advice concerning the level of environmental assessment work that may be required.

A planning or responsible authority must ensure that the effects of the environment on a planning proposal are considered, and that potentially contaminated land is suitable for its proposed use. PPN30 provides a recommended approach to assessing potentially contaminated land as presented in **Table 2.1**, which the site scenario may be compared against, as follows:

Table 2.1 PPN30 (2021) recommended approach to assessing potentially contaminated land

PLANNING PROPOSAL		POTENTIAL FOR CONTAMINATION	
		HIGH	MEDIUM
<b>Proposed uses defined in Ministerial Direction No. 1, the EAO, and clause 13.04-1S</b>			
<ul style="list-style-type: none"> <li>— Sensitive uses:</li> <li>— Residential use</li> <li>— childcare centre</li> <li>— kindergarten</li> <li>— pre-school</li> <li>— primary school</li> <li>— Children’s playground</li> <li>— Secondary school</li> </ul>	New use or buildings and works associated with a new use	<b>A</b>	<b>B</b>
	Buildings and works associated with an existing use	<b>B</b>	<b>B</b>
<b>Proposed other land use</b>			
<ul style="list-style-type: none"> <li>— Open space</li> <li>— Agriculture</li> <li>— Retail or office</li> <li>— Industry or warehouse</li> </ul>	New use, or buildings and works associated with a new or existing use	<b>C</b>	<b>D</b>

	PLANNING SCHEME AMENDMENT	PLANNING PERMIT APPLICATION
<b>A</b>	<ul style="list-style-type: none"> <li>— PRSA or audit option applies</li> <li>— Proceeding directly to an audit is recommended.</li> </ul>	<ul style="list-style-type: none"> <li>— PRSA or audit option applies</li> <li>— Proceeding directly to an audit is recommended.</li> </ul>
<b>B</b>	<ul style="list-style-type: none"> <li>— PRSA or audit option applies</li> <li>— PRSA to determine need for audit is recommended.</li> </ul>	<ul style="list-style-type: none"> <li>— PRSA or audit option applies</li> <li>— PRSA to determine need for audit is recommended.</li> </ul>
<b>C</b>	<ul style="list-style-type: none"> <li>— PSI to inform need for audit is recommended</li> </ul>	<ul style="list-style-type: none"> <li>— PSI to inform need for audit is recommended</li> </ul>
<b>D</b>	<ul style="list-style-type: none"> <li>— Planning authority to document consideration of potential for contamination to impact proposal</li> </ul>	<ul style="list-style-type: none"> <li>— Responsible authority to document consideration of potential for contamination to impact proposal</li> </ul>

## 2.2.2 Application to the site

WSP has reviewed PPN30 within the context of the MWGC project, and notes that with respect to redevelopment of agricultural land to a sensitive residential end use, the guidance states that agriculture and animal production may be associated with a **medium potential for contamination**. The guidance however goes on to state that while most agricultural land is **not likely to be contaminated** i.e. a low potential, the potential for specific contaminating activities to have occurred over time should be considered, including:

- Commercial use of pesticides (herbicides, fungicides etc).
- Biosolids application to land for soil fertilisation.
- Farm waste disposal, possibly including landfilling.

WSP notes that for the site (and MWGC), and considering the above recommendations in PPN30, for a proposed sensitive residential end use that involves a new use or buildings, a PRSA to determine the need for an environmental audit is recommended. PPN30 provides further guidance regarding how the PRSA and environmental interact, as follows:

- The role of a PRSA is to determine the need for an environmental audit. The decision whether to undertake a PRSA or proceed directly to audit will depend on the potential for contamination and the proposal.
- A PRSA is recommended for scenarios where it is uncertain whether an audit is warranted, specifically those with lower risk of contamination i.e. medium potential in **Table 2.1**.
- If a PRSA process has been undertaken, the PRSA statement may either conclude that (1) no environmental audit is needed or (2) may conclude that an environmental audit is warranted to determine site suitability.

PPN30 states that if a PSI has been undertaken, the findings can inform the planning or responsible authority in deciding whether an environmental audit, or alternative assessment or management measures, are appropriate, or in concluding that no further action is needed. In this case, WSP believes that an effective PSI can drive a project towards the PRSA assessment pathway (rather than an environmental audit), as is preferable for the site.

## 2.2.3 Contamination Risk Scheme

Because the potential for contamination being associated with agricultural land and animal production land uses is less clearly defined in PPN30, WSP has considered this risk further within the context of site. We consider that while the wider area of the MWGC is not likely to be contaminated (low risk), there may be certain areas where more concentrated activities have occurred e.g. farm yards, farm buildings and possibly residences (medium risk). There may also be higher risk activities within these areas that should also be considered e.g. bulk fuel or chemical storage, slurry pits, slurry lagoons or sheep dips (high risk). By contrast, there may be also areas such as native forest or bushland that may be considered 'untouched' and unlikely to be associated with contamination (very low risk).

Based on these considerations, and to support the identification and definition of the PSI, the recommended approach to assessing potentially contaminated land provided in PPN30 has been aligned to the following:

- **Risk Level:** High risk, Medium risk, Low risk or Very low risk designations for contamination being present.
- **Potential for Contamination:** Scenarios where contamination may be manifested for agricultural land uses.
- **Example Land Uses:** Range of potentially contaminative agricultural activities, relevant to risk levels.
- **Contaminants of Concern:** Range of contaminant types or categories generally associated with activities.

The resultant contamination risk scheme, as presented in **Table 2.2** below, has been used throughout the PSI:

Table 2.2 PSI Risk Scheme and PPN30 Context

RISK LEVEL	POTENTIAL FOR CONTAMINATION	PPN30 CONTEXT	EXAMPLE LAND USES	CONTAMINANTS OF CONCERN
<b>High risk</b>	<b>High risk</b> of significant contamination being present; situation more likely relevant to <b>point sources</b> within the site.	<b>Scenario A:</b> Proceeding directly to an audit is recommended	<ul style="list-style-type: none"> <li>— Farmyards and farm buildings with bulk fuel or chemical storage e.g. USTs.</li> <li>— Slurry pits, slurry lagoons or cess pits with animal wastes (excreta).</li> <li>— Agricultural landfills, possibly including animal burial after culling.</li> <li>— Sheep treatment areas for external parasites (sheep dips).</li> </ul>	Comprising contamination point sources from fuels, oils, pesticides, fertilisers, herbicides (bulk storage); faecal coliforms, hazardous gases (slurry pits); bio-hazards (landfills), arsenic and dieldrin (sheep dips).
<b>Medium risk</b>	<b>Medium risk</b> of significant contamination being present; situation more likely relevant to localised <b>diffuse sources</b> across the site.	<b>Scenario B:</b> PRSA to determine need for audit is recommended.	<ul style="list-style-type: none"> <li>— More intensive farming such as market gardening, horticulture or cropping.</li> <li>— Applications of biosolids as fertiliser e.g. vineyards, pasture, arable land.</li> <li>— Stockpiles of soil, rubble, other wastes, laydown areas for old farm machinery.</li> <li>— Ancillary land uses in agricultural areas e.g. builders' yards, vehicle mechanics.</li> </ul>	May include diffuse but more localised impacts from the application of fertilisers, pesticides or herbicides, possibly small quantities of fuels, oils, paints, solvents, metals or ACM from yards.
<b>Low risk</b>	<b>Low risk</b> of significant contamination being present; situation more likely relevant to regional <b>dispersed sources</b> across the site.	<b>Scenario C:</b> PSI to inform need for audit is recommended.	<ul style="list-style-type: none"> <li>— Expanses of agricultural fields used mainly for grazing of livestock.</li> <li>— Areas unlikely to have required use of fertilisers, pesticides or herbicides.</li> <li>— Farm houses and low density rural residences, possibly with septic tanks.</li> <li>— Horse training facilities, running tracks, paddocks and stables.</li> </ul>	Likely limited to dispersed regional contaminants in groundwater or surface water e.g. faecal coliforms from residential septic tanks, or nitrates and nitrites from application of fertilisers.
<b>Very low risk</b>	<b>Negligible risk</b> of significant contamination being present; situation more likely relevant to <b>absence of sources</b> across the site.	<b>Scenario D:</b> Planning authority to consider any potential for contamination	<ul style="list-style-type: none"> <li>— Land unaffected by European settlement in Victoria i.e. pre-European conditions.</li> <li>— Native forests or bushland subject to low-impact management measures.</li> </ul>	Only naturally occurring contaminants associated with ambient local conditions, and excluding impacts from controlled burns and possibly the use of firefighting foams containing PFAS.

# 3 Site Identification

## 3.1 General Site Details

The site location and layout is presented in **Figure 1** in **Appendix A**, while pertinent site details are summarised in **Table 3.1** below:

Table 3.1 Pertinent Site Details

PARAMETER	DETAILS
<b>Lot and Plan number</b>	The site comprises of a single parcel of land being Lot 1 PS649091. The site forms part of a larger property consisting of five parcels referred to as 294 McLennan Street, Mooroopna.
<b>Suburb</b>	Mooroopna
<b>Address</b>	294 McLennan Street, Mooroopna (part of)
<b>Site Owner(s)</b>	Greater Shepparton City Council
<b>Primary Interest Holder</b>	Greater Shepparton City Council
<b>Current Land Use</b>	Vacant Land
<b>Past Land Use</b>	Agricultural use (likely forage and / or fodder cropping)
<b>Site Investigation Area</b>	Approximately 4.1 hectares (ha)
<b>Local Government Authority</b>	Greater Shepparton City Council
<b>Coordinates (centre of site):</b>	N: 5971129 E: 350854      N: 5971129 E: 350854
<b>Site Zoning</b>	Farming (FZ)
<b>Overlays</b>	Development Contributions Plan Overlay - Schedule 3 (DCPO3) Development Plan Overlay - Schedule 14 (DPO14) Land Subject to Inundation Overlay (LSIO) Specific Controls Overlay – Schedule 3 (SCO3) Designated Bushfire Prone Area (portion of)
<b>Surrounding Land Use</b>	<b>North</b> Irrigation drainage channel followed by vacant bushland and agricultural land (forage / fodder crops).
	<b>East</b> Land currently under residential development (earthworks) followed by residential (constructed).
	<b>South</b> Dirt access road, followed by flood retarding basin and bike path, further south vacant land and McLennan Street.
	<b>West</b> Dirt access road, followed by flood retarding basin and bike path, vacant land and Excelsior Avenue.

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## 3.2 Site Planning Scheme Zone

The site features one Planning Scheme Zone as displayed in planning reports in the Lotsearch Enviro Report provided as **Appendix C**.

**Farming Zone (FZ)** is designated across the whole site and is intended to provide for the use of the land for agriculture; encourage retention of productive agricultural land; ensure that non-agricultural uses, including dwellings, do not adversely affect the use of the land for agriculture; encourage the retention of employment and population to support rural communities; and encourage use and development of land base on comprehensive and sustainable land management practices and infrastructure provision.

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## 3.3 Cultural Heritage Sensitivity

Areas of Cultural Heritage Sensitivity as specified in Division 3 of Part 2 in the Victorian Aboriginal Heritage Regulations 2018 were not identified at the site. The closest area was located approximately 780 m to the east of the site. Note that every natural surface water body in Victoria has an indigenous buffer zone of 200 m, where land is considered as one with the water.

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## 3.4 Natural Hazards

The majority of the site (north, west and southern portions) is within a designated bushfire prone area. Although records do not indicate any fire history (e.g. fuel reduction burns, bushfires etc.) onsite and / or within a 1 km radius of the site.

The majority of the site is within a 1 in 100 year flood extent with the exception of a small portion within the central / north portion of the site.

# 4 Site Environmental Setting

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## 4.1 Geology & Soils

### 4.1.1 Regional / Site Geology

A review of the Geological Survey of Victoria Shepparton map, Sheet 7925, scale 1:100,000 (Tickell, et. Al 1974), indicates that the general regional geology underlying the site and within its vicinity comprises Quaternary aged Shepparton Formation containing unconsolidated to poorly consolidated mottled variegated clay, silty clay with lenses of polymictic, coarse to fine sand and gravel.

No records of historical mine shafts were reported at the site, and no evidence of mining was observed during the site inspection.

WSP was not made aware of any previous environmental investigations (i.e. with respect to contaminated land) that included geological works (i.e. drilling) having been conducted within the site area. A review of available information from groundwater bores and exploratory boreholes from online sources (i.e. Visualising Victoria's Groundwater [VVG] at [www.vvg.org.au](http://www.vvg.org.au)) and the Lotsearch Enviro Report indicated that no bores had been advanced within the site. However, the specific geology / ground conditions available from borehole locations closest to the site (approximately 620 m away) indicated the following lithology may be encountered:

- **Surface to 10.5 m, CLAY:** Red brown to yellow brown clay.
- **10.5 m to 15.5 m, SAND:** Grey to yellow sand, wet, becoming fine then coarse with depth.

A review of the Australian Soil Resource Information System (ASRIS) website indicated that the site area has a low probability (6-70%) of occurrence of Acid Sulfate Soils (ASS). The site is not located within either coastal acid sulfate made land or prospective areas.

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## 4.2 Hydrology & Flooding

### 4.2.1 Regional Hydrology

The site does not contain any surface bodies, however, there does appear to be two former small distributary irrigation channels that cross the site orientated north to south and east to west. The irrigation channel orientated north / south exits the site in south via underground piping and discharges into the drainage retarding basin located offsite to the south. The area to the southwest of the site has been partly developed as a floodway for urban stormwater drainage, with the aforementioned retardation basin for new residential development existing between the floodway and the site.

In addition to the above, the Goulburn River is present approximately 2.2 km to the east and Gemmill Swamp 2 km to northeast of the site. Based on site topography, surface water runoff is expected to flow to the south at the site with regional surface water runoff to the east towards the Goulburn River, likely dominated by drainage channels / ditch networks in the surrounding areas.

### 4.2.2 Local Flood Conditions

A letter was previously prepared by Cardno Lawson Treloar (Cardno) as part of the greater Mooroopna West Outline Development Plan (ODP). A brief review of this document (and supporting appendix reports) titled *Mooroopna West ODP Flood Modelling*, November 2008 was undertaken by WSP.

Supporting reports in appendices to the document notes that there are three main flooding mechanism in Shepparton-Mooroopna area, with those being local rain, Goulburn River flooding and Broken River / Seven Creeks flooding, with

the dominant flooding mechanism being from the Goulburn River dominant events. The maximum flood depth for a 100-year Average Recurrence Interval (ARI) Goulburn dominant event across the site is expected to range between 0 to 0.4 m.

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## 4.3 Hydrogeology & Groundwater Quality

### 4.3.1 Regional Hydrogeology

Based on data obtained from VVG accessed in June 2022, depth to water table at the site is expected to be less than 5 m across the site i.e. very shallow groundwater.

The principal aquifer beneath the site is referred to as the Shepparton Formation aquifer system. The groundwater regime in the Shepparton Formation aquifer system comprises mostly low permeability clays and silts with isolated lenses of sand and gravel.

Based on the expected depth to groundwater and topography across the site, regional groundwater flow is anticipated to flow north to northeast towards the Goulburn River and Gemmill Swamp (2 km northeast), with potentially some local discharge into the drainage retarding basin adjacent to the south and west of the site during periods of high groundwater elevation.

The VVG website indicates that groundwater in the local area is expected to contain 1,000 mg/L to 3,500 mg/L total dissolved solids (TDS). Based on these TDS concentrations, the regional aquifer is considered to be defined as within Segment B and has the potential to be used for the following environmental values (as defined in the Victorian Government Gazette, *Environmental Reference Standard (ERS)*, dated 26 May 2021).

For Segment B groundwater, the following environmental values must be protected:

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

According to the VVG bore database, there have been no recorded bores advanced within the site area, and 114 recorded bores advanced within a 2 km radius of the site boundary. Of these 114 bores:

- 100 groundwater bores were reported as being installed for investigation or observation purposes;
- 13 groundwater bores were reported as being of domestic, irrigation and / or stock use; and
- 1 groundwater bore was installed for miscellaneous use.

The total depth of relevant groundwater bores in the database ranges from 7 m to 26 m. Full details of the bore search are provided in the Lotsearch Enviro Report provided in **Appendix C**.

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## 4.4 Ecology, Flora & Fauna

The site contains an endangered ecosystem (Plains Woodlands or Forests) across the majority of the site. These ecological resources would require consideration in future development, and a full ecological survey would be recommended to assess their value.

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## 4.5 Conclusions for Environmental Setting

The site is generally underlain by Quaternary aged Shepparton Formation. A review of publicly available borehole logs in the area shows that the site is more specifically underlain by red-yellow-brown clay, with interbedded sand and clay from depths varying between 5 and 15 m. There is a low potential for ASS to exist across of the site.

The site does not contain any active surface water bodies, however former small distributary irrigation channels appear to exist onsite. A drainage retardation basin runs along the southern-western boundary of the site where the onsite north / south orientated irrigation channel discharges via underground piping. The Goulburn River is present approximately 2.2 km to the east and northeast along with Gemmill Swamp, located 2 km to the northeast of the site. Surface water runoff at the site is expected to flow to the south into the drainage retardation basin. The majority of the site is within the 1 in 100-year flood extent.

Based on registered bores, depth to groundwater across the zone is expected to be around 10 m below ground level, however VVG suggests that depth to groundwater may be less than 5 m i.e. very shallow groundwater across the site. Based on the expected depth to groundwater and topography across the site, regional groundwater flow is anticipated to flow north to northeast towards the Goulburn River and Gemmill Swamp.

The site contains an endangered ecosystem (Plains Woodland or Forests) across the majority of the site.

# 5 Site History Review

## 5.1 Basis of Site History Review

To complete a comprehensive review of the site history within the context of the wider local area, WSP has referred to the following documents/information sources:

- Historical aerial images as contained in Lotsearch Enviro Report, dating from 1945 to the present date.
- Historical aerial images provided in online sources e.g. Nearmap ([nearmap.com](http://nearmap.com)), Google Earth.
- Historical mapping as contained in the Lotsearch Enviro Report and dated 1984.

This information has ultimately been used to develop a site history summary.

## 5.2 Historical Aerial Images & Maps

The site history has been further investigated using historical aerial images taken between 1945 and 2021. The historical aerial photographs are included in the Lotsearch Enviro Report in **Appendix C**. Information relevant to the PSI is summarised in **Table 5.1**, below:

Table 5.1 Summary of Summary of Site History Timeline of the site

SITE HISTORY (TIMELINE)	ONSITE	SURROUNDS
1945	Agricultural / grazing land forming part of a greater property.	Agricultural / grazing land, bushland located adjacent to northwest surrounding what appears to be a water course. Farm house and associated infrastructure for the greater property that includes site, appears to be located to the south with a watercourse between site and house.
1958	No significant change onsite from 1945 image. Distributary irrigation channels appear visible onsite.	Vegetation appears to have been cleared within bushland to northwest of site. Flooding appears present within watercourse south of site.
1969	Harvesting of agriculture land appears to be in progress. Unable to confirm whether cropping or cutting for hay.	Harvesting of agriculture land to the north appears to be in progress. Irrigation channels surrounding site appear to contain water.
1977	Site appears to be vacant land with no obvious crops.	A small number of additional buildings (appear residential) have been constructed to the southeast of the site on the other side of watercourse. Onsite irrigation channel discharging to the south into watercourse is visible.
1980	No significant change onsite from 1977 image.	Minor residential development to the southeast of the site (on other side of watercourse).
1990	No significant change onsite from 1980 image.	A new irrigation appears to have been constructed to the northwest of the site within the bushland area.
2009	No significant change onsite from 1990 image.	No significant change onsite from 1990 image.
Dec 2013*	No significant change onsite from 2009 image	Major earthworks have commenced within watercourse to the west/south of site and further to the southeast including removal of greater property farmhouse.
Nov 2014*	No significant change onsite from 2013 image	Construction of drainage retardation basin to west / south / southeast of site appears complete with surface water dam / holding pond constructed between site and basin. Significant earthworks have occurred to the east with significant residential development further east.
2015	Earthworks appear to have been undertaken within southeast corner of the site likely associated with residential development east of the site.	Earthworks have continued to the east with significant residential development further east.
2021	No significant change onsite from 2015 image	Further residential development has occurred to the east of the site.
Apr 2022*	Earthworks (extension of dirt road / access) appear to have occurred within northeast corner of site associated with the residential development to east.	Further residential development has occurred to the east of the site with roads clearly defined.

\* Nearmap aerial images

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## 5.3 Regulatory Information Search

Findings of the regulatory notices search are provided in the Lotsearch Enviro Report in **Appendix C**. No pertinent information or records were available for the following regulatory categories, either onsite or within a 1 km radius of the site:

- EPA Priority Sites
- EPA Regulatory Notices
- EPA PFAS Investigations
- Environmental Audits
- Groundwater Quality Restricted Use Zones.
- EPA Works Approval / Licensed Activities.
- Waste Management Facilities.
- Landfill Registers.
- Gasworks and Liquid Fuel Facilities.

We note that properties previously audited may be present within a 1 km radius of the site, however 53V audit reports completed prior to 2014 are not publicly available through the EPA online audit report register.

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## 5.4 Historical Business Directories

The site history has been further investigated using historical records (i.e. Universal Business Directory and McDougall Directory) recorded between 1905 and 1991. The historical business directory listings are included in the Lotsearch Enviro Report provided in **Appendix C**. Information relevant to the PSI is summarised below:

- There were no historical business directory listings for the site i.e. onsite.
  - One road match was identified for McLennan Street with several businesses listed in Mooroopna:
    - 1970: Mooroopna Motors
    - 1970: Caltex Service Station. It is noted that a Caltex Service Station is located at 40 McLennan Street approximately 1.2 km east of the site.
    - 1970: Regency Dry Cleaners
    - 1991: Stuart Davidson Petroleum Pty Ltd. It is considered likely that this business is the same as the 1970 Mooroopna Motors.
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## 5.5 Conclusions for Site History Review

The review of all available historical information sources in this section (above) indicated that the majority of the site appears to have been occupied by agricultural land uses (inferred grazing or cropping) and/or unoccupied land for the entire recorded history of the site. In recent years, a small portion of the site along the eastern boundary has undergone earthworks associated with the residential development occurring adjacent to the east of the site. Any contamination impacts from historical grazing or cropping activities are considered likely to have since dispersed and degraded.

There were no historical business directory listings recorded at the site, and no listings of potentially contaminative activities within 150 m of the site.

# 6 Site Inspection

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## 6.1 Site Inspection Observations

A site inspection was completed on 27 April 2022 by WSP. A photographic record of the site inspection is provided as **Appendix B**.

The following key features were observed onsite during the site inspection:

- The site was vacant land with no buildings or aboveground structures observed.
- The surface of the site consisted of vegetation i.e. grass covering the majority of the site with several small trees / shrubs located within the western portion of the site. Bare soil was observed within the south-eastern portion of the site in an unfenced area.
- Two spoon drain channels inferred to be former irrigation channels were observed orientated in north / south and east / west orientations crossing within the central part of the site as follows:
  - The north / south channel made two 90 degrees kinks within the north-western portion of the site before continuing offsite to the north and via underground piping to the south before discharging into the drainage retarding basin located offsite to the south.
  - The east / west channel commenced from the eastern boundary before terminating within the western portion of the site.
  - Exposed sections of concrete piping and metal piping were observed within the channel in two separate areas.
- Excavation works had recently occurred onsite within the northeast corner of the site with a small area dug of approximately 0.75 m in depth. The area excavated appears to be associated and a continuation of the road currently under construction (and residential development) on the adjoining property to the east. Minor stockpiles of soil, likely associated with the excavation works, were located along the eastern boundary south of the excavation.
- No evidence was observed to suggest the presence of any underground infrastructure such as fuel storage tank, sheep dipping pits etc.
- No waste dump piles, dumped rubbish or evidence to suggest areas of buried waste were observed.

The following off-site features were observed immediately surrounding the site:

- A large drainage retardation basin with a surrounding walking track was located to the west and south of the site. To the north of the basin and immediately northwest of the site three raised mounds orientated in an east / west direction and a drain were observed. Water in the drain appears to discharge into a former irrigation channel to the north.
- Between the southern portion of the site and drainage retardation basin, two small dams / ponds were located. The on-site north / south irrigation channel discharged into one of the dams.
- Major earthworks were occurring along the eastern boundary of the site with construction of residential dwellings and roads.

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## 6.2 Conclusions for Site Inspection

Based on the site inspection and historical information, the site is considered likely to have been used for agriculture (grazing and / or cropping) land uses and the following potential contamination sources and associated contaminants are considered likely to have related to the site:

- Broad application of fertilisers: Nitrate and nitrite.
- Broad application of herbicides and possible insecticides: Herbicides, organochlorine pesticides (OCP) and organophosphorus pesticides (OPP), that also have the potential to include perfluoroalkyl and polyfluoroalkyl substances (PFAS).

# 7 Preliminary Geotechnical Hazard Assessment

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## 7.1 Basis of Assessment

To undertake this preliminary geotechnical hazard desktop assessment, WSP has referred to the following publicly available resources:

- Geological Survey of Victoria 1:100,000 scale Shepparton map sheet, Department of Industry, Technology and Resources.
  - Department of Environment and Primary Industries, Visualising Victoria’s Groundwater website and bore database at [www.vvg.org.au](http://www.vvg.org.au).
  - Australian Standard AS 2870-2011, “Residential slabs and footings” and Australian Standard AS 1170.4-2007, “Earthquake actions in Australia”.
  - Department of Environment Land, Water and Planning’s (DEWLP) Mapshare Victoria database at [mapshare.vic.gov.au](http://mapshare.vic.gov.au).
  - Nearmap at [nearmap.com](http://nearmap.com) and Google Maps at [google.com.au/maps](http://google.com.au/maps).
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## 7.2 Geotechnical Desktop Assessment

The site environmental setting is discussed in detail in **Section 4**, including geology, hydrology and hydrogeology, however the following summary information pertinent to ground conditions and geotechnical hazards is highlighted:

- **Topography and surface conditions:** Aerial imagery and the site inspection indicated the following likely surface conditions:
  - The site relatively flat and appears to have been formerly used for agricultural purposes.
  - Two surface water drainage channels / ditches are present onsite and in surrounding areas.
- **Geology and subsurface conditions:** Geological mapping and borehole information indicates the following:
  - The site is underlain by Quaternary age Shepparton Formation which comprises clay, sand and gravel, however more specifically ground conditions are likely to comprise clay, silty clay, and sand.
- **Anticipated groundwater conditions:** Visualising Victoria’s Groundwater website indicates the following:
  - Depth to the groundwater across the site is considered to be very shallow across the site (less than 5 m).
- **Geotechnical hazards:** Based on available information, the following is concluded regarding geotechnical hazards:
  - No indications or evidence related to major existing geotechnical hazards was identified, however the recommendations provided below should be considered during future development planning.

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## 7.3 Preliminary Geotechnical Recommendations

### 7.3.1 *Indicative Site Classification*

In accordance with AS 2870-2011 “Residential slabs and footings”, the site is located in the Victorian Climatic Zone 4 that has a design suction change depth of 4 m. Based on the anticipated ground conditions and with reference to Table D1 of AS 2870-2011, an indicative site classification of Class M-D to H2-D may be adopted for preliminary purposes with potential characteristic surface movements of between 20 mm to 75 mm. Higher characteristic surface movements may be encountered in localised areas across the site. Dwelling-specific site classifications are recommended at a later stage of the project.

### 7.3.2 *Indicative Site Sub-soil Class*

An earthquake site sub-soil class has been assessed based on the requirements of AS1170.4-2007 “Part 4: Earthquake actions in Australia” and expected subsurface conditions encountered at the site. An indicative site sub-soil class of Class De – deep or soft soil site may be adopted for preliminary purposes.

### 7.3.3 *Shallow Footings*

For preliminary purposes, it is recommended that strip and pad footings founded into the natural stiff or better clays, or medium dense or better sands of the Shepparton Formation may be proportioned for the maximum allowable bearing pressures of 100 kPa.

### 7.3.4 *Excavation Conditions*

Excavation of site soils should be readily achievable using conventional mechanical equipment such as tracked excavators and backhoes.

### 7.3.5 *Pavement Subgrade*

Pavement subgrades may be formed in natural site soils. Subgrades formed in Shepparton Formation clay may have high shrink / swell potential and may need to be covered by a capping layer of imported low permeability and low reactive material.

# 8 Development Constraints Assessment

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## 8.1 General Environmental Development Constraints

Based on a review of the site environmental setting and the preliminary geotechnical hazard assessment, WSP has identified the following general environmental development constraints that may apply and could affect redevelopment of the site for a residential end use:

- **Shallow groundwater:** Depth to groundwater across the site is expected to be shallow (less than 5 m). *Shallow groundwater may generally exacerbate localised flooding and impact deeper excavations for building foundations or underground utilities e.g. stormwater drainage or sewerage systems.*
  - **Drainage and flooding:** The majority of the site is located within a 1 in 100-year flood extent; it is understood that Council has engaged a consultant to prepare an updated model of flood behaviour for MWGC. *Flooding may limit the developable areas of the site or require sustainable urban drainage systems to reduce flooding potential.*
  - **Ecology:** The majority of the site contains endangered ecosystems (Plains Woodland and Forests). *Ecosystems may constrain or prevent development where protected species exist that require conservation or possibly relocation or ecological offsetting.*
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## 8.2 Contamination Development Constraints

Based on a review of the site environmental setting, site history and extrapolation of the findings of the site walkover inspection undertaken, WSP has identified a medium risk of significant contamination being present, as associated with historical agricultural land use, noting that it could not be confirmed whether this land was used purely for grazing purposes. Given the presence of former irrigation channels onsite, it is considered possible that agricultural cropping was previously undertaken at the site.

Cropping activity has the potential for broad scale application of fertilisers and / or herbicides across the site i.e. across surface soils. Contamination impacts from historical grazing or cropping activities are considered likely to have since dispersed and degraded i.e. within surface water runoff and by climatic factors such as sunlight and heat. However, there is the potential for more persistent chemicals (associated with herbicide application) to be present.

Potential contamination at the site could constrain redevelopment of the site by affecting suitability for a residential end use, or through requiring further environmental assessments or remediation. Further environmental assessments e.g. a PRSA or limited soil sampling exercise are possibly required for this medium-risk site. However, site remediation is less likely to be needed.

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## 8.3 Potentially Unidentified Contamination

As noted previously in **Section 6**, a site inspection was undertaken. Although considered to be associated with a very low probability of being present at the site, contaminative agricultural activities such as slurry pits, slurry lagoons or cess pits with animal wastes (excreta), agricultural landfills possibly including animal burial after culling, or livestock treatment areas for external parasites (sheep dips) could plausibly be relevant to the site. While it is noted that during the property inspections, WSP did not observe any evidence for these areas to exist, these potential contamination sources should be considered during future development planning and implementation e.g. as possible unexpected finds during earthworks.

# 9 Conclusions & Recommendations

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## 9.1 Summary Conclusions

WSP was engaged by Council to conduct a soil contamination assessment in the form of a PSI, in relation to the subject site, located within Greater Shepparton. The site consists of a single property owned by Council, but forms part of a large 'corridor' parcel of land, referred to as MWGC, which is located approximately 1.7 km west from the centre of the city of Mooroopna. The site is intended for future redevelopment for a predominately medium-density residential end use.

### 9.1.1 *Environmental Setting*

The site is generally underlain by Quaternary aged Shepparton Formation. A review of publicly available borehole logs in the area shows that the site is more specifically underlain by red-yellow-brown clay, with interbedded sand and clay from depths varying between 5 and 15 m. There is a low potential for ASS to exist across of the site.

The site does not contain any active surface water bodies, however former small distributary irrigation channels appear to exist onsite. A drainage retardation basin runs along the southern-western boundary of the site where the onsite north / south orientated irrigation channel discharges via underground piping. The Goulburn River is present approximately 2.2 km to the east and northeast along with Gemmill Swamp, located 2 km to the northeast of the site. Surface water runoff at the site is expected to flow to the south into the drainage retardation basin. The majority of the site is within the 1 in 100-year flood extent.

Based on registered bores, depth to groundwater across the zone is expected to be around 10 m below ground level, however VVG suggests that depth to groundwater may be less than 5 m i.e. very shallow groundwater across the site. Based on the expected depth to groundwater and topography across the site, regional groundwater flow is anticipated to flow north to northeast towards the Goulburn River and Gemmill Swamp.

The site contains an endangered ecosystem (Plains Woodland or Forests) across the majority of the site.

### 9.1.2 *Site History Review*

The review of all available historical information sources in this section (above) indicated that the majority of the site appears to have been occupied by agricultural land uses (inferred grazing or cropping) and / or unoccupied land for the entire recorded history of the site. In recent years, a small portion of the site along the eastern boundary has undergone earthworks associated with the residential development occurring adjacent to the east of the site. Contamination impacts from historical grazing or cropping activities are considered likely to have since dispersed and degraded. However, there is the potential for more persistent chemicals (associated with herbicides) such as PFAS to be present. There were no historical business directory listings recorded at the site, and no listings of potentially contaminative activities within 150 m of the site.

### 9.1.3 *Site Inspection*

The site inspection confirmed that the site was generally occupied by agricultural land uses (grazing or cropping land) with former irrigation channels located across the site. Minor earthworks had occurred on the site associated with the adjoining residential development to the east. Based on the land use identified during the site inspection, it is considered likely that potential sources of contamination of the site may be expected to comprise the application of herbicides, fertilisers and possibly insecticides.

### 9.1.4 Geotechnical Assessment

Based on available information, no indications or evidence related to major existing geotechnical hazards was identified, however the recommendations provided below should be considered during future development planning:

- **Indicative Site Classification:** An indicative site classification of Class M-D to H2-D may be adopted for preliminary purposes with potential characteristic surface movements of between 20 mm to 75 mm.
- **Indicative Site Sub-soil Class:** An indicative site sub-soil class of Class De – deep or soft soil site may be adopted for preliminary purposes.
- **Shallow Footings:** Strip and pad footings founded into the natural stiff or better clays, or medium dense or better sands of the Shepparton Formation may be proportioned for the maximum allowable bearing pressures of 100 kPa.
- **Excavation Conditions:** Excavation of site soils should be readily achievable using conventional mechanical equipment such as tracked excavators and backhoes.
- **Pavement Subgrade:** Pavement subgrades may be formed in natural site soils. Subgrades formed in Shepparton Formation clay may have high shrink / swell potential and may need to be covered by a capping layer.

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## 9.2 Potential Development Constraints

WSP has identified the following sitewide development constraints that may apply to the site, and should be considered further within future development plans:

- **Shallow groundwater:** Shallow groundwater may generally exacerbate localised flooding and impact deeper excavations for building foundations or underground utilities e.g. stormwater drainage or sewerage systems.
- **Drainage and flooding:** Flooding may limit the developable areas of the site or require sustainable urban drainage systems to reduce flooding potential.
- **Ecology:** Ecosystems may constrain or prevent development where protected species exist that require conservation or possibly relocation or ecological offsetting.

WSP has identified the following contamination development constraint based on observed land uses and activities, and where potential contamination could constrain redevelopment of the site by affecting suitability for a residential end use, or through requiring remediation:

- **High risk** land uses, which have a high risk of significant contamination being present, in a situation more likely relevant to point sources within the site; potential point source contamination is highly likely to render the site unsuitable for a residential end use; further environmental assessments e.g. an environmental audit is very likely to be required; site remediation may also be needed:

*High risk land uses and activities were not identified at the site, however potential contamination sources such as slurry pits, slurry lagoons or cess pits, agricultural landfills or sheep dips should be considered during future development planning and implementation e.g. as unexpected finds during earthworks.*

- **Medium risk** land uses, which have a medium risk of significant contamination being present, in a situation more likely relevant to localised diffuse sources across the site; potential diffuse source contamination may plausibly render the site unsuitable for a residential end use; further environmental assessments e.g. a PRSA or sampling are likely to be required; site remediation is less likely to be needed:

*Medium risk land uses at the site were identified to include historical and recent agricultural activities (more likely associated with cropping) based on the former irrigation channel located at the site and the site forming part of a larger agricultural property.*

- **Low risk** land uses, which have a low risk of significant contamination being present, within a situation more likely relevant to regional dispersed sources across the site; potential dispersed source contamination may implausibly render the site unsuitable for a residential end use; further environmental assessments other than a PSI are unlikely to be required; site remediation is unlikely to be needed:

*Low risk land uses and activities were not identified at the site.*

- **Very low risk** land uses, which have a negligible risk of significant contamination being present, within a situation more likely relevant to absence of sources across the site; potential presence of any contamination is highly unlikely to render the site unsuitable for a residential end use; further environmental assessments other than Planning Authority consideration are very unlikely to be required; site remediation is very unlikely needed:

*Very low risk land uses and activities were not identified at the site.*

While noting that only an EPA-accredited Environmental Auditor can definitively determine the suitability of a site for a proposed future land use, it is generally considered that the site will likely be suitable for a residential end use, noting that further consideration will be potentially be required for medium risk land use. Further discussion concerning planning considerations is provided in **Section 9.4**, while discussion of possibly further assessment work is provided in **Section 9.5**.

## 9.3 Contaminated Land Duties

### 9.3.1 Duty to Notify Contamination

Given the conclusions of the PSI summarised above, possible triggers for the Duty to Notify (DtN) confirmed prescribed soil contamination have been considered in relation to the site. To support making this assessment, WSP has referred to EPA Publication 2008 *Notifiable contamination guideline - Duty to notify of contaminated land* (June 2021, draft version). The DtN relates principally to the duty of persons in management or control of land to notify EPA as soon as practicable, if contamination at their site may pose a significant risk to human health or the environment. However, if a trigger of DtN was identified through the course of this PSI or subsequent environmental assessment work, Council would be required to inform the applicable property owner or operator.

As stated with Regulations 8 through 13 of the EP Act, there are a range of environmental media, contamination scenarios and manifestations that may equate to prescribed notifiable contamination. The applicability of the circumstances and conditions required for notification in relation to the findings of the PSI are summarised in **Table 9.1**:

Table 9.1 Possible Duty to Notify assessment

REGULATION	DTN TRIGGER SCENARIOS	POTENTIAL APPLICABILITY TO THE SITE
<b>REGULATION 8: Soil Contamination</b>	<b>Onsite or offsite (actual or foreseeable):</b> Is the presence of a contaminant in or on soil, which is prescribed notifiable contamination, likely to be applicable to the site or land adjacent to the site?	— <b>Low to moderate potential:</b> Potential for soil contamination associated with cropping, but from diffuse sources and likely at low concentrations given the relative intensity of these activities.
<b>REGULATION 9: Asbestos in Soil</b>	<b>Friable asbestos:</b> Is the presence of friable asbestos, which is prescribed notifiable contamination, likely to be applicable to the site?	— <b>Low potential:</b> Friable asbestos is unlikely to be present in soil given no residential infrastructure construction has occurred across the site. No obvious areas of buried waste or use of imported fill were observed.
<b>REGULATION 10 (1): Groundwater Contamination</b>	<b>Groundwater entry:</b> Is the entry or likely entry of a contaminant into groundwater, which is prescribed notifiable contamination, likely to be applicable to the site?	— <b>Low potential:</b> Groundwater contamination likely limited to diffuse regional contamination from agricultural land uses e.g. cropping.

REGULATION	DTN TRIGGER SCENARIOS	POTENTIAL APPLICABILITY TO THE SITE
<b>REGULATION 10 (2): Surface Water Contamination</b>	<b>Surface water entry:</b> Is the entry or likely entry of a contaminant into surface water, which is prescribed notifiable contamination, likely to be applicable to the site?	— <b>Low potential:</b> Surface water contamination likely limited to rainfall runoff from cropping areas and pastures into the drainage channels / ditches network and low concentrations of herbicides and fertilisers e.g. nitrate and nitrites.
<b>REGULATION 10 (3): Non-aqueous phase liquids (NAPL)</b>	<b>NAPL:</b> Is the presence of any non-aqueous phase liquid, which is prescribed notifiable contamination, likely to be applicable to the site?	— <b>Low potential:</b> Due to the absence of bulk fuel and oil storage e.g. at farm yards (diesel) or residential dwellings (heating oil) onsite and particularly the apparent absence of underground storage tanks (USTs).
<b>REGULATION 11: Vapour Inhalation Pathway</b>	<b>Soil vapour:</b> Is the presence of soil vapour, which is prescribed notifiable contamination, likely to be applicable to the site?	— <b>Low potential:</b> Unlikely groundwater beneath the site is impacted from on-site sources i.e. leaks of fuel from bulk storage that may represent a potential source of soil vapour.
<b>REGULATION 12: Onsite Retention of contaminated Soil</b>	<b>Soil repositories:</b> Is the on-site retention of soil (other than fill material), which is prescribed notifiable contamination, likely to be applicable to the site?	— <b>Not applicable:</b> No on-site retention of soil (contaminated soil repositories) has been identified as present at the site. Topography of the site appears to be reasonably natural.
<b>REGULATION 13: Prescribed Exempt Notifiable Contamination</b>	<b>Exemptions:</b> Are there any exemptions to prescribed notifiable contamination that are likely to be applicable to the site?	— <b>Not applicable:</b> No wastes are stockpiled as part of permitted waste management; no previous regulatory notices or statutory environmental audits apply to site (limited to forest audit).

Based on the assessment provided in **Table 9.1**, it is considered that there is an overall low potential for any trigger of DtN prescribed notifiable contamination, to currently be applicable to the site. While the site was identified as a medium risk land use, contamination is anticipated to be associated with diffuse sources of contamination and relatively low concentrations of contaminants. For example, the broad application of chemicals such as fertilisers, pesticides or herbicides for agricultural purposes, are considered unlikely scenarios for triggering any DtN.

### 9.3.2 Duty to Manage Contamination

Although a low potential for any trigger of DtN confirmed prescribed notifiable contamination has been identified, it is noted that Council still has ongoing obligations under the new DtM contamination risk. The DtM requires persons in management or control of land to minimise the risks of harm to human health and the environment from potential or confirmed contamination. Noting that this PSI has been commissioned and completed, it is considered that Council has already in part helped to meet obligations under the DtM. It would however be prudent for Council to further satisfy themselves that they continue to meet their obligations under the DtM, per the guidance set out in *EPA Publication 1977 - Assessing and controlling contaminated land risks: A guide to meeting the duty to manage for those in management or control of land (June 2021, draft version)*.

## 9.4 Planning Considerations

As discussed in detail in **Section 2.2**, PPN30 was published in July 2021 and provides updated guidance regarding the role of the planning system in helping to assess the potential for contamination at a site, and advice concerning the level of environmental assessment work that may be required. A planning or responsible authority must ensure that the effects of the environment on a planning proposal are considered, and that potentially contaminated land is suitable for its proposed use.

Given the conclusions of the PSI summarised above, in the context of PPN30, it is recommended that a PRSA be undertaken to determine the need for audit. Contamination impacts from historical grazing or cropping activities are considered likely to have since dispersed and degraded. However, there is the potential for more persistent chemicals (associated with herbicide application) to be present Council should however undertake consultation with an EPA-accredited environmental auditor to assess and define the most appropriate planning pathway for the site, with respect to potential contamination.

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## 9.5 Further Assessment Work

Based on the planning considerations provided in **Section 9.2**, it is anticipated that further assessment in the form of a PRSA to determine need for audit may be required. It is currently assumed that the PRSA may be commissioned by future property developers or Council as required by the planning authority, and as the site becomes available to be investigated or possibly remediated.

To support the completion of the PRSA (if required), and as a conservative measure, it may be prudent to undertake some limited soil investigations (sampling) at the site. This could take the form of the collection and analysis of surface / shallow soil samples on a wide grid basis across the site e.g. areas of expected fertiliser or herbicide application. This sampling could inform the need for any further soil, groundwater, surface water, sediment or soil vapour investigations, while also negating the need for any PRSA to conclude with a recommendation for an environmental audit. The sampling could also indicate whether any remediation might be required to render the site suitable for a residential end use, and that the site does not represent an unacceptable risk to future residential occupants and those of neighbouring residential properties.

With respect to the potential future requirement for remediation at the site, if soils at the site are to be reused, further assessment would be required to demonstrate they are suitable for future residential areas e.g. as topsoil in gardens or within communal landscaping.

# 10 Limitations

This Report is provided by WSP Australia Pty Limited (WSP) for Greater Shepparton City Council (Client) in response to specific instructions from the Client and in accordance with WSP's proposal dated 4 February 2022 and Client's Purchase Order #77421 and its Terms and Conditions dated 21 March 2022 (Agreement).

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## 10.1 Permitted Purpose

This Report is provided by WSP for the purpose described in the Agreement and no responsibility is accepted by WSP for the use of the Report in whole or in part, for any other purpose (Permitted Purpose).

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## 10.2 Qualifications & Assumptions

The services undertaken by WSP in preparing this Report were limited to those specifically detailed in the Report and are subject to the scope, qualifications, assumptions and limitations set out in the Report or otherwise communicated to the Client. Except as otherwise stated in the Report and to the extent that statements, opinions, facts, conclusion and / or recommendations in the Report (Conclusions) are based in whole or in part on information provided by the Client and other parties identified in the report (Information), those Conclusions are based on assumptions by WSP of the reliability, adequacy, accuracy and completeness of the Information and have not been verified. WSP accepts no responsibility for the Information. WSP has prepared the Report without regard to any special interest of any person other than the Client when undertaking the services described in the Agreement or in preparing the Report.

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## 10.3 Use & Reliance

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WSP is not (and will not be) obliged to provide an update of this Report to include any event, circumstance, revised Information or any matter coming to WSP's attention after the date of this Report. Data reported and Conclusions drawn are based solely on information made available to WSP at the time of preparing the Report. The passage of time; unexpected variations in ground conditions; manifestations of latent conditions; or the impact of future events (including (without limitation) changes in policy, legislation, guidelines, scientific knowledge; and changes in interpretation of policy by statutory authorities); may require further investigation or subsequent re-evaluation of the Conclusions.

This Report can only be relied upon for the Permitted Purpose and may not be relied upon for any other purpose. The Report does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise. It is the responsibility of the Client to accept (if the Client so chooses) any Conclusions contained within the Report and implement them in an appropriate, suitable and timely manner.

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# Appendix A

Figure





294 McLennan Street, Mooroopna

Figure 1  
Site Locality

**Legend**

- Study area
- Cadastre parcel



0 40 80  
Meters

Coordinate system: GDA2020 MGA Zone 55

Scale ratio correct when printed at A3  
1:2,000 Date: 9/06/2022

GDA 2020  
ata sources: DELWP, Geoscience Australia, Neamap 2022

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# Appendix B

## Photographic Record of Site Inspection





# Appendix C

## Lotsearch Enviro Report





# LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

**Date: 28 Mar 2022 16:34:28**

**Reference: LS030561 EP**

**Address: 294 McLennan Street, Mooroopna, VIC 3629**

**Disclaimer:**

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features. You should obtain independent advice before you make any decision based on the information within the report. The detailed terms applicable to use of this report are set out at the end of this report.

# Dataset Listing

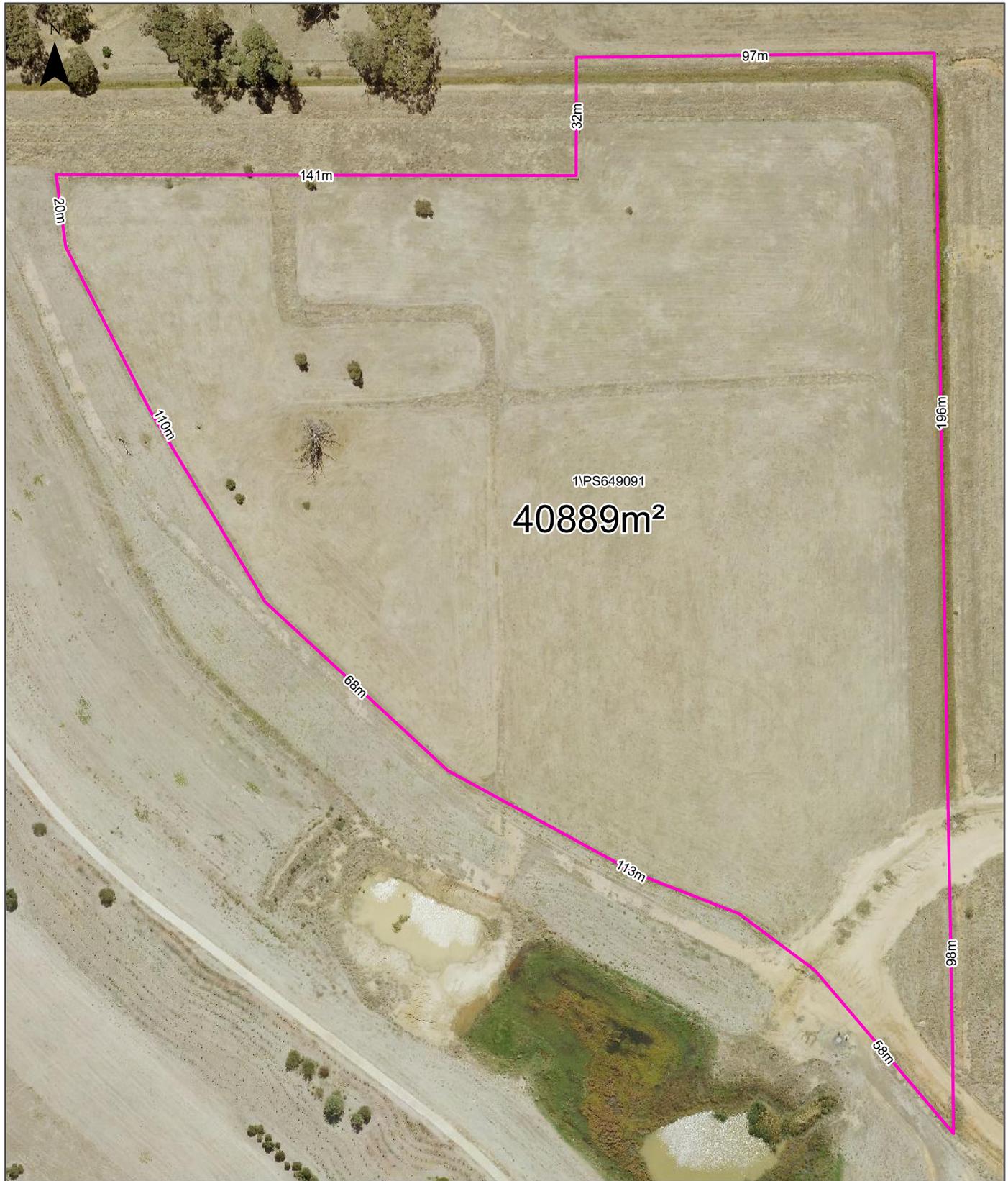
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Topographic and Cadastre data	State Government Victoria - Department of Environment, Land, Water & Planning	28/01/2022	28/01/2022	Monthly	-	-	-	-
Current EPA Priority Sites	Environment Protection Authority (Vic)	16/03/2022	28/02/2022	Monthly	1000m	0	0	0
Former EPA Priority Sites & other Remedial Notices	Environment Protection Authority (Vic)	04/10/2021	01/09/2021	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	Environment Protection Authority (Vic)	28/09/2021	18/09/2020	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	03/03/2022	03/03/2022	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	03/03/2022	03/03/2022	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	02/03/2022	02/03/2022	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	03/03/2022	03/03/2022	Quarterly	2000m	0	0	0
EPA Environmental Audit Reports	Environment Protection Authority (Vic)	21/03/2022	21/03/2022	Monthly	1000m	0	0	0
EPA Groundwater Zones with Restricted Uses	Environment Protection Authority (Vic)	23/03/2022	23/03/2022	Monthly	1000m	0	0	0
Current EPA Licensed Activities	Environment Protection Authority (Vic)	21/03/2022	22/07/2021	Monthly	1000m	0	0	0
Former EPA Licensed Activities	Environment Protection Authority (Vic)	21/03/2022	26/11/2021	Monthly	1000m	0	0	0
EPA Works Approvals	Environment Protection Authority (Vic)	28/03/2022	28/03/2022	Monthly	1000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	12/05/2021	07/03/2017	Annually	1000m	0	0	0
Statewide Waste and Resource Recovery Infrastructure Plan Facilities	State Government Victoria - Department of Sustainability	27/11/2014	31/12/2012	None planned	1000m	0	0	0
EPA Prescribed Industrial Waste	Environment Protection Authority (Vic)	12/08/2020	12/08/2020	Quarterly	1000m	0	0	0
EPA Victorian Landfill Register	Environment Protection Authority (Vic)	31/01/2022	25/08/2020	Quarterly	1000m	0	0	0
Former Gasworks	Various historical sources collated by Lotsearch	15/08/2017	15/08/2017	Not required	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	15/03/2012	Annually	1000m	0	0	0
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant; Sands & McDougall, State Library Victoria			Not required	150m	0	0	0
Historical Business Directories (Road & Area Matches)	Hardie Grant; Sands & McDougall, State Library Victoria			Not required	150m	-	0	0
Historical Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant; Sands & McDougall, State Library Victoria			Not required	500m	0	0	0
Historical Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant; Sands & McDougall, State Library Victoria			Not required	500m	-	0	4
Features of Interest	State Government Victoria - Department of Environment, Land, Water & Planning	29/09/2021	29/09/2021	Quarterly	1000m	0	1	17
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000m	1	1	2
Groundwater Salinity	State Government Victoria - Department of Environment, Land, Water & Planning	14/08/2015	29/08/2012	Unknown	0m	1	-	-
Depth to Watertable	State Government Victoria - Department of Environment, Land, Water & Planning	14/08/2015	29/08/2012	Unknown	0m	1	-	-
Surface Elevation	State Government Victoria - Department of Environment, Land, Water & Planning	14/08/2015	23/09/2013	Unknown	0m	1	-	-

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Basement Elevation	State Government Victoria - Department of Environment, Land, Water & Planning	14/08/2015	23/09/2013	Unknown	0m	1	-	-
Groundwater Boreholes WMIS	State Government Victoria - Department of Environment, Land, Water & Planning	23/08/2021	23/08/2021	Quarterly	2000m	0	0	114
Groundwater Boreholes Earth Resources Database	State Government Victoria - Department of Economic Development, Jobs, Transport and Resources	20/05/2021	17/02/2010	Annually	2000m	0	0	52
Groundwater Boreholes Fed Uni	Federation University Australia	21/12/2017	07/01/2014	As required	2000m	0	0	0
Historical Mining Activity - Shafts	State Government Victoria - Department of Economic Development, Jobs, Transport and Resources	11/05/2021	11/05/2021	Annually	1000m	0	0	0
Geological Units 1:250,000	State Government Victoria - Department of Economic Development, Jobs, Transport and Resources	13/01/2015	24/06/2014	Unknown	1000m	1	1	1
Geological Structures 1:250,000	State Government Victoria - Department of Economic Development, Jobs, Transport and Resources	13/01/2015	24/06/2014	Unknown	1000m	0	0	0
Shear zones 250k	State Government Victoria - Department of Economic Development, Jobs, Transport and Resources	13/01/2015	24/06/2014	Unknown	1000m	0	0	0
Atlas of Australian Soils	ABARES	19/05/2017	17/02/2011	As required	1000m	1	1	1
Victorian Soil Type Mapping	State Government Victoria - Department of Economic Development, Jobs, Transport and Resources	24/08/2017	21/03/2016	Unknown	1000m	2	2	2
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	1
Coastal Acid Sulfate Soils	State Government Victoria - Department of Economic Development, Jobs, Transport and Resources	28/03/2017	30/03/2011	None planned	1000m	0	0	0
Planning Scheme Zones	State Government Victoria - Department of Environment, Land, Water & Planning	10/02/2022	02/02/2022	Monthly	1000m	1	4	24
Planning Scheme Overlay	State Government Victoria - Department of Environment, Land, Water & Planning	10/02/2022	02/02/2022	Monthly	1000m	4	7	31
Commonwealth Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
National Heritage List	Australian Government Department of Agriculture, Water and the Environment	18/05/2021	20/11/2019	Annually	1000m	0	0	0
Victorian Heritage Register	State Government Victoria - Department of Environment, Land, Water & Planning	05/08/2021	05/08/2021	Quarterly	1000m	0	0	0
Cultural Heritage Sensitivity	State Government Victoria - Department of Premier and Cabinet	29/09/2021	29/09/2021	Quarterly	1000m	0	0	1
Bushfire Prone Area	State Government Victoria - Department of Transport, Planning and Local Infrastructure	05/08/2021	06/07/2021	Quarterly	1000m	1	1	1
Fire History	State Government Victoria - Department of Environment, Land, Water & Planning	15/11/2021	15/11/2021	Quarterly	1000m	0	0	0
Flood - 1 in 100 Year Modelled Flood Extent	State Government Victoria - Department of Environment, Land, Water & Planning	11/08/2021	05/02/2018	Quarterly	1000m	1	1	1
Victorian Coastal Inundation Sea Level Rise	State Government Victoria - Department of Environment, Land, Water & Planning	10/04/2018	24/10/2017	Unknown	1000m	0	0	0
Native Vegetation (Modelled 2005 Ecological Vegetation Classes)	State Government Victoria - Department of Environment, Land, Water & Planning	13/01/2015	31/12/2005	None planned	1000m	1	1	2
Ramsar Wetland Areas in Victoria	State Government Victoria - Department of Environment, Land, Water & Planning	28/03/2022	13/03/2019	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	1	1	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	1	2	7

# Site Diagram

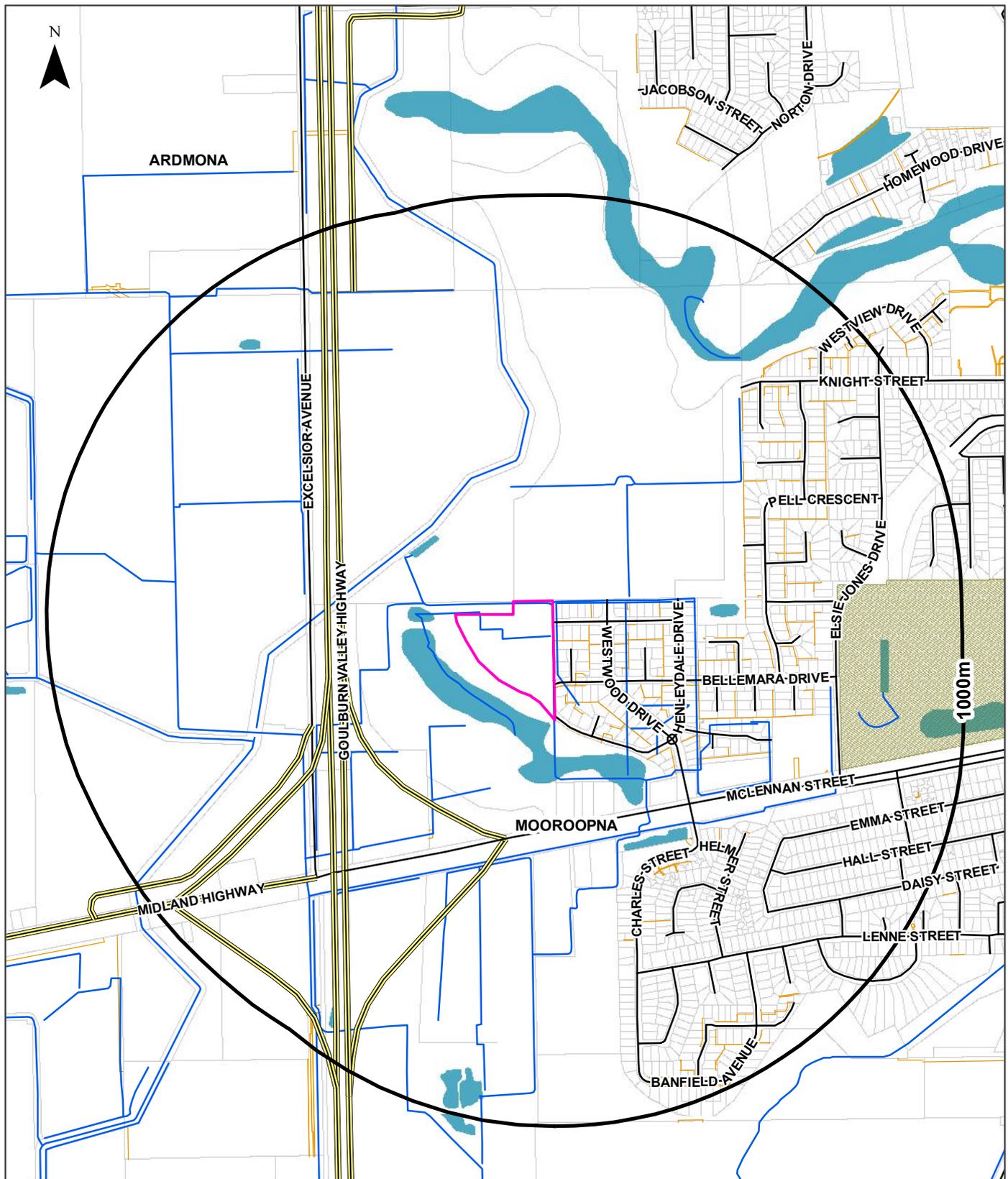
294 McLennan Street, Mooroopna, VIC 3629



<b>Legend</b> Site Boundary Internal Parcel Boundaries	<b>Total Area:</b> 40889m <sup>2</sup> <b>Total Perimeter:</b> 934m	<b>Scale:</b> 
	Disclaimers: Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.	<b>Data Source Aerial Imagery:</b> © Aerometrex Pty Ltd
	Coordinate System: GDA 1994 MGA Zone 55	Date: 28 March 2022

# Topographic Data

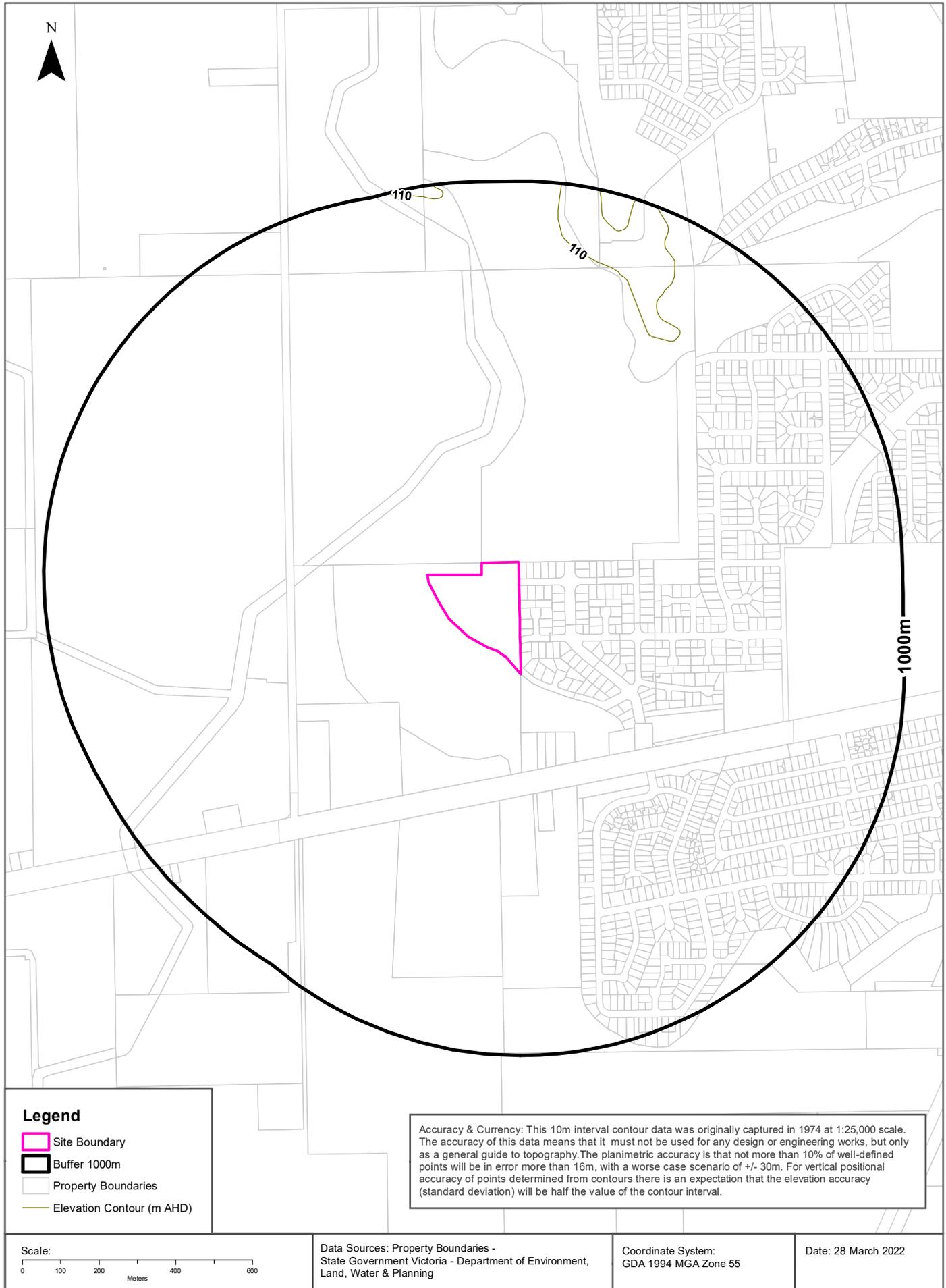
294 McLennan Street, Mooroopna, VIC 3629



<b>Legend</b> <ul style="list-style-type: none"> <li><span style="border: 2px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site Boundary</li> <li><span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Buffer 1000m</li> <li><span style="border: 1px solid grey; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Boundaries</li> <li><span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Water Area</li> <li><span style="background-color: #d3d3d3; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Crown or Commonwealth Land</li> <li><span style="background-color: #90ee90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Statewide Forest</li> <li><span style="border-bottom: 2px solid yellow; display: inline-block; width: 15px; margin-right: 5px;"></span> Major Road</li> <li><span style="border-bottom: 1px solid black; display: inline-block; width: 15px; margin-right: 5px;"></span> Road</li> <li><span style="border-bottom: 1px dashed grey; display: inline-block; width: 15px; margin-right: 5px;"></span> Track/Pathway</li> <li><span style="border-bottom: 1px solid brown; display: inline-block; width: 15px; margin-right: 5px;"></span> Railway</li> <li><span style="border-bottom: 1px dashed brown; display: inline-block; width: 15px; margin-right: 5px;"></span> Light Rail</li> <li><span style="border-bottom: 1px solid brown; display: inline-block; width: 15px; margin-right: 5px;"></span> Rail - Underground/Tunnel</li> <li><span style="border-bottom: 1px solid blue; display: inline-block; width: 15px; margin-right: 5px;"></span> Watercourse</li> <li><span style="border-bottom: 1px solid orange; display: inline-block; width: 15px; margin-right: 5px;"></span> Easement</li> </ul>		Scale: 0 100 200 400 600 Meters	Data Sources: Property Boundaries - State Government Victoria - Department of Environment, Land, Water & Planning	Coordinate System: GDA 1994 MGA Zone 55	Date: 28 March 2022
---	--	---------------------------------------	---	--	---------------------

# Elevation Contours (m AHD)

294 McLennan Street, Mooroopna, VIC 3629



## EPA Priority Sites & Pollution Notices

294 McLennan Street, Mooroopna, VIC 3629

### Current EPA Priority Sites Register

Sites on the current EPA priority sites register that exist within the dataset buffer:

Notice No	Address	Suburb	Issue	Loc Conf	Dist (m)	Direction
N/A	No records in buffer					

Priority Sites Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

### Former EPA Priority Sites & Other Pollution Notices

Sites within the dataset buffer that have been issued a Pollution Notice:

**Note. Due to pollution notices being revoked and removed from published lists this is not an exhaustive list of all past pollution notices.**

Notice No	Notice Type	Company	Address	Suburb	Status	Issue	Date Issued	Loc Conf	Dist	Dir
N/A	No records in buffer									

Pollution Notice Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

# PFAS Investigation & Management Programs

294 McLennan Street, Mooroopna, VIC 3629

## EPA PFAS Site Investigations

Sites being investigated by the EPA for PFAS contamination within the dataset buffer:

Map ID	Site Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

## Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

## Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

## Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

294 McLennan Street, Mooroopna, VIC 3629

### Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

## EPA Records

294 McLennan Street, Mooroopna, VIC 3629

## EPA Environmental Audits

EPA environmental audit records that exist within the dataset buffer:

Note. Please click on CARMS No. to activate a hyperlink to online documentation. If link does not work, documentation may still be accessible via the EPA Interaction Portal.

CARMS No	Transaction No	Site	Address	Suburb	Date Complete	Audit Category	Loc Conf	Distance	Direction
N/A	No records in buffer								

Environmental Audit Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

## EPA Records

294 McLennan Street, Mooroopna, VIC 3629

## EPA Groundwater Zones with Restricted Uses

EPA GQRUZ records that exist within the dataset buffer:

Note. Please click on CARMS No. to activate a hyperlink to online documentation.

CARMS No	EPA Id	Site History	Site Address	Restricted Uses	Status	Loc Conf	Distance	Direction
N/A	No records in buffer							

Environmental GQRUZ Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

## EPA Activities

294 McLennan Street, Mooroopna, VIC 3629

## EPA Licensed Activities

EPA licensed activities that exist within the dataset buffer:

Trans No	Licence No	Licence Type	Organisation	Premise Ref	Premise Address 1	Premise Address 2	Activities	Loc Conf	Dist (m)	Direction
N/A	No records in buffer									

Licensed Activity Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

## Former EPA Licensed Activities

Former EPA licensed activities that exist within the dataset buffer:

Licence No	Organisation	Premise Address	Suburb	Activities	Loc Conf	Dist (m)	Direction
N/A	No records in buffer						

Former Licensed Activity Data Custodian: State Government Victoria - Environmental Protection Authority (EPA)

## EPA Works Approvals

EPA works approvals that exist within the dataset buffer:

Transaction No	Status	Approval No	Organisation	Premise Address	Suburb	Scheduled Categories	Loc Conf	Dist (m)	Direction
N/A	No records in buffer								

Works Approvals Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

## Waste Management Facilities & Landfills

294 McLennan Street, Mooroopna, VIC 3629

### National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Australian Government Geoscience Australia  
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### Statewide Waste and Resource Recovery Infrastructure Plan Facilities

Statewide Waste and Resource Recovery Infrastructure Plan Facilities within the dataset buffer:

Map Id	Owner	Site Name	Address	Suburb	Category	Sub Category	Loc Conf	Distance	Direction
N/A	No records in buffer								

SWRRIPF Data Source: State Government Victoria - Department of Sustainability

### EPA Prescribed Industrial Waste

EPA Prescribed Industrial Waste treaters, disposers and permitted transporters within the dataset buffer:

Map Id	Company Name	Address	Suburb	Treatment /Disposal	Transport	Accredited Agent	EPA List Status	Loc Conf	Dist (m)	Dir
N/A	No records in buffer									

Prescribed Industrial Waste Data Source: State Government Victoria - Environment Protection Authority (EPA)

# Waste Management Facilities & Landfills

294 McLennan Street, Mooroopna, VIC 3629

## EPA Victorian Landfill Register

EPA Victorian Landfill Register sites within the dataset buffer:

Landfill Register No.	Site	Address	Operating Status	Est. Year Of Closure	Waste type	Loc Conf	Dist (m)	Direction
N/A	No records in buffer							

EPA Victorian Landfill Register Data Source: State Government Victoria - Environment Protection Authority (EPA)

## Former Gasworks and Liquid Fuel Facilities

294 McLennan Street, Mooroopna, VIC 3629

### Former Gasworks

Former Gasworks identified from various historical sources within the dataset buffer:

Note - As this is a dataset collated from various historical sources, it is not an exhaustive list of all former Gasworks

Map Id	Site Name	Date Opened	Year Closed	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Collated from various historical sources

### National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia

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## Historical Business Directories

294 McLennan Street, Mooroopna, VIC 3629

### Business Directory Records 1905-1991 Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1980, 1970, 1960, 1950, 1945, 1925 & 1905, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of Victoria (Digitised by State Library Victoria)

## Business Directory Records 1905-1991 Road or Area Matches

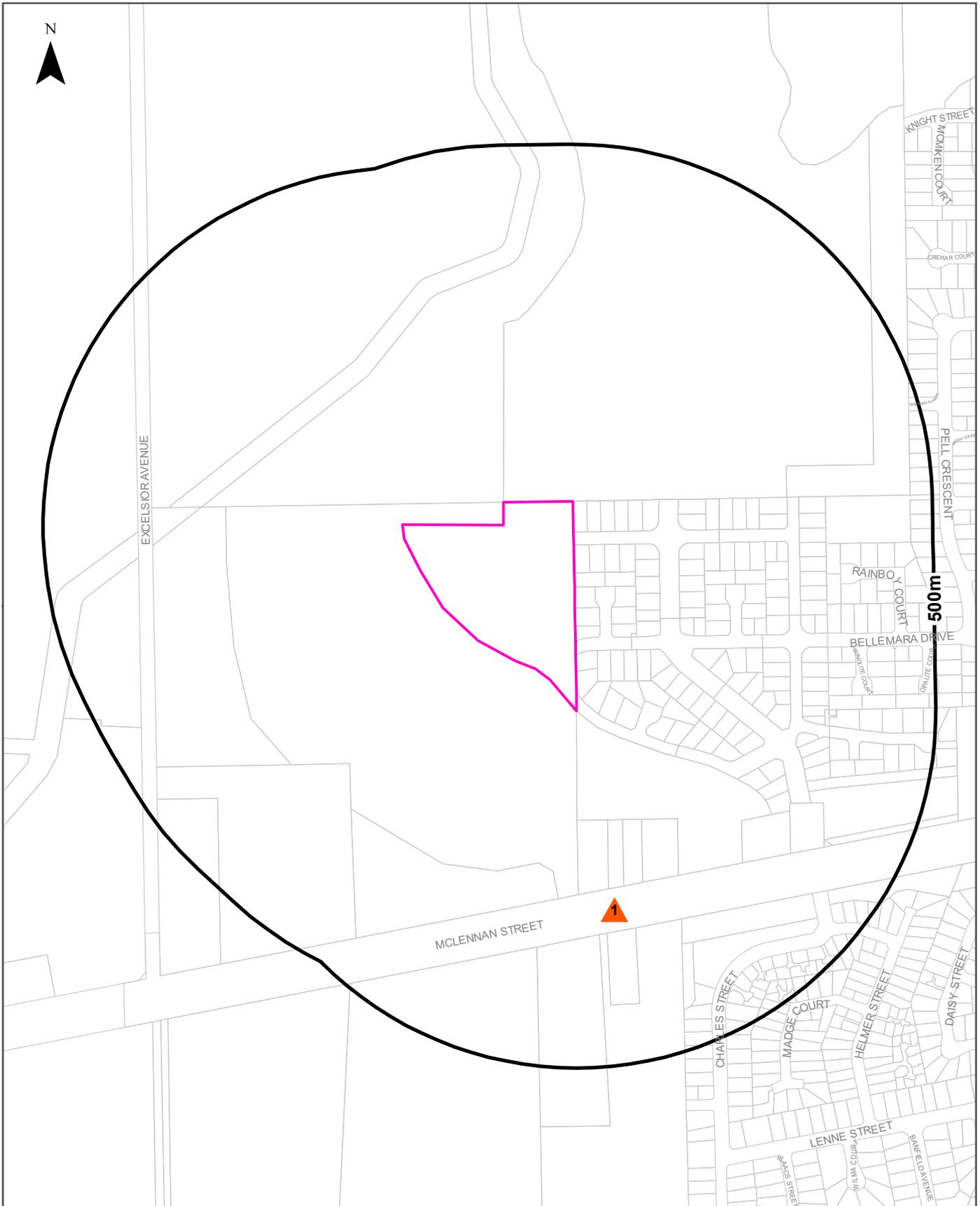
Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1980, 1970, 1960, 1950, 1945, 1925 & 1905, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
N/A	No records in buffer					

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of Victoria (Digitised by State Library Victoria)

# Dry Cleaners, Motor Garages & Service Stations

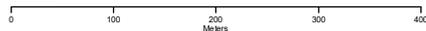
294 McLennan Street, Mooroopna, VIC 3629



## Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:



Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 March 2022

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018  
Sands & McDougall's Directory - Digitised by State Library Victoria  
Property Boundaries © State Government Victoria - Dept. of Environment, Land, Water & Planning 2022

## Historical Business Directories

294 McLennan Street, Mooroopna, VIC 3629

### Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from Sands & McDougall's Directories and UBD Business Directories, mapped to a premise or road intersection within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
N/A	No records in buffer						

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of Victoria (Digitised by State Library Victoria)

## Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

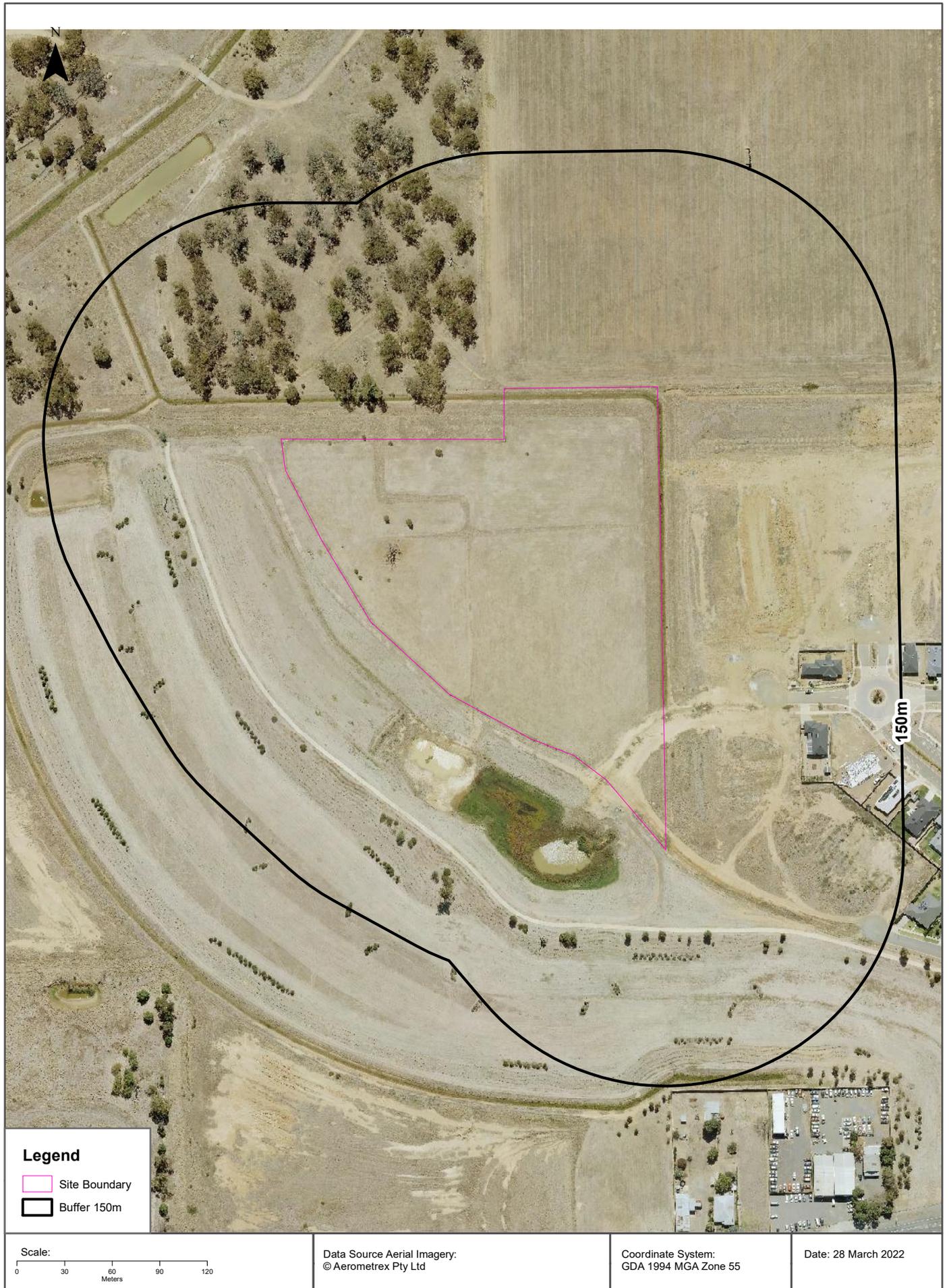
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, mapped to a road or an area within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	Motor Garages & Service Stations	Stuart Davidson Petroleum Pty. Ltd., McLennan St. Mooroopna. 3629	137398	1991	Road Match	253m
	MOTOR GARAGES & SERVICE STATIONS	Mooroopna Motors., McLennan St. Mooroopna	65204	1970	Road Match	253m
	DRY CLEANERS & PRESSERS	Regency Dry Cleaners., McLennan St. Mooroopna	65141	1970	Road Match	253m
	MOTOR GARAGES & SERVICE STATIONS	Ryan, John, & Ron Ford's Caltex Service Station., McLennan St. Mooroopna	65205	1970	Road Match	253m

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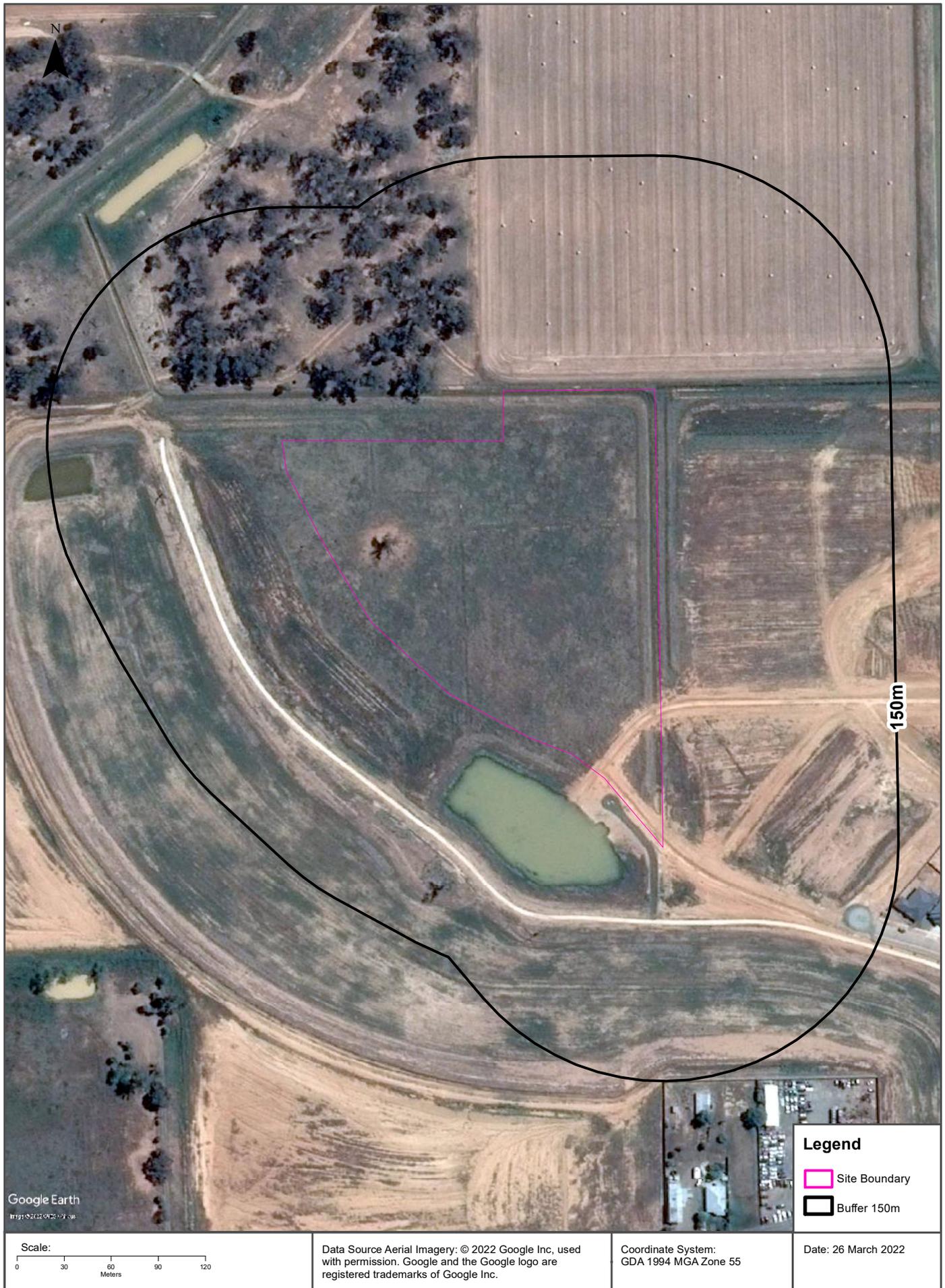
# Aerial Imagery 2021

294 McLennan Street, Mooroopna, VIC 3629



# Aerial Imagery 2015

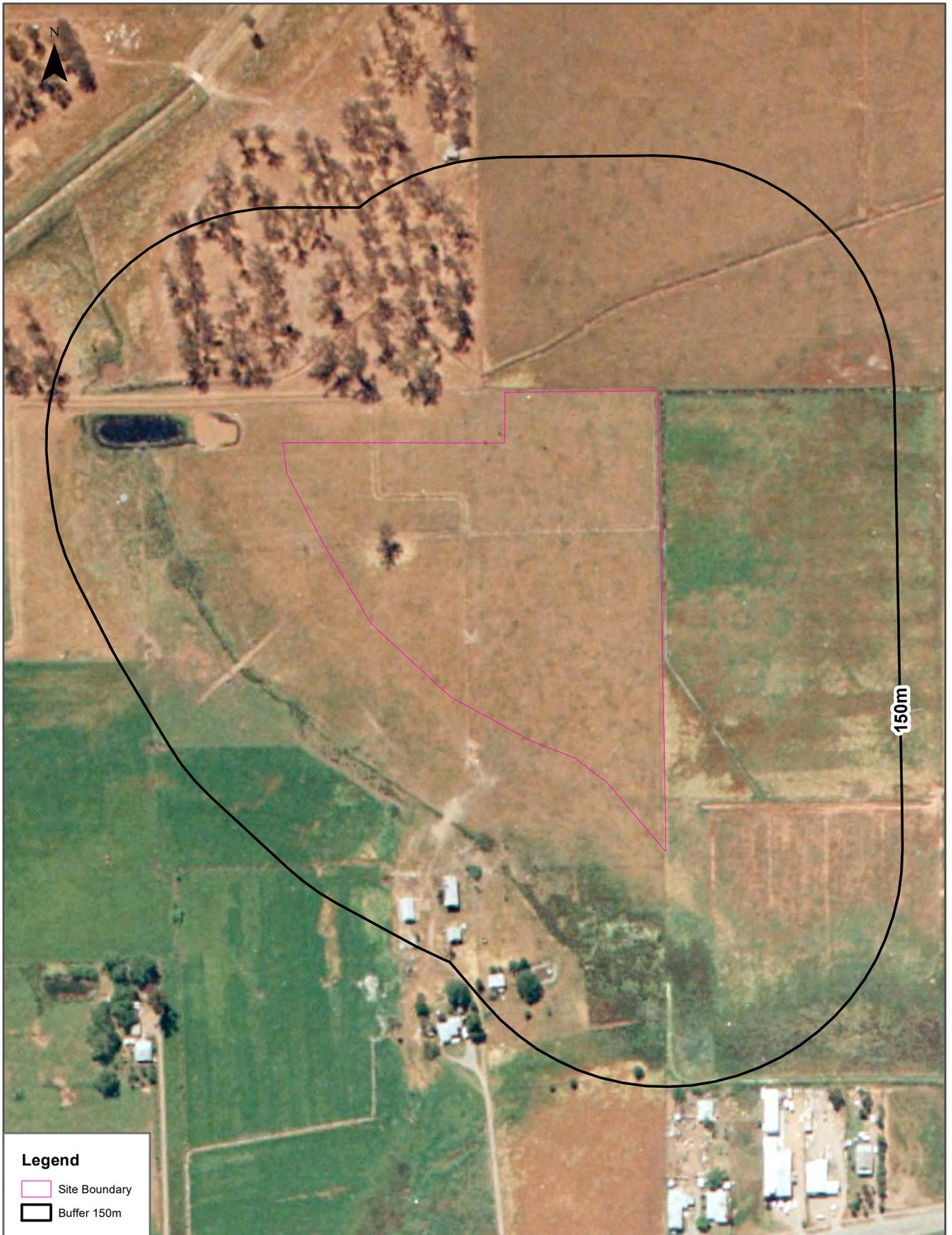
294 McLennan Street, Mooroopna, VIC 3629





# Aerial Imagery 1990

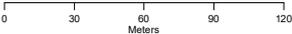
294 McLennan Street, Mooroopna, VIC 3629



**Legend**

-  Site Boundary
-  Buffer 150m

Scale:



0 30 60 90 120  
Meters

Data Source Aerial Imagery:  
© Department of Environment, Land, Water and Planning  
(Vicmap Topographic Mapping Program)

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 26 March 2022

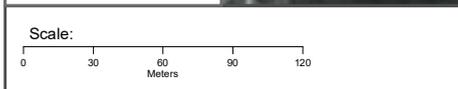
# Aerial Imagery 1980

294 McLennan Street, Mooroopna, VIC 3629



**Legend**

-  Site Boundary
-  Buffer 150m



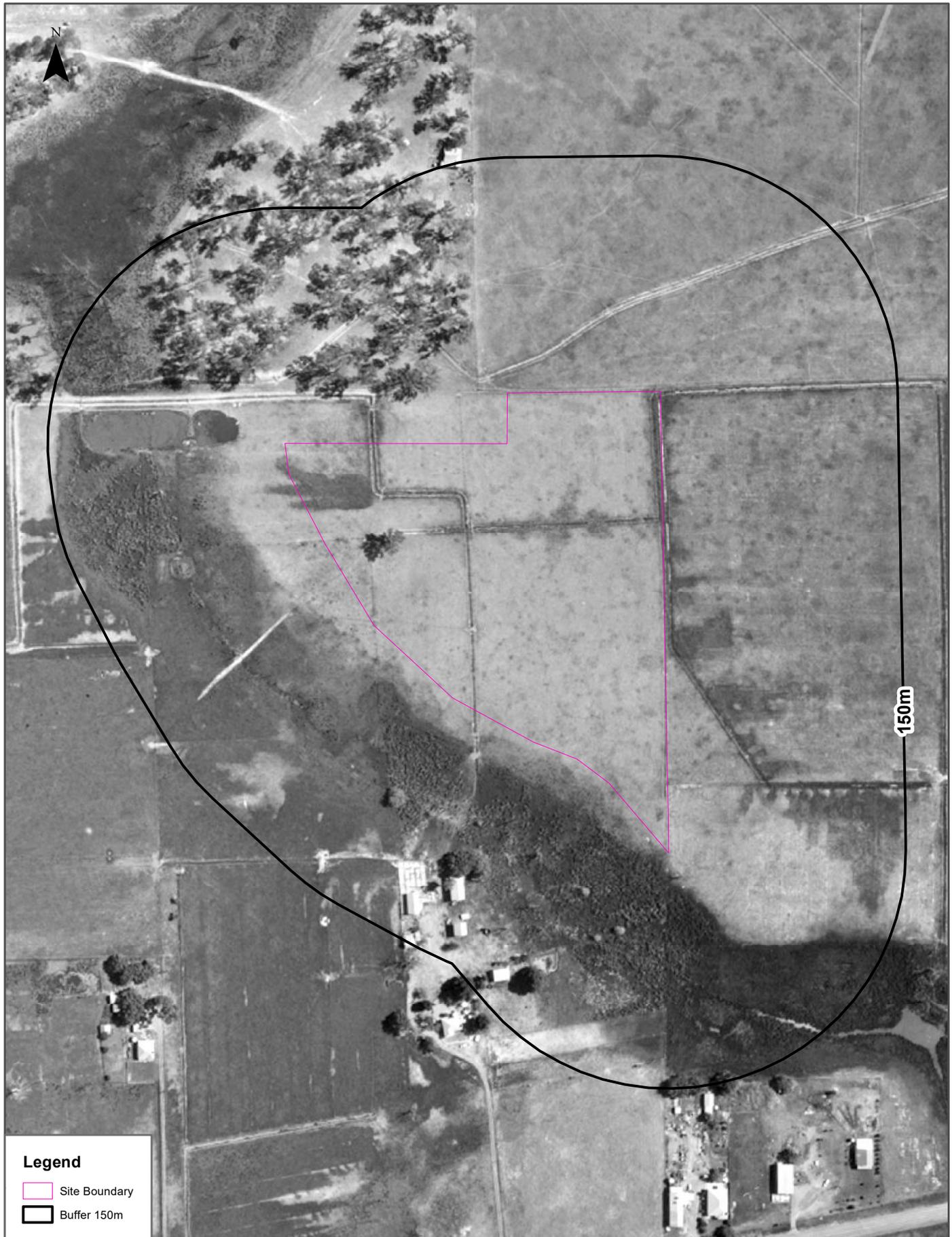
Data Source Aerial Imagery:  
© Department of Environment, Land, Water and Planning  
(Vicmap Topographic Mapping Program)

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 26 March 2022

# Aerial Imagery 1977

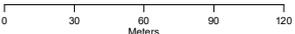
294 McLennan Street, Mooroopna, VIC 3629



**Legend**

-  Site Boundary
-  Buffer 150m

Scale:



0 30 60 90 120  
Meters

Data Source Aerial Imagery:  
© Department of Environment, Land, Water and Planning  
(Vicmap Topographic Mapping Program)

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 26 March 2022

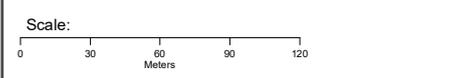
# Aerial Imagery 1969

294 McLennan Street, Mooroopna, VIC 3629



**Legend**

-  Site Boundary
-  Buffer 150m



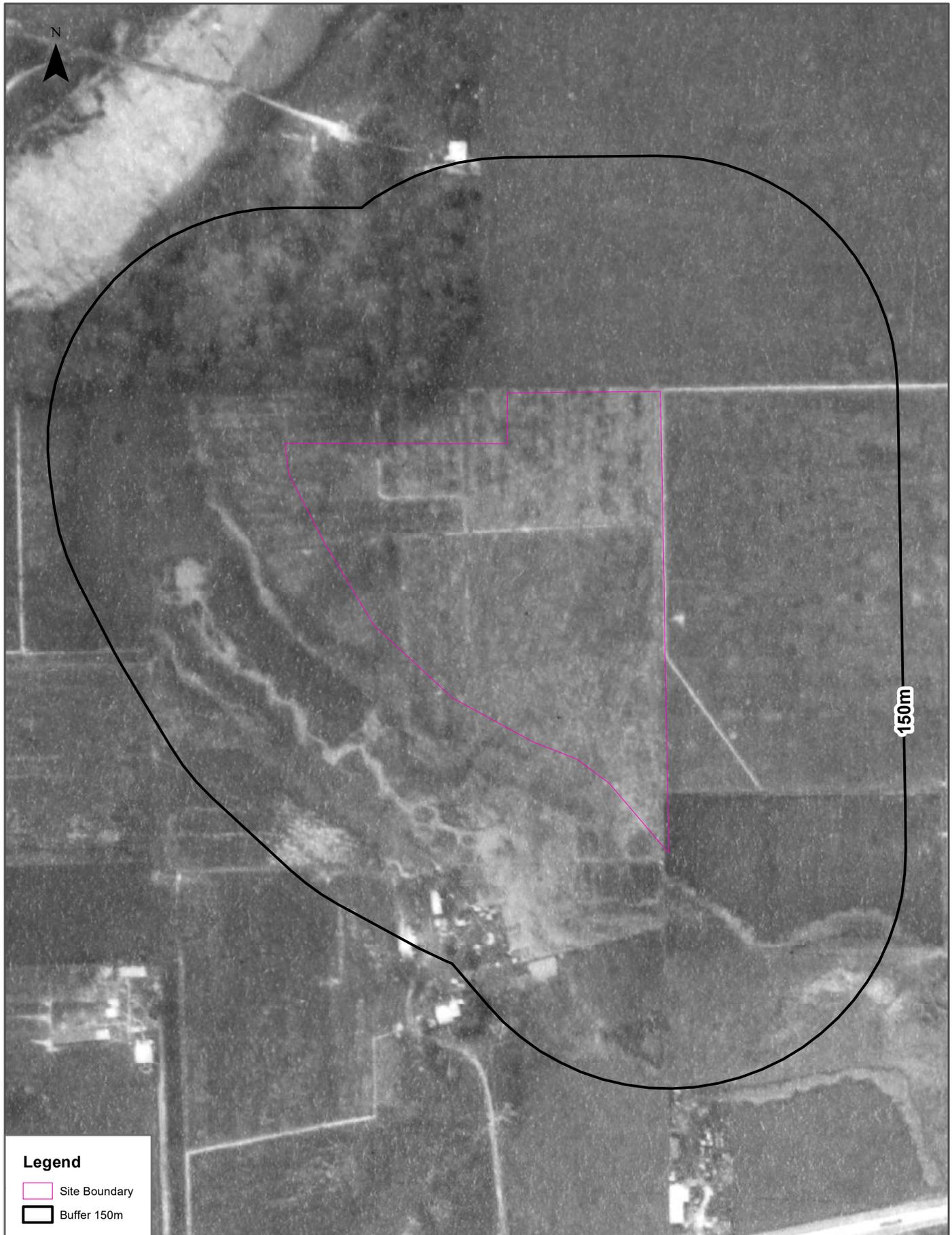
Data Source Aerial Imagery:  
© Department of Environment, Land, Water and Planning  
(Vicmap Topographic Mapping Program)

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 26 March 2022

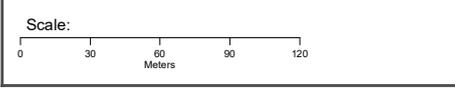
# Aerial Imagery 1958

294 McLennan Street, Mooroopna, VIC 3629



**Legend**

-  Site Boundary
-  Buffer 150m



Data Source Aerial Imagery:  
© Department of Environment, Land, Water and Planning  
(Vicmap Topographic Mapping Program)

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 26 March 2022

# Aerial Imagery 1945

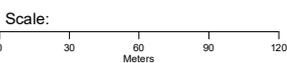
294 McLennan Street, Mooroopna, VIC 3629



150m

### Legend

-  Site Boundary
-  Buffer 150m



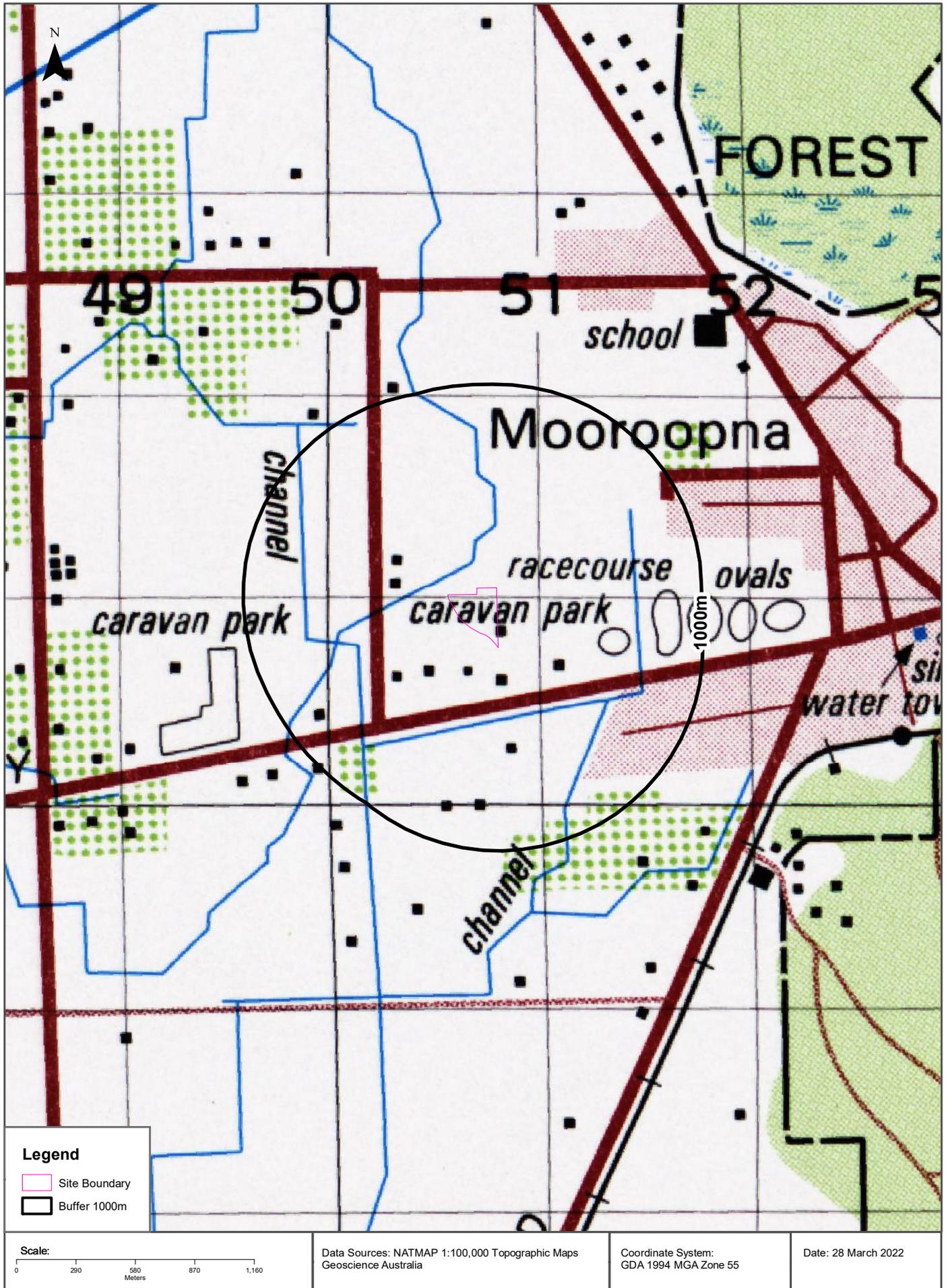
Data Source Aerial Imagery:  
© Department of Environment, Land, Water and Planning  
(Vicmap Topographic Mapping Program)

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 26 March 2022

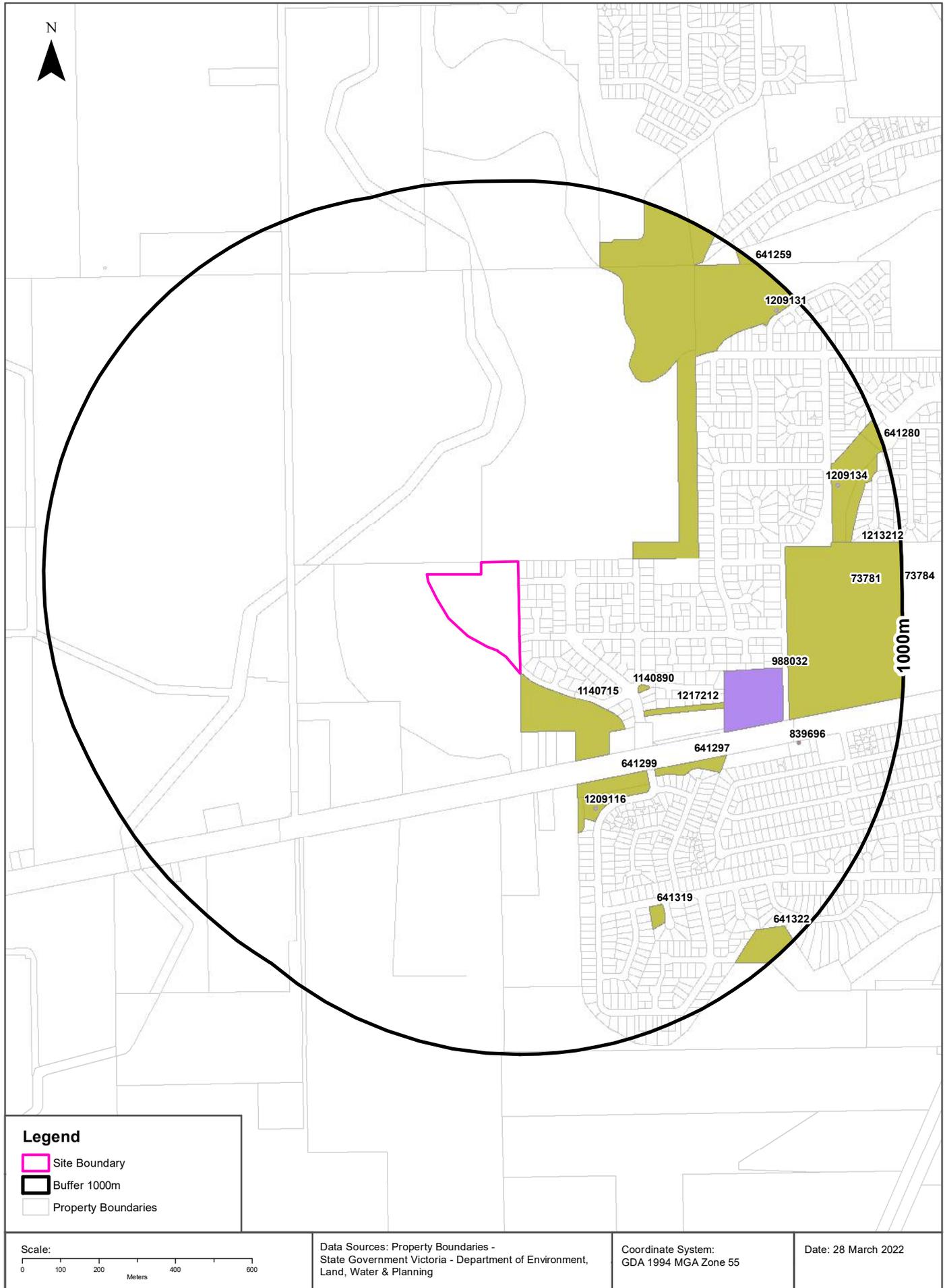
# Historical Map 1984

294 McLennan Street, Mooroopna, VIC 3629



# Features of Interest

294 McLennan Street, Mooroopna, VIC 3629



## Features of Interest

294 McLennan Street, Mooroopna, VIC 3629

## Features of Interest

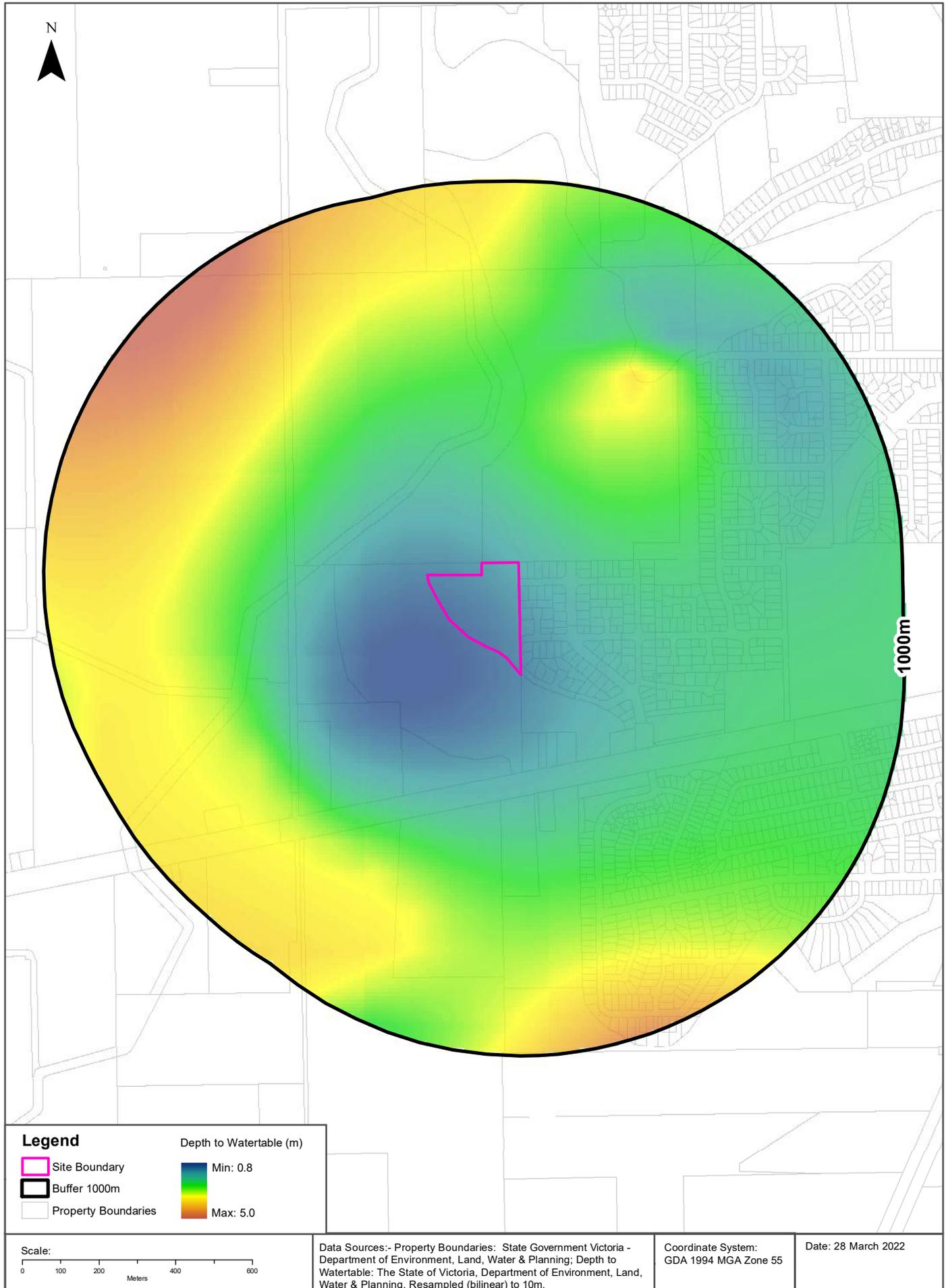
Features of Interest within the dataset buffer:

Feature Id	Feature Type	Feature Sub Type	Name	Distance	Direction
1140715	reserve	park		0m	South East
641259	reserve	park		297m	North East
1140890	reserve	park		308m	South East
641299	reserve	park	Charles Park	326m	South East
1217212	reserve	park		335m	South East
1209116	recreational resource	playground		400m	South East
641297	reserve	park		430m	South East
988032	community space	caravan park	Finborough Caravan Park	528m	East
1213212	reserve	park	W B Ferrari Park	694m	East
641319	reserve	park		697m	South East
73781	sport facility	training track		706m	East
839696	place of worship	mosque	Mooroopna Mosque	743m	South East
641280	reserve	park	Rodney Park Reserve	819m	East
1209134	recreational resource	playground		850m	East
73784	sport facility	sports ground		890m	East
641322	reserve	park		910m	South East
1209131	recreational resource	playground		937m	North East

Features of Interest Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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# Depth to Watertable

294 McLennan Street, Mooroopna, VIC 3629



# Hydrogeology & Groundwater

294 McLennan Street, Mooroopna, VIC 3629

## Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	On-site
Porous, extensive aquifers of low to moderate productivity	400m	South East

Hydrogeology Map of Australia: Commonwealth of Australia (Geoscience Australia)

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## Groundwater Salinity

On-site Groundwater Salinity:

Groundwater Salinity	Percent Of Site Area
1,000 - 3,500 mg/l	100

## Depth to Watertable

On-site Depth to Watertable:

Depth to Watertable	Percent Of Site Area
Less than 5 metres	100

## Surface Elevation

Approximate on-site Surface Elevation:

Surface Elevation
112 AHDm

## Basement Elevation

Approximate on-site Basement Elevation:

Basement Elevation - Basement Rocks comprise Lower Palaeozoic basement rocks that form the highlands and the crystalline basement; and Mesozoic rocks of the Otway and Gippsland basins both outcropping and subsurface
-126 AHDm to -110 AHDm

Groundwater Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning

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# Groundwater Boreholes

294 McLennan Street, Mooroopna, VIC 3629

## Boreholes (DELWP WMIS)

Boreholes from the Department of Environment, Land, Water & Planning's Water Measurement Information System, within the dataset buffer:

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
WRK085208	Domestic & Stock	0.00m-0.00m	0.00m-0.00m OUTER LINING - GRAVEL = Not Known			20/05/2016	608m	East
3321	Groundwater Investigation, Observation	0.00m-0.50m RED BROWN CLAY DRY 0.50m-1.50m YELLOW BROWN CLAY MOIST 1.50m-2.00m YELLOW GREY CLAY DAMP 2.00m-3.00m YELLOW BROWN CLAY MOIST 3.00m-4.00m YELLOW BROWN CLAY GREY INCLU MOIST 4.00m-5.50m DARK BROWN CLAY BLACK INCLU MOIST 5.50m-8.00m YELLOW BROWN CLAY GEY INCLU MOIST 8.00m-10.50m ORANGEY BROWN SILTY CLAY GREY INCLU DAMP 10.50m-13.00m YELLOW CLAYEY SAND GREY INCLU WET 13.00m-15.00m YELLOW FINE SAND WET 15.00m-15.50m YELLOW CLAYEY COARSE SAND WET 15.50m-18.50m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST 18.50m-19.00m BROWN CLAYEY SAND GREY INCLU MOIST		Date/time: 2013-07-03 1200 Quality: 47 WLMP: 0.40m DBNS: 0.18m RWL: 112.33 mAHD		10/07/1975	625m	South West
42883	Groundwater Investigation, Observation			Date/time: 1992-09-08 0000 Quality: 47 WLMP: 0.35m DBNS: 0.07m RWL: 112.28 mAHD		10/07/1975	625m	South West
3315	Groundwater Investigation, Observation	0.00m-0.50m BROWN SILTY CLAY DRY 0.50m-3.00m BROWN SILTY CLAY DRY 3.00m-4.50m BROWN WITH GREY SILTY CLAY MOIST 4.50m-10.50m BROWN SILTY CLAY MOIST 10.50m-12.50m BROWN WITH GREY SILTY CLAY WET 12.50m-14.00m GREY WITH BROWN SILTY CLAY WET 14.00m-16.50m GREY WITH ORANGE SILTY CLAY WET 16.50m-20.00m GREY WITH BROWN SILTY CLAY MOIST		Date/time: 2013-07-03 1200 Quality: 47 WLMP: 5.60m DBNS: 5.43m RWL: 105.92 mAHD		13/08/1979	667m	North West
42882	Groundwater Investigation, Observation	0.00m-2.00m REFER TO DRILLERS LOG NUMBERED		Date/time: 2012-08-06 1200 Quality: 47 WLMP: 1.96m DBNS: 1.85m RWL: 109.50 mAHD		13/08/1979	667m	North West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3337	Groundwater Investigation	0.00m-1.00m GREY SILTY CLAY MOIST 1.00m-2.00m YELLOW BROWN SILTY CLAY MOIST 2.00m-4.00m RED BROWN SILTY CLAY WET 4.00m-6.00m YELLOW BROWN SILTY SAND WATER 6.00m-8.00m YELLOW BROWN WITH GREY SILTY CLAY WET 8.00m-11.00m RED BROWN WITH GREY SILTY CLAY WET 11.00m-13.00m YELLOW BROWN WITH GREY SILTY CLAY WET 13.00m-16.50m YELLOW BROWN SILTY CLAY WET 16.50m-22.50m YELLOW BROWN WITH GREY SILTY CLAY WET 22.50m-25.00m RED BROWN WITH GREY SILTY CLAY WET		Date/time: 2000-09-30 0000 Quality: 47 WLMP: 0.73m DBNS: m RWL: mAHD		06/07/1982	777m	South West
3329	Groundwater Investigation	0.00m-0.50m BROWN CLAY MOIST 0.50m-1.00m RED BROWN CLAY MOIST 1.00m-2.50m YELLOW BROWN CLAY MOIST 2.50m-4.50m YELLOW BROWN CLAY GREY INCLU MOIST 4.50m-7.00m YELLOW BROWN CLAY MOIST 7.00m-10.00m YELLOW BROWN CLAY GREY INCLU MOIST 10.00m-11.50m YELLOW BROWN CLAY DAMP 11.50m-13.00m YELLOW BROWN CLAY GREY INCLU MOIST 13.00m-14.00m YELLOW CLAY DAMP 14.00m-14.50m YELLOW BROWN CLAY GREY INCLU DAMP 14.50m-16.00m ORANGEY BROWN CLAY GREY INCLU MOIST 16.00m-17.00m YELLOW SANDY CLAY WET 17.00m-18.50m YELLOW BROWN CLAYEY SAND GREY INCLU DAMP 18.50m-19.00m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST		Date/time: 2000-10-27 0000 Quality: 47 WLMP: 2.00m DBNS: m RWL: mAHD		18/09/1975	779m	South West
3322	Groundwater Investigation, Observation	0.00m-0.50m BROWN CLAY MOIST 0.50m-4.00m YELLOW BROWN CLAY MOIST 4.00m-8.00m BROWN CLAY GREY INCLU MOIST 8.00m-8.50m YELLOW BROWN SILTY CLAY MOIST 8.50m-10.50m ORANGEY BROWN CLAY GREY INCLU MOIST 10.50m-11.50m ORANGEY BROWN SANDY CLAY GREY INCLU MOIST 11.50m-13.00m YELLOW CLAYEY FINE SAND WET 13.00m-13.50m YELLOW MED FINE SAND WET 13.50m-14.00m YELLOW MED COARSE SAND WET 14.00m-14.50m YELLOW COARSE SAND WET 14.50m-15.00m YELLOW CLAYEY COARSE SAND WET 15.00m-15.50m ORANGEY RED SILTY CLAY GREY INCLU MOIST 15.50m-16.50m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST		Date/time: 1997-06-11 1400 Quality: 47 WLMP: 2.45m DBNS: 2.32m RWL: 110.17 mAHD		11/07/1975	822m	South West
42884	Groundwater Investigation, Observation			Date/time: 1994-09-14 0000 Quality: 47 WLMP: 1.73m DBNS: 1.59m RWL: 110.90 mAHD		01/01/1950	822m	South West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3330	Groundwater Investigation	0.00m-2.00m BROWN CLAY MOIST 2.00m-3.00m RED BROWN CLAY MOIST 3.00m-3.50m BROWN CLAY GREY INCLU MOIST 3.50m-4.00m YELLOW BROWN CLAY MOIST 4.00m-5.00m DARK BROWN CLAY MOIST 5.00m-6.00m YELLOW BROWN CLAY GREY INCLU MOIST 6.00m-6.50m ORANGEY BROWN CLAY GREY INCLU MOIST 6.50m-9.50m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST 9.50m-11.00m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 11.00m-11.50m RED BROWN SILTY CLAY GREY INCLU MOIST 11.50m-13.50m YELLOW SILTY CLAY GREY INCLU DAMP 13.50m-14.00m YELLOW SANDY CLAY GREY INCLU WET 14.00m-16.50m ORANGEY BROWN CLAY GREY INCLU MOIST 16.50m-19.00m YELLOW BROWN CLAY GREY INCLU MOIST		Date/time: 2000-10-27 0000 Quality: 47 WLMP: 3.33m DBNS: m RWL: mAHD		19/09/1975	875m	South West
3314	Groundwater Investigation, Observation	0.00m-1.00m RED SILTY CLAY MOIST 1.00m-1.50m BROWN SILTY CLAY MOIST 1.50m-2.50m BROWN WITH GREY AND ORANGE SILTY CLAY MOIST 2.50m-3.50m BROWN WITH GREY AND BLACK SILTY CLAY MOIST 3.50m-4.00m BROWN SILTY CLAY MOIST 4.00m-5.50m BROWN WITH GREY SILTY CLAY MOIST 5.50m-6.50m BROWN SILTY CLAY MOIST 6.50m-7.00m BROWN WITH GREY AND ORANGE SILTY CLAY MOIST 7.00m-15.00m BROWN WITH GREY SILTY CLAY WET 15.00m-16.00m BROWN WITH GREY SILTY CLAY MOIST 16.00m-20.00m GREY WITH BROWN SILTY CLAY MOIST		Date/time: 2013-07-03 1200 Quality: 47 WLMP: 5.50m DBNS: 5.36m RWL: 105.31 mAHD		24/07/1979	909m	North West
42881	Groundwater Investigation, Observation			Date/time: 1997-06-24 1200 Quality: 47 WLMP: 0.80m DBNS: 0.63m RWL: 111.33mAHD		24/07/1979	909m	North West
3323	Groundwater Investigation, Observation	0.00m-0.50m BROWN CLAY MOIST 0.50m-1.50m YELLOW BROWN CLAY MOIST 1.50m-2.50m BROWN CLAY MOIST 2.50m-4.50m YELLOW BROWN CLAY GREY INCLU MOIST 4.50m-5.00m RED BROWN CLAY MOIST 5.00m-6.00m BROWN CLAY MOIST 6.00m-8.50m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 8.50m-10.00m YELLOW SILTY CLAY GREY INCLU MOIST 10.00m-11.00m BROWN SILTY CLAY GREY INCLU MOIST 11.00m-13.00m GREY SANDY CLAY WET 13.00m-13.50m GREY SILTY CLAY ORANGE INCLU MOIST 13.50m-16.50m ORANGEY BROWN CLAY GREY INCLU MOIST 16.50m-17.50m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST		Date/time: 1993-06-29 0100 Quality: 47 WLMP: 3.00m DBNS: 2.88m RWL: 109.00 mAHD		14/07/1975	924m	South West
44000	Groundwater Investigation, Observation			Date/time: 1988-01-28 0000 Quality: 47 WLMP: 1.00m DBNS: 0.80m RWL: 111.08mAHD		01/01/1950	924m	South West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3926	Groundwater Investigation	0.00m-0.50m BROWN CLAY MOIST 0.50m-1.50m YELLOW BROWN CLAY MOIST 1.50m-3.00m BROWN CLAY MOIST 3.00m-4.50m BROWN CLAY GREY INCLU MOIST 4.50m-5.50m RED BROWN CLAY GREY INCLU MOIST 5.50m-6.00m BROWN CLAY GREY INCLU MOIST 6.00m-8.50m YELLOW BROWN CLAY MOIST 8.50m-9.50m YELLOW SILTY CLAY GREY INCLU WET 9.50m-10.00m GREY SILTY CLAY DAMP 10.00m-11.50m YELLOW FINE CLAYEY SAND WET 11.50m-12.00m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST 12.00m-14.00m YELLOW BROWN SANDY CLAY GREY INCLU DAMP 14.00m-16.50m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST				20/10/1975	966m	South
3925	Groundwater Investigation	0.00m-1.00m YELLOW GREY CLAY MOIST 1.00m-1.50m WHITE CLAY DRY 1.50m-2.00m BROWN CLAY WHITE INCLU MOIST 2.00m-2.50m GREY CLAY YELLOW INCLU MOIST 2.50m-4.50m YELLOWEY GREY CLAY MOIST 4.50m-5.50m RED BROWN CLAY GREY INCLU MOIST 5.50m-6.50m ORANGEY BROWN CLAY GREY INCLU MOIST 6.50m-8.00m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 8.00m-9.50m YELLOW BROWN SILTY SANDY CLAY GREY INCLU DAMP 9.50m-13.00m ORANGEY BROWN CLAY GREY INCLU MOIST 13.00m-14.00m YELLOW BROWN SILTY CLAY GREY INCLU DAMP 14.00m-17.50m YELLOW MED COARSE SAND WET 17.50m-18.00m YELLOW BROWN CLAYEY SAND WET 18.00m-19.00m ORANGEY CLAY GREY INCLU MOIST				17/10/1975	976m	South
2323	Groundwater Investigation	0.00m-1.00m BR SZC MOIST 1.00m-4.00m BR ZC MOIST 4.00m-5.50m BR ZSC WET 5.50m-8.50m BR ZS FINE WET 8.50m-10.00m GRY BR ZC MOIST 10.00m-13.50m BR GRY ZC MOIST 13.50m-14.50m BR GRY SZC MOIST 14.50m-16.00m BR GRY ZSC WET 16.00m-18.00m GRY BR SZC WET 18.00m-19.00m GRY BR ZC WET 19.00m-20.00m GRY BR ZC MOIST				18/10/1976	977m	South West
42600	Groundwater Investigation					01/01/1950	977m	South West
3331	Groundwater Investigation, Observation	0.50m-1.00m LIGHT BROWN CLAY 1.00m-2.00m YELLOW BROWN CLAY 2.50m-7.00m BROWN CLAY 7.50m-11.50m BROWN S/C 12.00m-20.00m GREY BROWN S/C		Date/time: 2013-07-03 1200 Quality: 47 WLMP: 5.80m DBNS: 5.63m RWL: 107.50 mAHD		22/07/1976	1032 m	South West
42889	Groundwater Investigation, Observation			Date/time: 2013-02-06 1200 Quality: 47 WLMP: 1.96m DBNS: 1.88m RWL: 111.25mAHD		22/07/1976	1032 m	South West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3339	Groundwater Investigation	0.00m-2.50m YELLOW BROWN SILTY CLAY MOIST 2.50m-4.00m YELLOW BROWN WITH GREY SILTY CLAY MOIST 4.00m-8.50m YELLOW BROWN SILTY CLAY MOIST 8.50m-13.00m RED BROWN SILTY CLAY WET 13.00m-14.50m RED BROWN WITH GREY SILTY CLAY WET 14.50m-19.50m YELLOW BROWN WITH GREY SILTY CLAY WET 19.50m-22.00m RED BROWN WITH GREY SILTY CLAY WET 22.00m-24.00m SAMPLES WASHED OFF AUGERS 24.00m-25.00m RED BROWN WITH GREY SILTY CLAY WET		Date/time: 2000-10-10 0000 Quality: 47 WLMP: 10.84m DBNS: m RWL: mAHD		01/07/1982	1042 m	South West
116075	Groundwater Investigation	0.00m-1.00m LIGHT BROWN SANDY CLAY MOIST 1.00m-1.50m REDY BROWN SILTY CLAY MOIST 1.50m-4.00m ORANGEY BROWN SILTY CLAY MOIST 4.00m-15.00m SILTS AND SANDS MOIST	0.00m-12.00m INNER LINING - CASING = Pvc 12.00m-15.00m INNER LINING - SCREEN = Pvc	Date/time: 1994-12-06 0000 Quality: 47 WLMP: 4.32m DBNS: m RWL: mAHD		26/05/1994	1045 m	West
3922	Groundwater Investigation, Observation	0.00m-0.50m RED BROWN CLAY MOIST 0.50m-2.50m YELLOW BROWN CLAY MOIST 2.50m-3.00m BROWN SILTY CLAY MOIST 3.00m-4.00m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST 4.00m-5.00m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 5.00m-5.50m GREY CLAY YELLOW INCLU MOIST 5.50m-6.50m GREY SILTY CLAY YELLOW BROWN INCLU DAMP 6.50m-7.00m ORANGEY BROWN SANDY CLAY GREY INCLU DAMP 7.00m-10.50m ORANGEY BROWN SILTY CLAY GREY INCLU DAMP 10.50m-11.50m YELLOW CLAYEY FINE SAND GREY INCLU WET 11.50m-12.00m YELLOW BROWN CLAYEY FINE SAND WET 12.00m-12.50m BROWN CLAY GREY INCLU MOIST 12.50m-13.00m YELLOW BROWN CLAY GREY INCLU MOIST 13.00m-14.00m GREY SILTY CLAY ORANGE INCLU MOIST 14.00m-15.50m YELLOWEY ORANGE SILTY CLAY GREY INCLU DAMP 15.50m-16.00m GREY SILTY CLAY YELLOW INCLU DAMP 16.00m-17.00m YELLOW MED COARSE SAND WET 17.00m-18.50m BROWN MED COARSE SAND WET 18.50m-21.00m YELLOW BROWN CLAY GREY INCLU MOIST		Date/time: 2001-05-17 1400 Quality: 47 WLMP: 5.40m DBNS: 5.20m RWL: 107.39 mAHD		07/10/1975	1052 m	South East
43083	Groundwater Investigation, Observation			Date/time: 1988-02-24 0000 Quality: 47 WLMP: 1.40m DBNS: 1.20m RWL: 111.39mAHD		01/01/1950	1052 m	South East
WRK007040	Miscellaneous	0.00m-4.00m BROWN CLAY 4.00m-6.00m BROWN SANDY CLAY 6.00m-10.00m GREY WHITE CLAY 10.00m-20.00m BROWN CLAY 20.00m-22.50m SAND	0.20m-14.50m INNER LINING - CASING = Pvc 14.50m-20.50m INNER LINING - SCREEN = Pvc 20.50m-22.50m INNER LINING - SCREEN = Slotted Pvc 0.00m-0.00m OUTER LINING - GRAVEL = Gravel			06/02/1995	1059 m	North East
3179	Groundwater Investigation	0.00m-3.00m SILTY CLAY MOIST 3.00m-12.00m SILTY CLAY WT 12.00m-18.00m SAND WATER 18.00m-20.00m SILTY CLAY WET 20.00m-22.00m SAND WATER 22.00m-25.00m SILTY CLAY WET				27/10/1981	1128 m	South West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3147	Groundwater Investigation	0.00m-11.00m SILTY CLAY MOIST 11.00m-20.00m SILTY CLAY WET 20.00m-20.60m SAND WATER 20.60m-25.00m SILTY CLAY WET		Date/time: 2000-09-30 0000 Quality: 47 WLMP: 1.24m DBNS: m RWL: mAHD		28/10/1981	1180 m	South West
3338	Groundwater Investigation	0.00m-2.50m YELLOW BROWN SILTY CLAY MOIST 2.50m-5.50m YELLOW BROWN WITH GREY SILTY CLAY MOIST 5.50m-7.00m YELLOW BROWN SILTY CLAY MOIST 7.00m-8.50m YELLOW BROWN WITH GREY SILTY CLAY MOIST				02/07/1982	1181 m	South West
3332	Groundwater Investigation, Observation	0.50m-1.00m LIGHT BROWN CLAY 1.00m-1.50m BROWN CLAY 1.50m-4.50m YELLOW CLAY 5.00m-7.00m BROWN CLAY 7.50m-8.00m GREY YELLOW S/C 8.50m-10.50m GREY RED S/C 11.00m-12.50m GREY BROWN S/C 13.00m-13.50m GREY YELLOW S/C 14.00m-16.00m YELLOW MED SAND 16.50m-20.00m GREY BROWN S/C		Date/time: 2013-07-22 1200 Quality: 47 WLMP: 1.32m DBNS: 1.10m RWL: 112.30 mAHD		23/07/1976	1204 m	South
42890	Groundwater Investigation, Observation			Date/time: 1992-09-08 0000 Quality: 47 WLMP: 2.00m DBNS: 1.56m RWL: 110.98 mAHD		23/07/1976	1204 m	South
3324	Groundwater Investigation, Observation	0.00m-0.50m RED BROWN CLAY MOIST 0.50m-1.50m YELLOW CLAY MOIST 1.50m-2.00m ORANGEY RED CLAY MOIST 2.00m-3.00m YELLOW BROWN SILTY CLAY MOIST 3.00m-5.00m YELLOW BROWN CLAY GREY INCLU MOIST 5.00m-6.00m ORANGEY BROWN SILTY CLAY MOIST 6.00m-6.50m YELLOW SILTY CLAY MOIST 6.50m-8.50m YELLOW CLAY GREY INCLU MOIST 8.50m-9.00m RED BROWN CLAY GREY INCLU MOIST 9.00m-10.00m RED SILTY CLAY GREY INCLU DAMP 10.00m-12.00m YELLOW SILTY CLAY GREY INCLU DAMP 12.00m-14.50m BROWN FINE SAND WET 14.50m-17.50m YELLOW GREY MED FINE SAND WET 17.50m-18.00m GREY CLAYEY FINE SAND WET 18.00m-18.50m YELLOW BROWN SILTY CLAY DAMP		Date/time: 2000-09-27 0000 Quality: 47 WLMP: 0.71m DBNS: 0.54m RWL: 111.70mAHD		16/07/1975	1209 m	South West
42885	Groundwater Investigation, Observation			Date/time: 1999-08-24 1400 Quality: 47 WLMP: 1.45m DBNS: 1.19m RWL: 111.05mAHD		16/07/1975	1209 m	South West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3921	Groundwater Investigation, Observation	0.00m-0.50m ORANGEY BROWN CLAY MOIST 0.50m-2.00m YELLOW BROWN CLAY MOIST 2.00m-3.50m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 3.50m-5.00m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST 5.00m-5.50m GREY SILTY CLAY BROWN INCLU MOIST 5.50m-6.00m ORANGEY BROWN SILTY CLAY MOIST 6.00m-6.50m GREY SILTY CLAY BROWN INCLU MOIST 6.50m-7.00m YELLOW GREY SILTY CLAY WET 7.00m-8.00m YELLOW BROWN FINE SAND WET 8.00m-10.00m ORANGEY BROWN CLAY GREY INCLU MOIST 10.00m-11.00m YELLOW BROWN SANDY CLAY DAMP 11.00m-13.00m NO SAMPLE WET 13.00m-14.00m YELLOW GREY CLAYEY FINE SAND WET 14.00m-15.00m YELLOW BROWN CLAYEY FINE SAND WET 15.00m-16.00m YELLOW BROWN MED COARSE SAND WET 16.00m-17.00m GREY COARSE SAND WET 17.00m-17.50m YELLOW BROWN CLAYEY MED COARSE SAND WET 17.50m-19.00m YELLOW BROWN CLAY GREY INCLU MOIST		Date/time: 2013-07-22 1200 Quality: 47 WLMP: 5.12m DBNS: 4.91m RWL: 107.50 mAHD		06/10/1975	1223 m	South East
43082	Groundwater Investigation, Observation			Date/time: 2013-05-17 1200 Quality: 47 WLMP: 1.67m DBNS: 1.44m RWL: 110.97 mAHD		01/01/1950	1223 m	South East
42917	Groundwater Investigation	13.50m-21.50m SAND BROWN FINE				14/12/1981	1242 m	South West
95816	Groundwater Investigation	0.00m-13.50m SILTY CLAY MOIST 13.50m-21.50m SAND WET 21.50m-22.50m SILTY CLAY MOIST				14/12/1981	1242 m	South West
3390	Groundwater Investigation	0.00m-12.00m SILTY CLAY MOIST 12.00m-14.50m SAND BROWN FINE WET 14.50m-17.00m BROWN MED COARSE SAND WET				16/12/1981	1256 m	South West
44003	Groundwater Investigation	11.50m-16.50m BROWN MED FINE SAND				17/12/1981	1256 m	South West
44004	Groundwater Investigation	12.00m-16.70m BROWN FINE SAND				18/12/1981	1256 m	South West
44005	Groundwater Investigation	11.00m-14.50m BROWN FINE SAND 14.50m-17.00m BROWN COARSE SAND				27/01/1982	1256 m	South West
44006	Groundwater Investigation					01/01/1950	1256 m	South West
44007	Groundwater Investigation		0.00m-13.00m INNER LINING - CASING = Pvc 13.00m-18.00m INNER LINING - SCREEN = Slotted Pvc 13.00m-18.00m OUTER LINING - GRAVEL = Seal			13/10/1982	1256 m	South West
44008	Groundwater Investigation					12/10/1982	1256 m	South West
45513	Groundwater Investigation	12.00m-14.50m BROWN FINE SAND 14.50m-17.00m BROWN MED COARSE SAND				16/12/1981	1256 m	South West
WRK053363	Observation	0.00m-1.00m Brown Silty Clay 1.00m-9.00m Brown Silty Sandy Clay 9.00m-10.50m Brown Fine sand 10.50m-11.50m Brown & grey Silty Clay		Date/time: 2010-02-10 1400 Quality: 47 WLMP: 7.40m DBNS: m RWL: mAHD		30/01/2010	1263 m	South East
3182	Groundwater Investigation					01/01/1950	1291 m	South West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
119762	Groundwater Investigation	0.00m-0.50m ORANGEY BROWN SANDY CLAY MOIST 0.50m-1.00m RED AND ORANGE SANDY CLAY MOIST 1.00m-1.50m ORANGE FINE SAND MOIST 1.50m-2.50m ORANGE BROWN FINE SAND MOIST 2.50m-4.00m BROWN FINE SAND MOIST 4.00m-5.50m FINE SAND MOIST 5.50m-12.00m MEDIUM SAND WET 12.00m-12.50m SILTS AND SANDS	0.00m-9.50m INNER LINING - CASING = Pvc 0.00m-12.50m INNER LINING - CASING = Not Known 9.50m-12.50m INNER LINING - SCREEN = Pvc	Date/time: 1994-12-06 0000 Quality: 47 WLMP: 5.18m DBNS: m RWL: mAHD		17/05/1994	1296 m	North West
3923	Groundwater Investigation, Observation	0.00m-0.50m ORANGEY BROWN CLAY MOIST 0.50m-2.00m YELLOW BROWN CLAY MOIST 2.00m-3.50m YELLOW BROWN SILTY CLAY DAMP 3.50m-5.50m BROWN FINE SAND WET 5.50m-6.50m ORANGEY BROWN CLAY GREY INCLU MOIST 6.50m-8.50m YELLOW BROWN CLAY GREY INCLU MOIST 8.50m-9.50m GREY SILTY CLAY YELLOW BROWN INCLU MOIST 9.50m-11.50m ORANGEY BROWN SILTY CLAY GREY INCLU MOIST 11.50m-12.00m GREY SILTY CLAY YELLOW INCLU DAMP 12.00m-13.50m GREY SILTY CLAY ORANGEY BROWN INCLU DAMP 13.50m-15.00m YELLOW SILTY CLAY GREY INCLU DAMP 15.00m-16.00m ORANGEY BROWN SILTY CLAY GREY INCLU DAMP 16.00m-17.50m YELLOW MED FINE SAND WET 17.50m-18.50m GREY SILTY CLAY ORANGEY BROWN INCLU DAMP 18.50m-20.50m YELLOW BROWN MED COARSE SAND WET 20.50m-21.00m BROWN COARSE CLAYEY SAND WET 21.00m-22.00m ORANGEY YELLOW SILTY CLAY GREY INCLU MOIST		Date/time: 2013-07-22 1200 Quality: 47 WLMP: 5.18m DBNS: 4.98m RWL: 107.43 mAHD		09/10/1975	1309 m	South East
44017	Groundwater Investigation, Observation			Date/time: 1987-09-23 0000 Quality: 47 WLMP: 1.20m DBNS: 1.13m RWL: 111.72mAHD		01/01/1950	1309 m	South East
119750	Groundwater Investigation	0.00m-0.50m GREY BROWN SANDY CLAY MOIST 0.50m-1.50m LIGHT BROWN SILTY CLAY MOIST 1.50m-4.00m BROWN SILTY CLAY MOIST 4.00m-12.50m SILTY CLAY MOIST 12.50m-14.50m FINE SAND WET 14.50m-15.50m MEDIUM SAND WET 15.50m-16.00m SILTY CLAY MOIST	0.00m-13.00m INNER LINING - CASING = Pvc 13.00m-16.00m INNER LINING - SCREEN = Pvc	Date/time: 1994-09-14 0000 Quality: 47 WLMP: 3.92m DBNS: m RWL: mAHD	13.00m-16.00m	24/03/1994	1322 m	South West
42919	Groundwater Investigation	12.00m-17.00m BROWN FINE SAND				15/12/1981	1326 m	South West
95817	Groundwater Investigation	0.00m-12.00m SILTY CLAY MOIST 12.00m-17.00m SAND WET 17.00m-19.50m SILTY CLAY MOIST				15/12/1981	1326 m	South West
3178	Groundwater Investigation	0.00m-10.00m SILTY CLAY MOIST 10.00m-15.00m SILTY CLAY WET 15.00m-16.00m SAND WATER 16.00m-19.50m SILTY CLAY WET 19.50m-21.00m SAND WATER 21.00m-25.00m SILTY CLAY WET				26/10/1981	1366 m	South West
WRK053361	Observation	0.00m-1.00m Brown Silty Clay 1.00m-4.00m Brown Silty sandy clay 4.00m-5.00m Brown Fine sandy clay 5.00m-6.50m Brown fine sand 6.50m-12.00m Brown silty sandy clay 12.00m-14.00m Brown fine clayey sand 14.00m-14.50m brown & Grey silty sandy clay		Date/time: 2010-02-10 1400 Quality: 47 WLMP: 8.00m DBNS: m RWL: mAHD		29/01/2010	1380 m	South East
SP068996	Domestic & Stock	0.00m-1.00m Orange Red Clay 1.00m-2.00m Grey Clay 2.00m-2.50m Red Clay 2.50m-6.00m Grey Brown 6.00m-10.50m Medium Sand	0.00m-9.00m INNER LINING - CASING = Pvc 9.00m-10.50m INNER LINING - SCREEN = Pvc 0.00m-0.10m OUTER LINING - GRAVEL = Gravel		9.00m-10.50m Sand	27/08/2009	1391 m	South

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
WRK016851	Domestic & Stock	0.00m-1.00m GREY clay 1.00m-6.00m Orange brown clay 6.00m-9.00m SANDy grey white clay 9.00m-13.00m MEDium sand	0.00m-11.50m INNER LINING - CASING = Pvc 11.50m-13.00m INNER LINING - SCREEN = Pvc		11.50m-13.00m Sand	27/08/2009	1391 m	South
3184	Groundwater Investigation	0.00m-9.00m SILTY CLAY MOIST 9.00m-13.50m SILTY CLAY WET 13.50m-15.00m SAND WATER 15.00m-20.00m SILTY CLAY WET				24/11/1981	1401 m	South West
42822	Groundwater Investigation					29/10/1981	1436 m	South West
95813	Groundwater Investigation	0.00m-14.00m SILTY CLAY WET 14.00m-18.00m SAND WATER 18.00m-25.50m SILTY CLAY WET				29/10/1981	1436 m	South West
3924	Groundwater Investigation, Observation	0.00m-0.50m RED BROWN CLAY MOIST 0.50m-1.50m YELLOW BROWN CLAY MOIST 1.50m-3.50m YELLOW BROWN SILTY CLAY DAMP 3.50m-5.00m YELLOW BROWN FINE SAND WET 5.00m-6.00m GREY CLAY ORANGE INCLU MOIST 6.00m-9.50m YELLOW BROWN CLAY GREY INCLU MOIST 9.50m-11.00m GREY SILTY CLAY BROWN INCLU MOIST 11.00m-13.00m ORANGEY BROWN SILTY CLAY GREY INCLU DAMP 13.00m-15.00m YELLOW CLAYEY SAND GREY INCLU WET 15.00m-17.00m YELLOW BROWN MED FINE SAND WET 17.00m-18.00m YELLOW FINE SAND WET 18.00m-19.00m YELLOW BROWN CLAY GREY INCLU MOIST		Date/time: 2000-10-15 0000 Quality: 47 WLMP: 6.18m DBNS: 5.98m RWL: 106.87 mAHD		10/10/1975	1465 m	South East
44018	Groundwater Investigation, Observation			Date/time: 1988-01-28 0000 Quality: 47 WLMP: 1.00m DBNS: 0.93m RWL: 111.92mAHD		01/01/1950	1465 m	South East
3186	Groundwater Investigation	0.00m-9.00m SILTY CLAY MOIST 9.00m-12.00m SILTY CLAY WET 12.00m-14.00m SAND WATER 14.00m-25.00m SILTY CLAY WET				23/11/1981	1470 m	South West
81180	Domestic	0.00m-4.00m BROWN SILTY CLAY 4.00m-5.00m RED/BROWN SILTY SANDY CLAY 5.00m-7.00m BROWN SILTY CLAY WITH SAND 7.00m-10.00m BROWN & GREY SILTY CLAY 10.00m-11.50m BROWN MEDIUM COARSE SAND 11.50m-19.50m GREY & BROWN SILTY CLAY 19.50m-25.50m BROWN FINE CLAYEY SAND	0.00m-25.50m INNER LINING - CASESCRN = Not Known		0.00m-25.50m	26/08/1991	1563 m	North
119763	Groundwater Investigation	0.00m-0.50m LIGHT BROWN SANDY CLAY MOIST 0.50m-1.00m RED SILTY CLAY MOIST 1.00m-3.00m ORANGE AND BROWN SANDY CLAY MOIST 3.00m-4.00m BROWN SILTY CLAY MOIST 4.00m-10.00m SILTS AND SANDS MOIST	0.00m-7.00m INNER LINING - CASING = Pvc 7.00m-10.00m INNER LINING - SCREEN = Pvc	Date/time: 1994-12-06 0000 Quality: 47 WLMP: 3.12m DBNS: m RWL: mAHD		17/05/1994	1566 m	North West
3188	Groundwater Investigation	0.00m-6.50m SILTY CLAY MOIST 6.50m-11.00m SILTY SAND WET 11.00m-16.00m SAND WATER 16.00m-20.00m SILTY CLAY WET				25/11/1981	1571 m	South West
42824	Groundwater Investigation	11.00m-13.00m FINE GREY SAND 13.00m-16.00m FINE TO MED GREY SAND				25/11/1981	1571 m	South West
131447	Domestic, Stock	0.00m-3.00m BROWN SILTY CLAY 3.00m-7.00m BROWN SILTY FINE CLAYEY SAND 7.00m-10.00m BROWN FINE CLAYEY SAND 10.00m-13.50m BROWN & GREY SANDY CLAY 13.50m-0.00m BACKFILLED				02/05/1997	1577 m	North

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
WRK009647	Domestic & Stock	0.00m-0.50m BROWN SILTY CLAY 0.50m-10.00m BROWN MUD HEAVY CLAY 10.00m-14.50m BROWN SILTY CLAY 14.50m-15.50m BROWN FINE SANDY CLAY 15.50m-16.50m BROWN SILTY CLAY 16.50m-18.00m BROWN CLAY/FINE SAND 18.00m-22.00m BROWN MUD COARSE SAND				10/10/2003	1577 m	North East
WRK066200	Observation					21/09/2011	1608 m	North East
WRK066201	Observation					21/09/2011	1608 m	North East
WRK053359	Observation	0.00m-1.00m Brown Silty Clay 1.00m-5.00m Brown Silty Sandy Clay 5.00m-6.00m Brown Fine Sand 6.00m-13.50m Brown Silty sandy clay 13.50m-16.50m Brown Fine Sand 16.50m-17.50m Brown & Grey Silty Clay		Date/time: 2010-02-10 1400 Quality: 47 WLMP: 6.75m DBNS: m RWL: mAHD		29/01/2010	1627 m	South
WRK066202	Observation					21/09/2011	1634 m	North East
WRK066203	Observation					21/09/2011	1634 m	North East
WRK066204	Observation					21/09/2011	1634 m	North East
WRK066205	Observation					21/09/2011	1634 m	North East
3311	Groundwater Investigation	0.00m-0.50m RED BROWN SILTY CLAY DRY 1.00m-3.00m YELLOW BROWN SILTY CLAY DRY 3.00m-4.50m YELLOW BROWN WITH GREY SILTY CLAY DAMP 4.50m-7.00m RED BROWN SILTY CLAY WET 7.00m-9.00m YELLOW BROWN WITH GREY SILTY CLAY WET 9.00m-10.00m RED BROWN WITH GREY SILTY CLAY WET 10.00m-12.00m BROWN FINE SAND WATER 12.00m-14.50m RED BROWN WITH GREY SILTY CLAY WET 14.50m-18.50m YELLOW BROWN WITH GREY SILTY CLAY WET 18.50m-20.00m RED BROWN WITH GREY SILTY CLAY WET				17/07/1979	1636 m	North
42880	Groundwater Investigation					01/01/1950	1636 m	North
WRK090512	Investigation	0.00m-2.00m SANDAND GRAVEL GREY 2.00m-4.00m SILTY CLAY LIGHT BROWN 4.00m-5.00m SANDY SILTY CLAY 5.00m-7.00m SILTY CLAY LIGHT BROWN 7.00m-10.00m SILTY CLA GREY BROWN HIGH PLACTICITY	0.00m-6.80m INNER LINING - SCREEN = UPVC class 18 6.80m-9.80m INNER LINING - CASING = UPVC class 18 0.00m-4.30m OUTER LINING - GRAVEL = Cement 4.30m-6.30m OUTER LINING - GRAVEL = Bentonite 6.30m-9.80m OUTER LINING - GRAVEL = Seal			08/12/2015	1636 m	East
WRK090507	Investigation	0.00m-5.00m SILTY sand 5.00m-6.00m CLAYBROW AND GREY 6.00m-8.00m SILTY CLAY BROWN 8.00m-10.00m SANDY SILT BROWN SOME MINOR CLAY	0.00m-6.40m INNER LINING - CASING = UPVC class 18 6.40m-9.40m INNER LINING - SCREEN = UPVC class 18 0.00m-4.00m OUTER LINING - GRAVEL = Cement 4.00m-5.50m OUTER LINING - GRAVEL = Bentonite 5.50m-9.00m OUTER LINING - GRAVEL = Seal			08/12/2015	1639 m	East

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3328	Groundwater Investigation, Observation	0.00m-0.50m YELLOW BROWN CLAY MOIST 0.50m-1.00m YELLOW BROWN CLAY ORANGE INCLU DAMP 1.00m-2.00m YELLOW GREY CLAY DAMP 2.00m-2.50m YELLOW GREY CLAY ORANGE INCLU MOIST 2.50m-3.00m GREY CLAY ORANGE INCLU MOIST 3.00m-4.00m YELLOW SILTY CLAY WET 4.00m-5.50m ORANGEY RED SILTY CLAY GREY INCLU DAMP 5.50m-6.50m ORANGEY BROWN SILTY CLAY GREY INCLU DAMP 6.50m-7.00m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 7.00m-7.50m YELLOW BROWN SANDY CLAY GREY INCLU MOIST 7.50m-8.00m YELLOW FINE CLAYEY SAND WET 8.00m-9.00m YELLOW ORANGE SILTY CLAY GREY INCLU MOIST 9.00m-10.50m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 10.50m-14.50m YELLOW ORANGE SANDY CLAY GREY INCLU DAMP 14.50m-17.00m YELLOW CLAYEY SAND GREY INCLU WET 17.00m-17.50m GREY CLAY ORANGE INCLU MOIST 17.50m-18.00m ORANGE CLAY GREY INCLU MOIST		Date/time: 2013-07-22 1200 Quality: 47 WLMP: 5.06m DBNS: 4.91m RWL: 108.03 mAHD		04/08/1975	1651 m	South West
42888	Groundwater Investigation, Observation			Date/time: 1995-09-13 0000 Quality: 47 WLMP: 0.60m DBNS: 0.49m RWL: 111.90mAHD		04/08/1975	1651 m	South West
81179	Domestic	0.00m-1.50m BROWN SILTY CLAY 1.50m-9.00m GREY & BROWN SILTY CLAY 9.00m-10.00m GREY & BROWN SILTY SANDY CLAY 10.00m-12.00m BROWN FINE CLAYEY SAND	0.00m-10.00m INNER LINING - CASING = Not Known 10.00m-12.00m INNER LINING - SCREEN = Not Known		10.00m-12.00m	17/08/1991	1661 m	North
119751	Groundwater Investigation	0.00m-0.50m RED AND BROWN SILTY CLAY MOIST 0.50m-2.00m ORANGE BROWN SILTY CLAY MOIST 2.00m-4.00m BROWN SILTY CLAY MOIST 4.00m-10.50m SILTS AND SANDS MOIST 10.50m-12.00m MEDIUM SAND WET 12.00m-12.50m FINE SAND WET 12.50m-13.00m SILTY CLAY MOIST	0.00m-10.00m INNER LINING - CASING = Pvc 10.00m-13.00m INNER LINING - SCREEN = Pvc	Date/time: 1998-06-05 1400 Quality: 47 WLMP: 3.90m DBNS: m RWL: mAHD		24/03/1994	1662 m	South West
WRK006954	Irrigation	0.00m-1.50m RED CLAY 1.50m-7.20m SAND	0.00m-5.20m INNER LINING - CASING = Pvc Class 9 3.00m-7.20m INNER LINING - SCREEN = Pvc Class 9 5.20m-7.20m OUTER LINING - GRAVEL = Gravel		3.00m-7.20m	30/06/1992	1672 m	North West
WRK099839	Investigation	0.00m-0.00m	0.00m-4.50m OUTER LINING - GRAVEL = Cement 4.50m-5.50m OUTER LINING - GRAVEL = Bentonite 5.50m-12.00m OUTER LINING - GRAVEL = Gravel			20/04/2017	1679 m	North East
WRK099837	Investigation	0.00m-12.00m CLAY	0.00m-4.50m OUTER LINING - GRAVEL = Cement 4.50m-5.50m OUTER LINING - GRAVEL = Bentonite 5.50m-12.00m OUTER LINING - GRAVEL = Gravel			19/04/2017	1687 m	North East
WRK099838	Investigation	0.00m-12.00m CLAY	0.00m-4.50m OUTER LINING - GRAVEL = Cement 4.50m-5.50m OUTER LINING - GRAVEL = Bentonite 5.50m-12.00m OUTER LINING - GRAVEL = Gravel			19/04/2017	1690 m	North East

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
WRK080179	Observation	0.00m-0.40m FILL 0.40m-2.00m CLAYEY SILT BROWN 2.00m-2.50m CLAYEY SILTORANGE BROWN 2.50m-5.95m CLAYEY SILT ORANGE/BROWN/GREY 5.95m-10.00m SANDY CLAY BROWN	0.00m-6.00m INNER LINING - CASING = UPVC class 6 6.00m-10.00m INNER LINING - SCREEN = UPVC class 6 0.00m-4.00m OUTER LINING - GRAVEL = Cement 4.00m-5.00m OUTER LINING - GRAVEL = Bentonite 5.00m-10.00m OUTER LINING - GRAVEL = Gravel		6.00m-10.00m Clay	18/06/2014	1706 m	East
WRK080180	Observation	0.00m-0.80m FILL 0.80m-2.00m SILTY CLAY 2.00m-4.50m CLAYEY SILTY 4.50m-4.90m SILTY SAND 4.90m-6.90m SILTY SAND ORANGE BROWN 6.90m-10.00m SANDY CLAY	0.00m-6.00m INNER LINING - CASING = UPVC class 6 6.00m-10.00m INNER LINING - SCREEN = UPVC class 6 0.00m-4.00m OUTER LINING - GRAVEL = Cement 4.00m-5.00m OUTER LINING - GRAVEL = Bentonite 5.00m-10.00m OUTER LINING - GRAVEL = Gravel		6.00m-10.00m Clay	20/06/2014	1706 m	East
119652	Groundwater Investigation	0.00m-12.00m REFER TO DRILLERS LOG NUMBERED	0.00m-12.00m INNER LINING - CASING = Pvc 9.00m-12.00m INNER LINING - SCREEN = Pvc	Date/time: 1994-09-14 0000 Quality: 47 WLMP: 2.87m DBNS: m RWL: mAHD		18/04/1994	1717 m	North
119756	Groundwater Investigation	0.00m-1.00m BROWN AND RED SILTY CLAY MOIST 1.00m-2.50m BROWN SILTY CLAY MOIST 2.50m-4.00m BROWN CLAY SILT DAMP 4.00m-10.50m SILTS AND SANDS DAMP 10.50m-12.00m MEDIUM SAND WET 12.00m-20.00m SILTS AND SAND MOIST	0.00m-17.00m INNER LINING - CASING = Pvc 17.00m-20.00m INNER LINING - SCREEN = Pvc	Date/time: 2002-09-04 1400 Quality: 47 WLMP: 3.03m DBNS: m RWL: mAHD		18/04/1994	1717 m	North
3326	Groundwater Investigation	0.00m-0.50m DARK BROWN CLAY MOIST 0.50m-1.00m YELLOW CLAY GREY INCLU MOIST 1.00m-3.00m YELLOW BROWN CLAY MOIST 3.00m-4.00m YELLOW BROWN CLAY GREY INCLU MOIST 4.00m-5.00m BROWN CLAY MOIST 5.00m-5.50m ORANGEY BROWN CLAY MOIST 5.50m-6.00m ORANGEY BROWN CLAY GREY INCLU MOIST 6.00m-6.50m YELLOW CLAY GREY INCLU MOIST 6.50m-9.50m YELLOW SILTY CLAY MOIST 9.50m-12.50m YELLOW BROWN SILTY CLAY GREY INCLU MOIST 12.50m-13.00m ORANGEY SANDY CLAY GREY INCLU MOIST 13.00m-13.50m YELLOW CLAYEY FINE SAND WET 13.50m-14.50m YELLOW FINE SAND WET 14.50m-15.00m YELLOW GREY MED COARSE SAND WET 15.00m-16.00m ORANGEY BROWN CLAY GREY INCLU MOIST		Date/time: 2000-10-27 0000 Quality: 47 WLMP: 2.60m DBNS: m RWL: mAHD		17/07/1975	1718 m	South West
WRK053360	Observation	0.00m-1.00m Brown Silty Clay 1.00m-4.50m Brown Silty Sandy Clay 4.50m-8.00m Brown Fine Clayey sand 8.00m-11.00m Brown Fine sandy Clay 11.00m-17.00m Grey & Brown Med Fine sand 17.00m-17.50m Grey Fine Sandy clay		Date/time: 2010-02-10 1400 Quality: 47 WLMP: 8.20m DBNS: m RWL: mAHD		29/01/2010	1738 m	South East

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
3325	Groundwater Investigation, Observation	0.00m-0.50m RED BROWN CLAY MOIST 0.50m-1.00m BROWN CLAY MOIST 1.00m-2.00m YELLOW BROWN CLAY MOIST 2.00m-3.00m YELLOW SILTY CLAY MOIST 3.00m-5.00m RED BROWN SILTY CLAY MOIST 5.00m-5.50m YELLOW BROWN CLAY BLACK INCLU MOIST 5.50m-6.00m YELLOW BROWN SILTY CLAY MOIST 6.00m-7.50m YELLOW SILTY CLAY GREY INCLU MOIST 7.50m-8.00m ORANGEY YELLOW CLAY GREY INCLU MOIST 8.00m-10.50m YELLOW CLAY GREY INCLU MOIST 10.50m-11.50m ORANGEY YELLOW CLAY GREY INCLU MOIST 11.50m-13.00m ORANGEY YELLOW SILTY CLAY GREY INCLU DAMP 13.00m-15.50m YELLOW CLAYEY FINE SAND WET 15.50m-17.00m YELLOW FINE SAND WET 17.00m-17.50m BROWN CLAY GREY INCLU MOIST 17.50m-18.00m YELLOW BROWN CLAY GREY INCLU MOIST 18.00m-19.00m GREY CLAY YELLOW INCLU MOIST		Date/time: 2013-02-06 1200 Quality: 47 WLMP: 5.04m DBNS: 4.99m RWL: 107.83 mAHD		16/07/1975	1811 m	South West
42886	Groundwater Investigation, Observation			Date/time: 2013-02-06 1200 Quality: 47 WLMP: 1.94m DBNS: 1.74m RWL: 111.08mAHD		16/07/1975	1811 m	South West
WRK080181	Observation	0.00m-0.45m FILL 0.45m-0.90m SILTY CLAY ORANGE BROWN 0.90m-4.20m SILTY CLAY INCREASED SILT 4.20m-7.00m SANDY CLAY PALE BROWN 7.00m-10.00m SILTY SAND MED GRAIN PALE BROWN	0.00m-6.00m INNER LINING - CASING = UPVC class 6 6.00m-10.00m INNER LINING - SCREEN = UPVC class 6 0.00m-4.00m OUTER LINING - GRAVEL = Cement 4.00m-5.00m OUTER LINING - GRAVEL = Bentonite 5.00m-10.00m OUTER LINING - GRAVEL = Gravel		6.00m-10.00m Sand	20/06/2014	1821 m	East
81181	Domestic		0.00m-6.00m INNER LINING - CASING = Not Known 6.00m-11.00m INNER LINING - SCREEN = Not Known		6.00m-11.00m	31/08/1991	1822 m	North
81178	Domestic	0.00m-1.50m RED BROWN SILTY CLAY 1.50m-2.50m BROWN SILTY SANDY CLAY 2.50m-8.50m BROWN FINE SAND	0.00m-7.00m INNER LINING - CASING = Pvc 7.00m-8.50m INNER LINING - SCREEN = Pvc 6.00m-8.50m OUTER LINING - GRAVEL = Gravel		7.00m-8.50m Sand	07/09/1991	1841 m	North West
3018	Groundwater Investigation, Observation	0.00m-1.00m RED BROWN SILTY CLAY MOIST 1.00m-3.50m YELLOW BROWN SILTY CLAY MOIST 3.50m-4.00m YELLOW BROWN WITH GREY SILTY CLAY MOIST 4.00m-10.00m SILTY CLAY MOIST 10.00m-24.00m SILTY CLAY WET		Date/time: 1994-09-14 0000 Quality: 47 WLMP: 3.97m DBNS: m RWL: mAHD		09/08/1985	1873 m	South West
110150	Domestic	0.00m-1.50m BROWN SILTY CLAY 1.50m-7.00m GREY & BROWN SILTY CLAY 7.00m-9.00m GREY & BROWN SILTY SANDY CLAY 9.00m-11.00m GREY/BROWN FINE SANDY CLAY 11.00m-17.00m BROWN FINE SAND 17.00m-22.00m YELLOW/BROWN MEDIUM-COARSE SAND 22.00m-26.00m BROWN FINE SANDY CLAY 26.00m-30.00m GREY & BROWN SILTY CLAY	0.00m-11.00m INNER LINING - CASING = Not Known 11.00m-22.00m INNER LINING - SCREEN = Not Known		11.00m-22.00m	15/11/1991	1878 m	South

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
111450	Domestic & Stock	0.00m-1.00m RED BROWN SILTY SANDY CLAY 1.00m-2.00m GREY SILTY CLAY 2.00m-7.00m GREY & BROWN SILTY CLAY 7.00m-11.00m GREY & BROWN SILTY SANDY CLAY 11.00m-13.50m GREY & BROWN FINE CLAYEY SAND	0.00m-11.00m INNER LINING - CASING = Not Known 11.00m-13.50m INNER LINING - SCREEN = Not Known		11.00m-13.50m	08/11/1991	1878 m	South
WRK014107	Groundwater Investigation	0.00m-5.00m BROWN SILTY CLAY 5.00m-14.00m BROWN & GREY SILTY CLAY 14.00m-19.00m BROWN SILTY SANDY CLAY 19.00m-22.50m BROWN FINE CLAYEY SAND 22.50m-23.50m BROWN & GREY SILTY CLAY	0.30m-17.50m INNER LINING - CASING = Pvc	Date/time: 2008-03-11 1400 Quality: 47 WLMP: 23.50m DBNS: m RWL: mAHD	17.50m-23.50m Silt	28/02/2008	1891 m	South West
WRK090508	Investigation	0.00m-2.00m SANDy silt 2.00m-4.00m SILTY CLAY 4.00m-6.00m CLAYLIGHT RED BROWN 6.00m-8.00m CLAYBROWN GRAVEL 8.00m-9.00m SILTY SAND WITH MINOR CLAY 9.00m-10.00m FINE SAND BROWN	0.00m-6.50m INNER LINING - CASING = UPVC class 18 6.50m-9.00m INNER LINING - SCREEN = UPVC class 18 0.00m-4.00m OUTER LINING - GRAVEL = Cement 4.00m-5.90m OUTER LINING - GRAVEL = Bentonite 5.90m-9.50m OUTER LINING - GRAVEL = Seal			08/12/2015	1900 m	East
WRK090510	Investigation	0.00m-1.00m SILTY SANDY GRAVEL FILL 1.00m-3.00m CLAYLIGHT BROWN NATURAL 3.00m-5.00m SILTY CLAY LIGHT BROWN 5.00m-7.00m SILTY SAND LIGHT GREY BROWN 7.00m-10.00m COARSE SAND	0.00m-6.50m INNER LINING - CASING = UPVC class 18 6.50m-10.00m INNER LINING - SCREEN = UPVC class 18 0.00m-4.00m OUTER LINING - GRAVEL = Cement 4.00m-6.00m OUTER LINING - GRAVEL = Bentonite 6.00m-9.50m OUTER LINING - GRAVEL = Gravel			08/12/2015	1906 m	East
WRK090511	Investigation	0.00m-0.70m GRAVELY fill 0.70m-2.00m STILL NATURAL CLAY BROWN 2.00m-6.00m SILTY CLAY BROWN 6.00m-10.00m SILTY CLAY LIGHT BROWN	0.00m-6.40m INNER LINING - CASING = UPVC class 18 6.40m-9.40m INNER LINING - SCREEN = UPVC class 18 0.00m-0.00m OUTER LINING - GRAVEL = Not Known			08/12/2015	1911 m	East
116071	Groundwater Investigation	0.00m-0.50m DARK BROWN SANDY CLAY MOIST 0.50m-4.00m BROWN SILTY CLAY MOIST 4.00m-15.50m SILTY CLAY MOIST 15.50m-16.50m FINE TO MEDIUM SAND WET 16.50m-18.50m COARSE SAND WET 18.50m-19.00m SILTY CLAY MOIST	0.00m-16.00m INNER LINING - CASING = Pvc 0.00m-19.00m INNER LINING - CASING = Not Known 16.00m-19.00m INNER LINING - SCREEN = Pvc	Date/time: 1994-12-06 0000 Quality: 47 WLMP: 4.54m DBNS: m RWL: mAHD		07/03/1994	1938 m	West
3353	Groundwater Investigation, Observation	0.00m-0.50m RED S/C DRY 0.50m-1.00m BROWN S/C DAMP 1.00m-1.50m YELLOW S/C DAMP 2.00m-7.50m BROWN MED SAND WATER 8.00m-14.50m YELLOW MED SAND (DIRTY) WATER 14.50m-18.00m WHITE GRAVELS COARSE MED SAND WATER 18.00m-18.50m BROWN GREY CLAY NO WATER		Date/time: 2000-10-10 0000 Quality: 47 WLMP: 7.14m DBNS: 6.76m RWL: 106.35 mAHD		02/04/1975	1949 m	West
42901	Groundwater Investigation, Observation			Date/time: 1986-01-14 0000 Quality: 47 WLMP: 1.00m DBNS: 0.77m RWL: 112.34 mAHD		01/01/1950	1949 m	West
WRK016327	Groundwater Investigation	0.00m-4.00m brown silty clay 4.00m-7.00m brown & grey silty clay 7.00m-10.00m brown silty sandy clay 10.00m-15.00m brown med coarse sand & fine gravel	0.30m-10.00m INNER LINING - CASING = Pvc Class 9			25/03/2009	1950 m	North West
81166	Domestic, Stock	0.00m-1.00m RED BROWN SILTY CLAY 1.00m-5.50m BROWN SILTY CLAY 5.50m-13.00m BROWN & GREY SILTY CLAY 13.00m-17.00m GREY SILTY CLAY 17.00m-18.50m GREY BROWN MEDIUM COARSE SAND	0.00m-17.00m INNER LINING - CASING = Pvc 17.00m-18.50m INNER LINING - SCREEN = Pvc		17.00m-18.50m Clay	05/09/1990	1954 m	West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
WRK090509	Investigation	0.00m-1.00m ROCK BRICK 1.00m-3.00m STIFF CLAY BROWN 3.00m-6.00m SILTY CLAY BROWN 6.00m-10.00m SILTY SANDY CLAY GREY/BROWN	0.00m-7.00m INNER LINING - CASING = UPVC class 18 0.00m-4.50m OUTER LINING - GRAVEL = Cement 4.50m-6.50m OUTER LINING - GRAVEL = Bentonite 6.50m-10.00m OUTER LINING - GRAVEL = Seal			08/12/2015	1982 m	East
WRK014104	Groundwater Investigation	0.00m-8.50m BROWN MED HEAVY CLAY 8.50m-13.00m BROWN & GREY SILTY SANDY CLAY 13.00m-18.00m BROWN MED FINE SAND 18.00m-19.00m BROWN & GREY SILTY CLAY	0.30m-13.00m INNER LINING - CASING = Pvc	Date/time: 2008-03-11 1400 Quality: 47 WLMP: 19.00m DBNS: m RWL: mAHD	13.00m-19.00m Sand	29/02/2008	1996 m	South West
3354	Groundwater Investigation, Observation	0.00m-0.50m RED BROWN S/C DRY 0.50m-1.00m BROWN S/C DRY 1.50m-3.50m GREY BROWN CLAY DAMP 4.00m-4.50m GREY YELLOW CLAY DAMP 5.00m-6.50m GREY BROWN S/C DAMP 6.50m-7.00m GREY BROWN CLAY DAMP 7.00m-7.50m BROWN GREY S/C DAMP 8.00m-9.00m GREY YELLOW S/C DAMP 9.50m-10.50m GREY BROWN S/C DAMP 11.00m-12.00m BROWN GREY S/C DAMP 12.00m-12.50m GREY S/C WET 12.50m-13.00m GREY BROWN S/C WET 13.00m-13.50m GREY S/C WET 13.50m-14.00m BROWN CLAY GRAVELS WET 14.00m-14.50m YELLOW C/S WET 14.50m-15.00m GREY BROWN CLAY WET		Date/time: 2000-10-10 0000 Quality: 47 WLMP: 11.62m DBNS: 11.33m RWL: 100.96 mAHD		04/04/1975	1998 m	West
42902	Groundwater Investigation, Observation			Date/time: 1980-05-09 0000 Quality: 47 WLMP: 0.98m DBNS: 0.57m RWL: 111.72mAHD		01/01/1950	1998 m	West

Boreholes WMIS Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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# Groundwater Boreholes

294 McLennan Street, Mooroopna, VIC 3629

## Boreholes (Earth Resources Database)

Boreholes from the Earth Resources dataset, within the dataset buffer:

Bore Id	Bore Type	Company	Usage	Method	Status	Drill Date	Depth	Elevation	Accuracy (m)	Dist (m)	Dir
3321		Rural Water Commission	Groundwater Investigation			01/01/1950		112.35	300	624m	South West
42883		Rural Water Commission	Groundwater Investigation			01/01/1950		112.35	300	624m	South West
3315		Rural Water Commission	Groundwater Investigation			01/01/1950		112.04	300	668m	North West
42882		Rural Water Commission	Groundwater Investigation			01/01/1950		112.04	300	668m	North West
3337		Rural Water Commission	Groundwater Investigation			01/01/1950			300	777m	South West
3329		Rural Water Commission	Groundwater Investigation			01/01/1950			300	779m	South West
3322		Rural Water Commission	Groundwater Investigation			01/01/1950		112.49	300	821m	South West
42884		Rural Water Commission	Groundwater Investigation			01/01/1950		112.49	300	821m	South West
3330		Rural Water Commission	Groundwater Investigation			01/01/1950			300	874m	South West
3314		Rural Water Commission	Groundwater Investigation			01/01/1950		111.96	300	911m	North West
42881		Rural Water Commission	Groundwater Investigation			01/01/1950		111.96	300	911m	North West
2323		Rural Water Commission	Groundwater Investigation			01/01/1950		115.71	300	977m	South West
42600		Rural Water Commission	Groundwater Investigation			01/01/1950		115.71	300	977m	South West
3331		Rural Water Commission	Groundwater Investigation			01/01/1950		112.37	300	1031 m	South West
42889		Rural Water Commission	Groundwater Investigation			01/01/1950		112.37	300	1031 m	South West
3339		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1042 m	South West
3922		Rural Water Commission	Groundwater Investigation			01/01/1950		112.59	300	1051 m	South East
43083		Rural Water Commission	Groundwater Investigation			01/01/1950		112.59	300	1051 m	South East
3147		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1180 m	South West
3338		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1181 m	South West
3332		Rural Water Commission	Groundwater Investigation			01/01/1950		112.54	300	1204 m	South
42890		Rural Water Commission	Groundwater Investigation			01/01/1950		112.54	300	1204 m	South
3324		Rural Water Commission	Groundwater Investigation			01/01/1950		112.24	300	1208 m	South West
42885		Rural Water Commission	Groundwater Investigation			01/01/1950		112.24	300	1208 m	South West
42917		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1242 m	South West
95816		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1242 m	South West
3182		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1291 m	South West
42919		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1325 m	South West

Bore Id	Bore Type	Company	Usage	Method	Status	Drill Date	Depth	Elevation	Accuracy (m)	Dist (m)	Dir
95817		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1325 m	South West
3178		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1366 m	South West
3184		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1401 m	South West
3921		Rural Water Commission	Groundwater Investigation			01/01/1950		111.56	300	1402 m	South East
43082		Rural Water Commission	Groundwater Investigation			01/01/1950		111.56	300	1402 m	South East
3923		Rural Water Commission	Groundwater Investigation			01/01/1950		112.85	300	1421 m	South East
42822		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1436 m	South West
95813		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1436 m	South West
3924		Rural Water Commission	Groundwater Investigation			01/01/1950		112.85	300	1464 m	South East
3186		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1469 m	South West
3188		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1571 m	South West
42824		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1571 m	South West
3311		Rural Water Commission	Groundwater Investigation			01/01/1950		111.18	300	1637 m	North
42880		Rural Water Commission	Groundwater Investigation			01/01/1950		111.18	300	1637 m	North
3328		Rural Water Commission	Groundwater Investigation			01/01/1950		112.39	300	1651 m	South West
42888		Rural Water Commission	Groundwater Investigation			01/01/1950		112.39	300	1651 m	South West
3326		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1717 m	South West
3325		Rural Water Commission	Groundwater Investigation			01/01/1950		112.38	300	1811 m	South West
42886		Rural Water Commission	Groundwater Investigation			01/01/1950		112.38	300	1811 m	South West
3018		Rural Water Commission	Groundwater Investigation			01/01/1950			300	1873 m	South West
3353		Rural Water Commission	Groundwater Investigation			01/01/1950		113.11	300	1950 m	West
42901		Rural Water Commission	Groundwater Investigation			01/01/1950		113.11	300	1950 m	West
3354		Rural Water Commission	Groundwater Investigation			01/01/1950		112.29	300	1999 m	West
42902		Rural Water Commission	Groundwater Investigation			01/01/1950		112.29	300	1999 m	West

Boreholes Earth Resources Data Source: © The State of Victoria, Department of Economic Development, Jobs, Transport and Resources 2015. Creative Commons Attribution 3.0 Australia

## Boreholes (Federation University)

Boreholes from the Federation University Australia dataset, within the dataset buffer:

Bore Id	Authority	Type	Uses	Initial TD	Log	Dist (m)	Dir
N/A	No records in buffer						

Boreholes FedUni Data Source: © Federation University Australia

## Historical Mining Activity - Shafts

294 McLennan Street, Mooroopna, VIC 3629

### Historical Mining Activity - Shafts

Mine Shaft Locations were collected by a variety of methods from 1869 in some areas of the state, mainly concentrating in Ballarat and Bendigo. In places a shaft may be recorded multiple times with a different source. In cases where several shaft locations are shown close together (generally with separations less than stated position errors) and they have different sources, it is possible that one shaft has been mapped several times. In cases where several shaft locations are shown close together but they have the same information source, it is possible that each shaft location represents a different shaft on the ground.

Historical Mine Shafts within the dataset buffer:

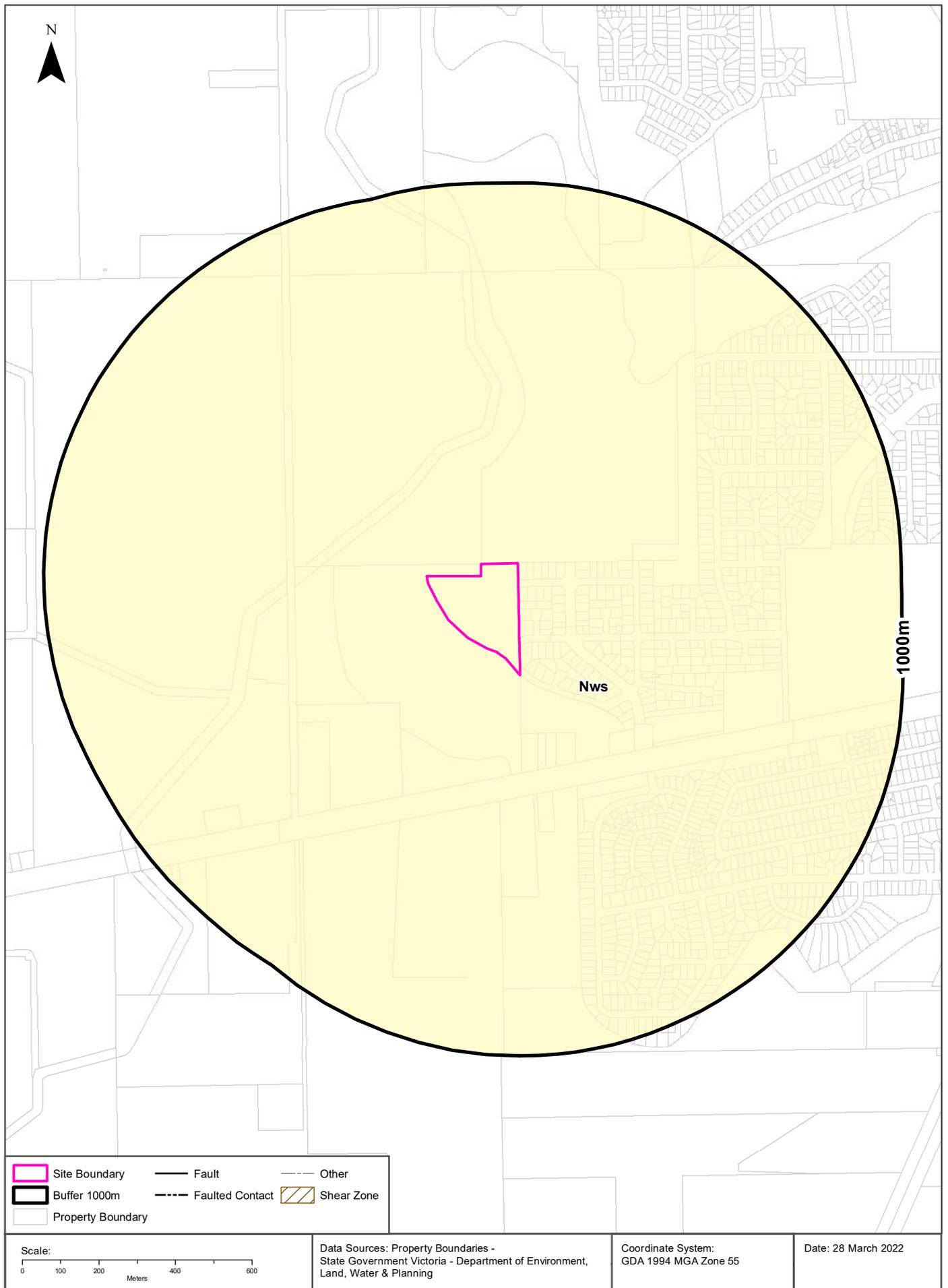
Map Id	Name	Source	Depth (m)	Collar (ft)	Fill/Cap Method	Location Desc	Location Accuracy	Distance	Direction
N/A	No records in buffer								

Historical Mining Activity Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources

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# Geology

294 McLennan Street, Mooroopna, VIC 3629



# Geology

294 McLennan Street, Mooroopna, VIC 3629

## Geological Units 1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Name	Description	Geological Age	Lithology	Distance	Direction
Nws	Shepparton Formation (Nws): generic	Clay, sand, silt, poorly-sorted lenticular gravel. Dissected flood plain alluvium: terraces 1-10 metres above present river channels; well developed soil 2-3 m thick.	Pliocene to Holocene	clay lithology (dominant); sand (significant); silt material (significant); gravel material (significant)	0m	On-site

Geology Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources  
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# Geology

294 McLennan Street, Mooroopna, VIC 3629

## Geological Structures 1:250,000

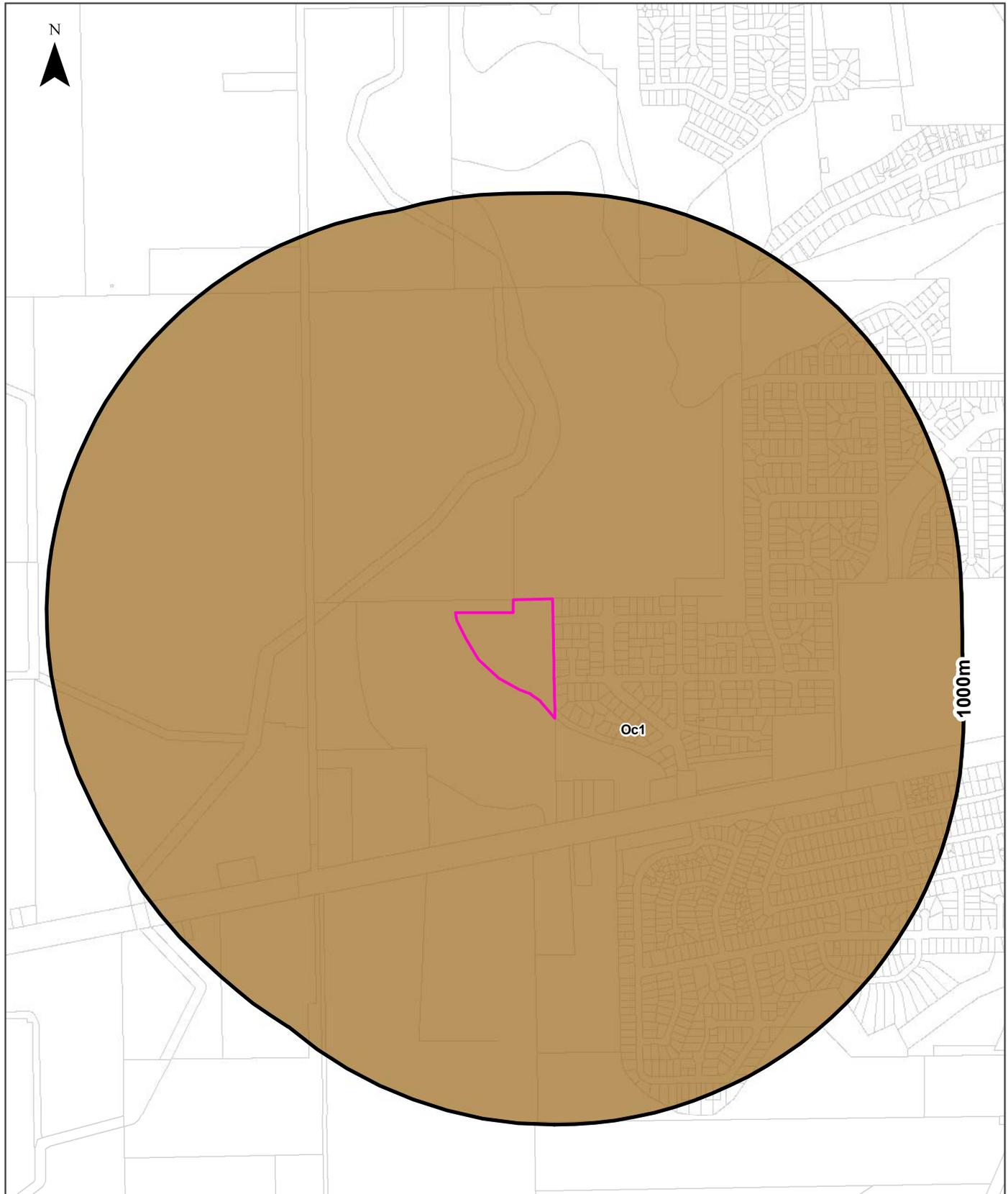
What are the Geological Faults or Faulted Contacts within the dataset buffer?

Map Id	Type	Name	Contact	Positional Accuracy	Distance	Direction
N/A	No records in buffer					

What are the Shear Zones within the dataset buffer?

Map Id	Type	Name	Description	Positional Accuracy	Distance	Direction
N/A	No records in buffer					

Geology Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources  
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<b>Legend</b>		<b>Australian Soil Classification Orders</b>					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		
<b>Scale:</b> 		Data Sources: Property Boundaries - State Government Victoria - Department of Environment, Land, Water & Planning		Coordinate System: GDA 1994 MGA Zone 55		Date: 28 March 2022	

# Soils

294 McLennan Street, Mooroopna, VIC 3629

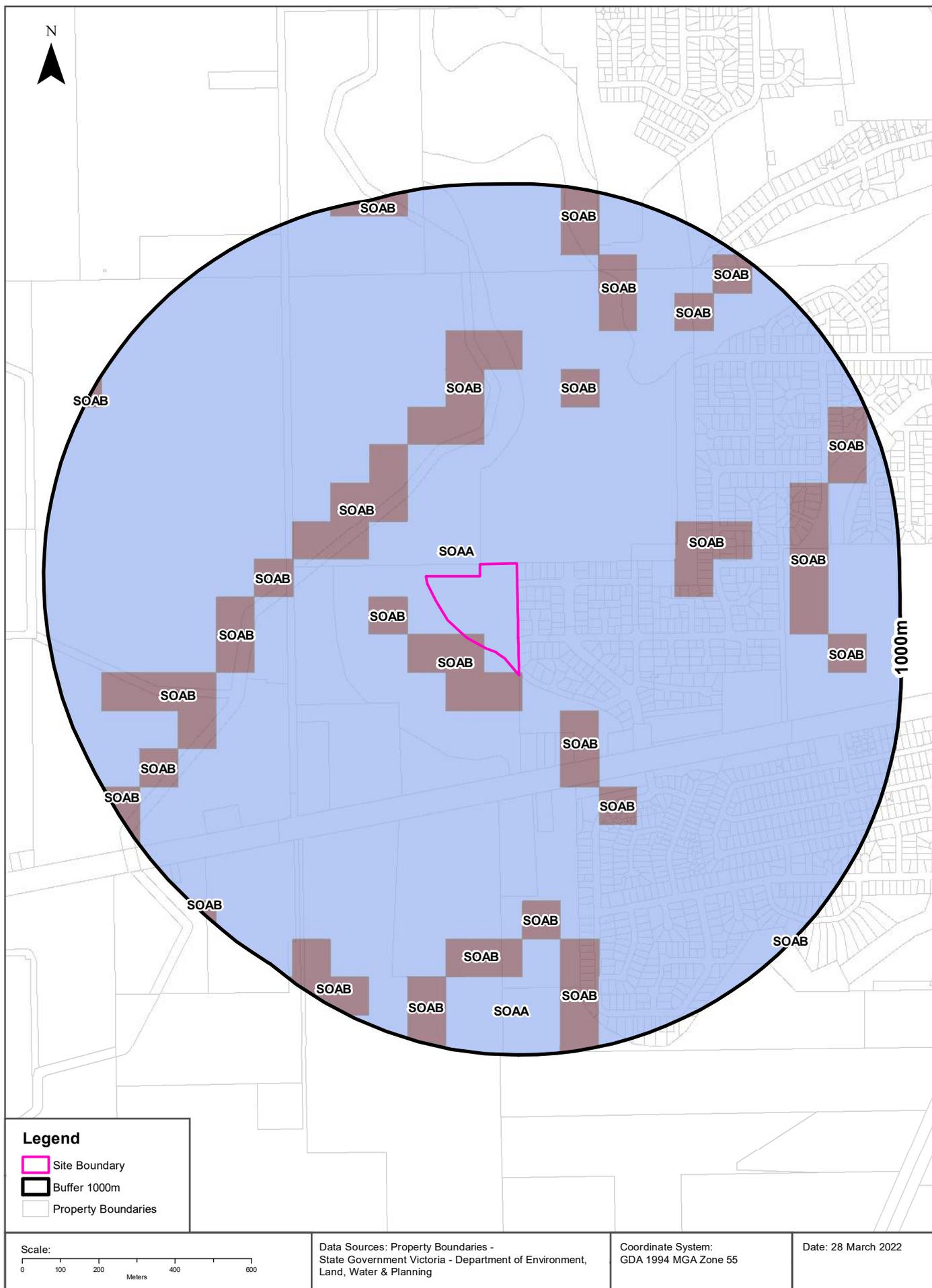
## Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Oc1	Sodosol	The following replaces the brief description given for unit P1 on Sheet 1; Oc1 being the new symbol replacing P1. Plains with low sandhills, prior streams, depressions, swamps, and stream valleys. Layered soil materials bow the sola of present day soils are important factors in soil variability owing to their influence on drainage characteristics. The detailed soil pattern is complex: ( 1 ) the relatively higher, better-drained portions of the plains have hard alkaline red soils (Dr2.23 and Dr2.33) and smaller areas of other soils including (Dr2.12) and (Dr3.23); (2) the relatively inter- mediate portions of the plain have (Dr2.33) in association with hard alkaline brown soils (Db1.43) and gilgai puffs of cracking clays (Ug5.2(3)) in some places, small areas of other soils include (Dr2.43) and (Dr3.43); (3) the relatively lower portions of the plains, depressions, and swampy areas have hard alkaline yellow mottled soils (Dy3.43 and Dy3.33) in association with cracking clays (Ug5.2), often in gilgai formation; (4) low sandhills have deep sandy neutral red mottled soils (Dr5.62) and (Uc) soils; (5) prior streams have very variable "well-drained soils" in the stream bed, and (Dr2.23, Dr2.33, and Dr2.43) on their levees which merge with the higher portions of the plain; (6) stream valleys have floodplains of (Dy3.4) and (Gn) soils.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO

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## Soils

294 McLennan Street, Mooroopna, VIC 3629

### Victorian Soil Type Mapping

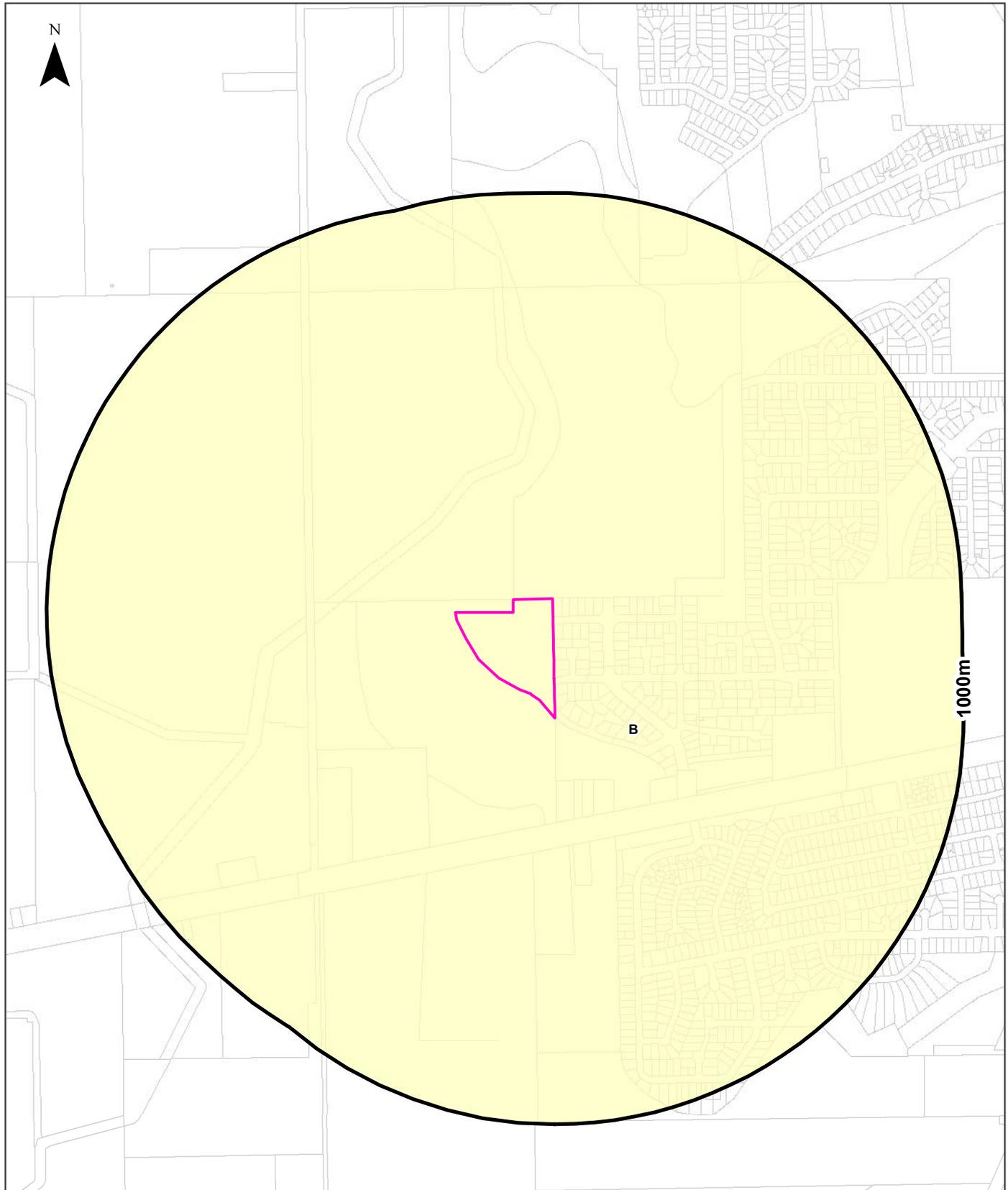
Victorian Soil Types within the dataset buffer:

Symbol	Description	Distance	Direction
SOAA	Red Sodosols	0m	On-site
SOAB	Brown Sodosols	0m	On-site

Victorian Soil Type Mapping Data Source: Department of Economic Development, Jobs, Transport and Resources  
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# Atlas of Australian Acid Sulfate Soils

294 McLennan Street, Mooroopna, VIC 3629



<b>Legend</b> Site Boundary Buffer 1000m Property Boundary		<b>Probability of occurrence of Acid Sulfate Soils</b> A. High (>70%) B. Low (6-70%) C. Extremely Low (1-5%) D. No Chance (0%) No Data	
Scale: 0 100 200 400 600 Meters		Data Sources: Property Boundaries & Topographic Data: State of Victoria - Department of Environment and Primary Industries	
		Coordinate System: GDA 1994 MGA Zone 55	Date: 28 March 2022

# Acid Sulfate Soils

294 McLennan Street, Mooroopna, VIC 3629

## Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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## Acid Sulfate Soils

294 McLennan Street, Mooroopna, VIC 3629

## Coastal Acid Sulfate Soils

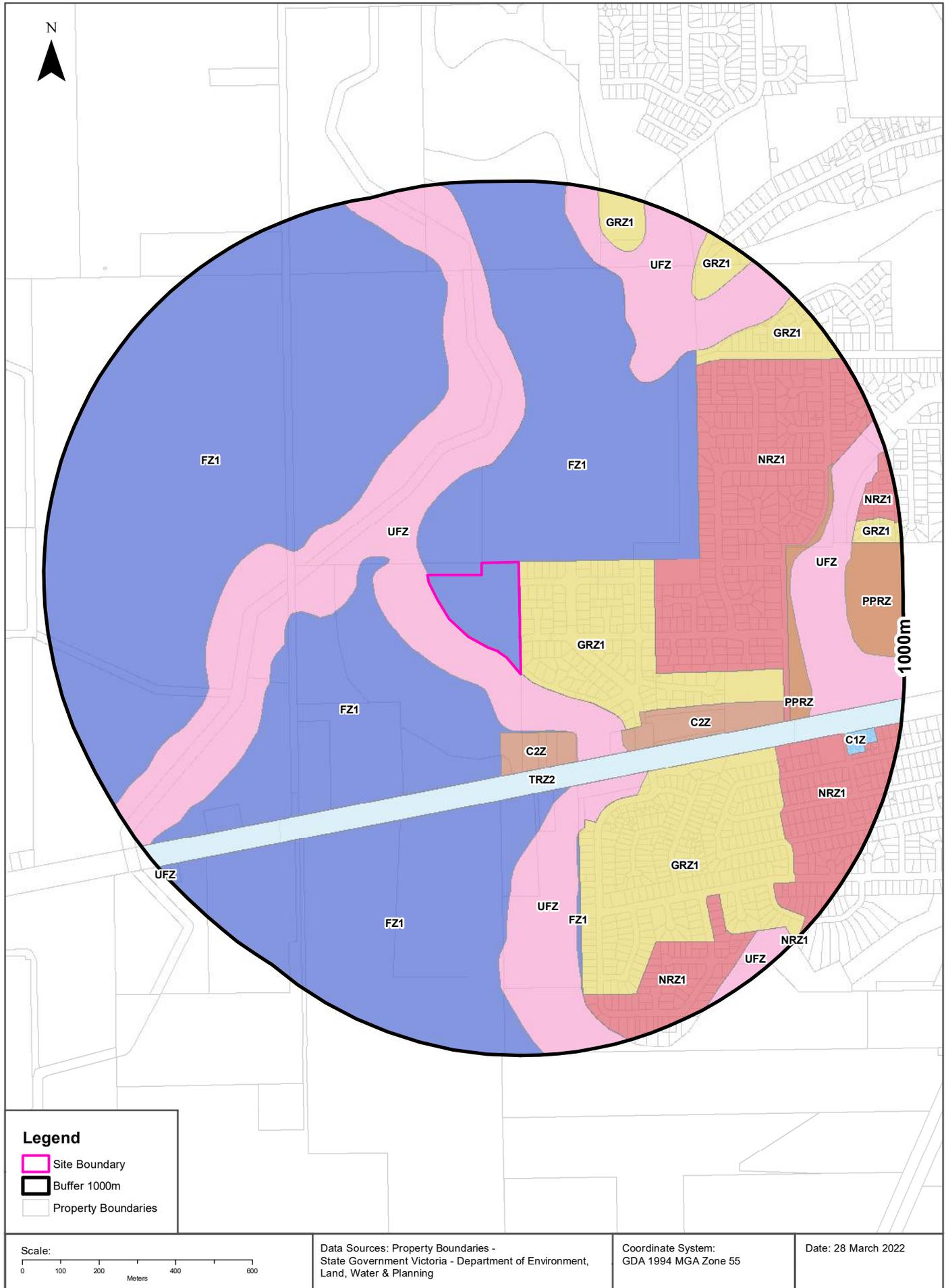
Coastal Acid Sulfate Soil types within the dataset buffer:

Coastal Acid Sulfate Soil Types	Distance	Direction
No records in buffer		

Coastal Acid Sulfate Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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# Planning Zones

294 McLennan Street, Mooroopna, VIC 3629



# Planning

294 McLennan Street, Mooroopna, VIC 3629

## Planning Zones

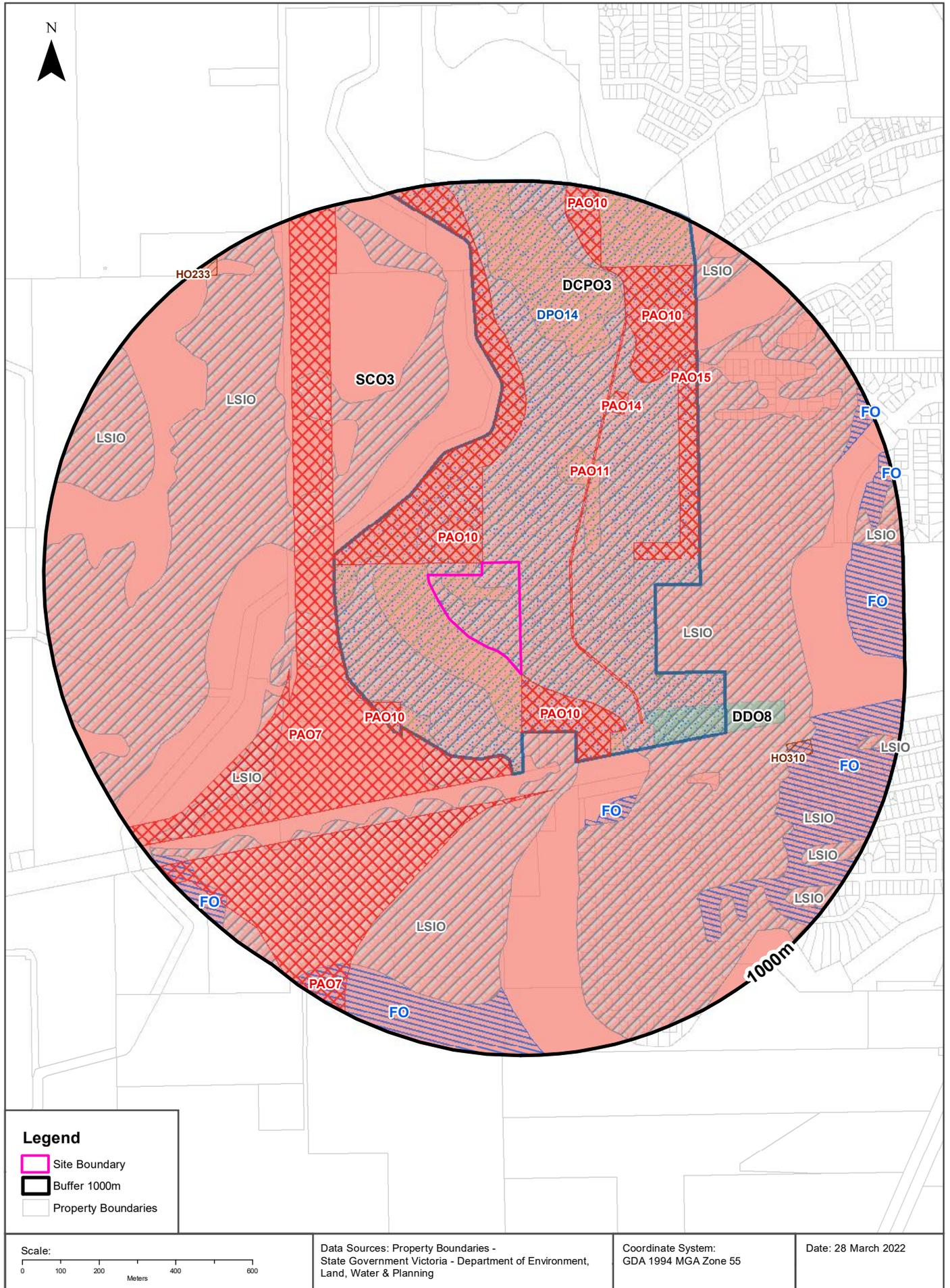
Planning zones within the dataset buffer:

Zone Code	Description	Distance	Direction
FZ1	FARMING ZONE - SCHEDULE 1	0m	On-site
UFZ	URBAN FLOODWAY ZONE	0m	North
GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1	0m	East
FZ1	FARMING ZONE - SCHEDULE 1	100m	South West
C2Z	COMMERCIAL 2 ZONE	153m	South
TRZ2	TRANSPORT ZONE 2 - PRINCIPAL ROAD NETWORK	253m	South
FZ1	FARMING ZONE - SCHEDULE 1	265m	North West
C2Z	COMMERCIAL 2 ZONE	298m	South East
FZ1	FARMING ZONE - SCHEDULE 1	314m	South
UFZ	URBAN FLOODWAY ZONE	321m	South
NRZ1	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1	351m	East
GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1	410m	South East
FZ1	FARMING ZONE - SCHEDULE 1	438m	South
NRZ1	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1	686m	South East
GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1	691m	North East
PPRZ	PUBLIC PARK AND RECREATION ZONE	694m	East
NRZ1	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1	759m	South East
GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1	830m	North East
PPRZ	PUBLIC PARK AND RECREATION ZONE	846m	East
C1Z	COMMERCIAL 1 ZONE	854m	East
GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1	859m	North
GRZ1	GENERAL RESIDENTIAL ZONE - SCHEDULE 1	866m	East
NRZ1	NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1	883m	East
UFZ	URBAN FLOODWAY ZONE	998m	South West

Planning Zone Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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# Planning Overlays

294 McLennan Street, Mooroopna, VIC 3629



# Planning

294 McLennan Street, Mooroopna, VIC 3629

## Planning Overlays

Planning overlays within the dataset buffer:

Zone Code	Description	Distance	Direction
DCPO3	DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 3	0m	On-site
DPO14	DEVELOPMENT PLAN OVERLAY - SCHEDULE 14	0m	On-site
SCO3	SPECIFIC CONTROLS OVERLAY - SCHEDULE 3	0m	On-site
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	0m	On-site
PAO10	PUBLIC ACQUISITION OVERLAY 10	0m	South East
PAO10	PUBLIC ACQUISITION OVERLAY 10	0m	North
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	100m	South
PAO11	PUBLIC ACQUISITION OVERLAY 11	128m	North East
PAO7	PUBLIC ACQUISITION OVERLAY 7	219m	West
PAO10	PUBLIC ACQUISITION OVERLAY 10	248m	South West
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	265m	West
PAO15	PUBLIC ACQUISITION OVERLAY 15	297m	North East
PAO7	PUBLIC ACQUISITION OVERLAY 7	314m	South West
DDO8	DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8	335m	South East
FO	FLOODWAY OVERLAY	411m	South East
PAO14	PUBLIC ACQUISITION OVERLAY 14	461m	North East
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	484m	South West
PAO10	PUBLIC ACQUISITION OVERLAY 10	570m	North East
HO310	HERITAGE OVERLAY (HO310)	712m	South East
FO	FLOODWAY OVERLAY	716m	South East
FO	FLOODWAY OVERLAY	824m	South
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	824m	South East
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	830m	North East
FO	FLOODWAY OVERLAY	846m	East
FO	FLOODWAY OVERLAY	852m	North East
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	866m	East
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	870m	South East
FO	FLOODWAY OVERLAY	891m	East
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	892m	East
LSIO	LAND SUBJECT TO INUNDATION OVERLAY	896m	South East
HO233	HERITAGE OVERLAY (HO233)	959m	North West

## Heritage

294 McLennan Street, Mooroopna, VIC 3629

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
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### Victorian Heritage Register

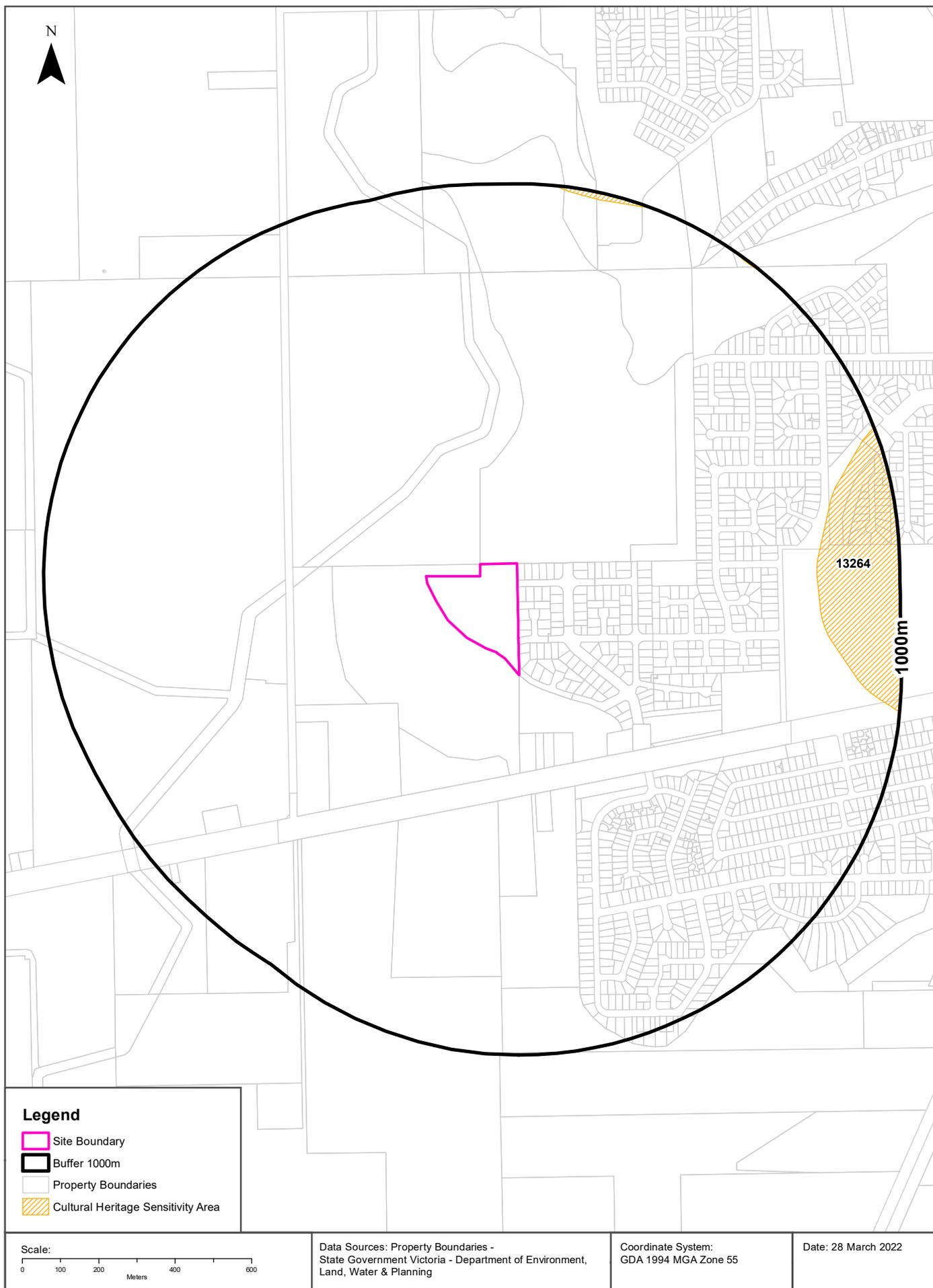
What are the Victorian Heritage Register items located within the dataset buffer?:

VHR Number	Description	Distance	Direction
N/A	No records in buffer		

Victorian Heritage Register Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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# Cultural Heritage Sensitivity

294 McLennan Street, Mooroopna, VIC 3629



## Heritage

294 McLennan Street, Mooroopna, VIC 3629

### Cultural Heritage Sensitivity

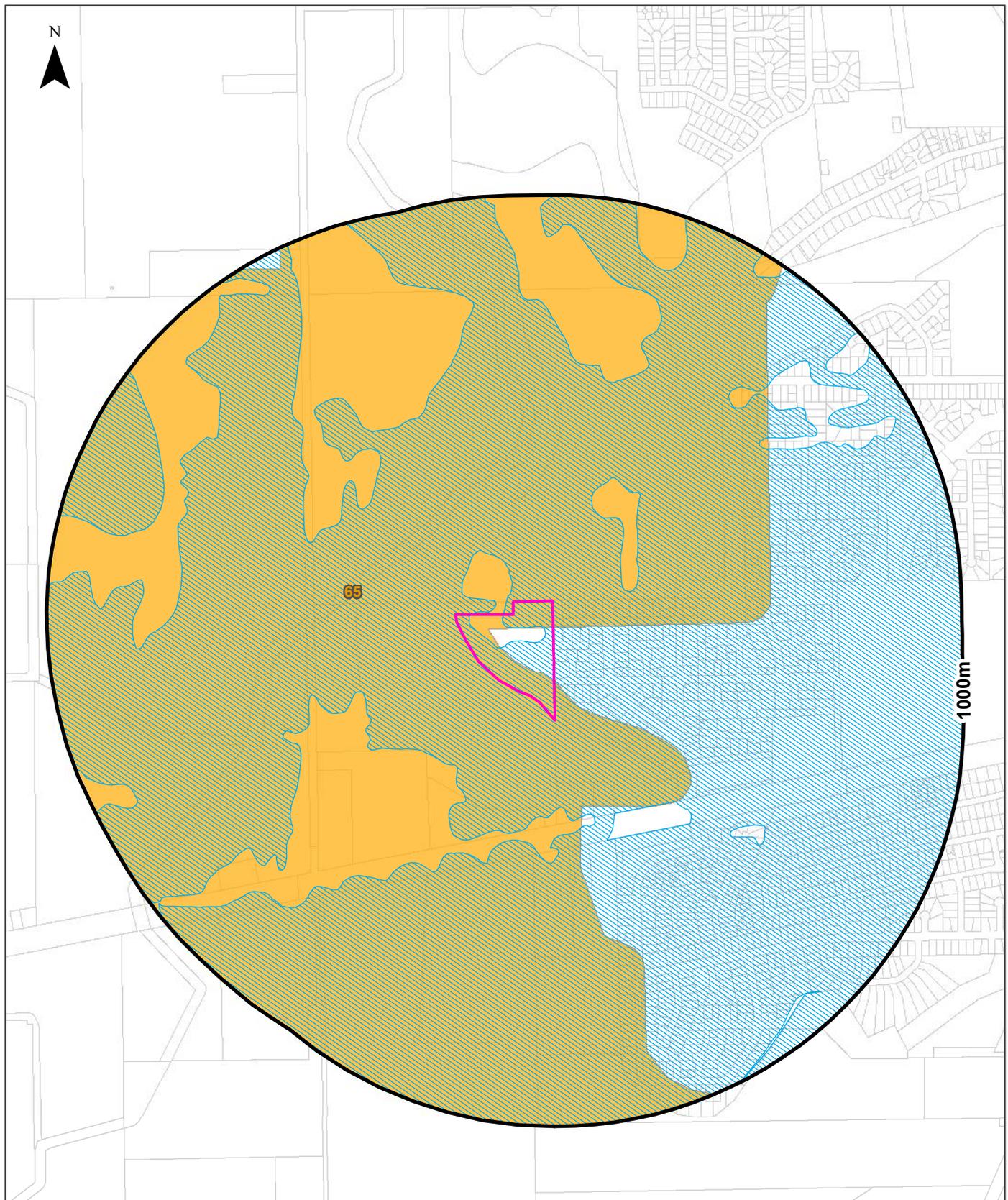
Areas of Cultural Heritage Sensitivity as specified in Division 3 of Part 2 in the Victorian Aboriginal Heritage Regulations 2018, within the dataset buffer:

Map Id	Distance	Direction
13264	783m	East

Cultural Heritage Sensitivity Data Custodian: State Government Victoria - Department of Premier and Cabinet  
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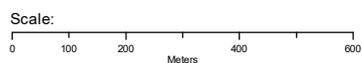
# Natural Hazards

294 McLennan Street, Mooroopna, VIC 3629



## Legend

Site Boundary	Flood 1 in 100 Year Extent	Sea Level 0cm (2009)	Sea Level 47cm (2070)
Buffer 1000m	Fire History Records	1 in 100 Year Storm Tide (2009)	1 in 100 Year Storm Tide (2070)
Property Boundaries	Designated Bushfire Prone Area	Sea Level 20cm (2040)	Sea Level 82cm (2100)
		1 in 100 Year Storm Tide (2040)	1 in 100 Year Storm Tide (2100)



Data Sources: Property Boundaries - State Government Victoria - Department of Environment, Land, Water & Planning

Coordinate System: GDA 1994 MGA Zone 55

Date: 28 March 2022

## Natural Hazards

294 McLennan Street, Mooroopna, VIC 3629

### Bushfire Prone Areas

What are the designated bushfire prone areas within the dataset buffer?

Map ID	Feature	Plan No	LGA	Gazetted Date	Distance	Direction
65	Designated Bushfire Prone Area	LEGL./20-291	GREATER SHEPPARTON	07/09/2020	0m	On-site

Bushfire Prone Area Data Custodian: State Government Victoria - Dept of Transport, Planning & Local Infrastructure  
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### Fire History

What are the fire history records of fires primarily on public land, within the dataset buffer?

Map Id	Fire Type	Fire Key	Season	Fire No	Fire Name	Treatment	Fire Cover	Start Date	Dist (m)	Direction
N/A	No records in buffer									

Fire History Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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### Flood - 1 in 100 year modelled flood extent

What 1 in 100 year flood extent features exist within the dataset buffer?

Feature	Source	Method	Scale	Modified Date	Distance	Direction
100 Year Flood Outline	Dept. Planning	Sourced from planning scheme spatial data		01/12/2008	0m	On-site

Flood Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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## Natural Hazards

294 McLennan Street, Mooroopna, VIC 3629

### Victorian Coastal Inundation Sea Level Rise

What coastal inundation sea level rise features exist within the dataset buffer?

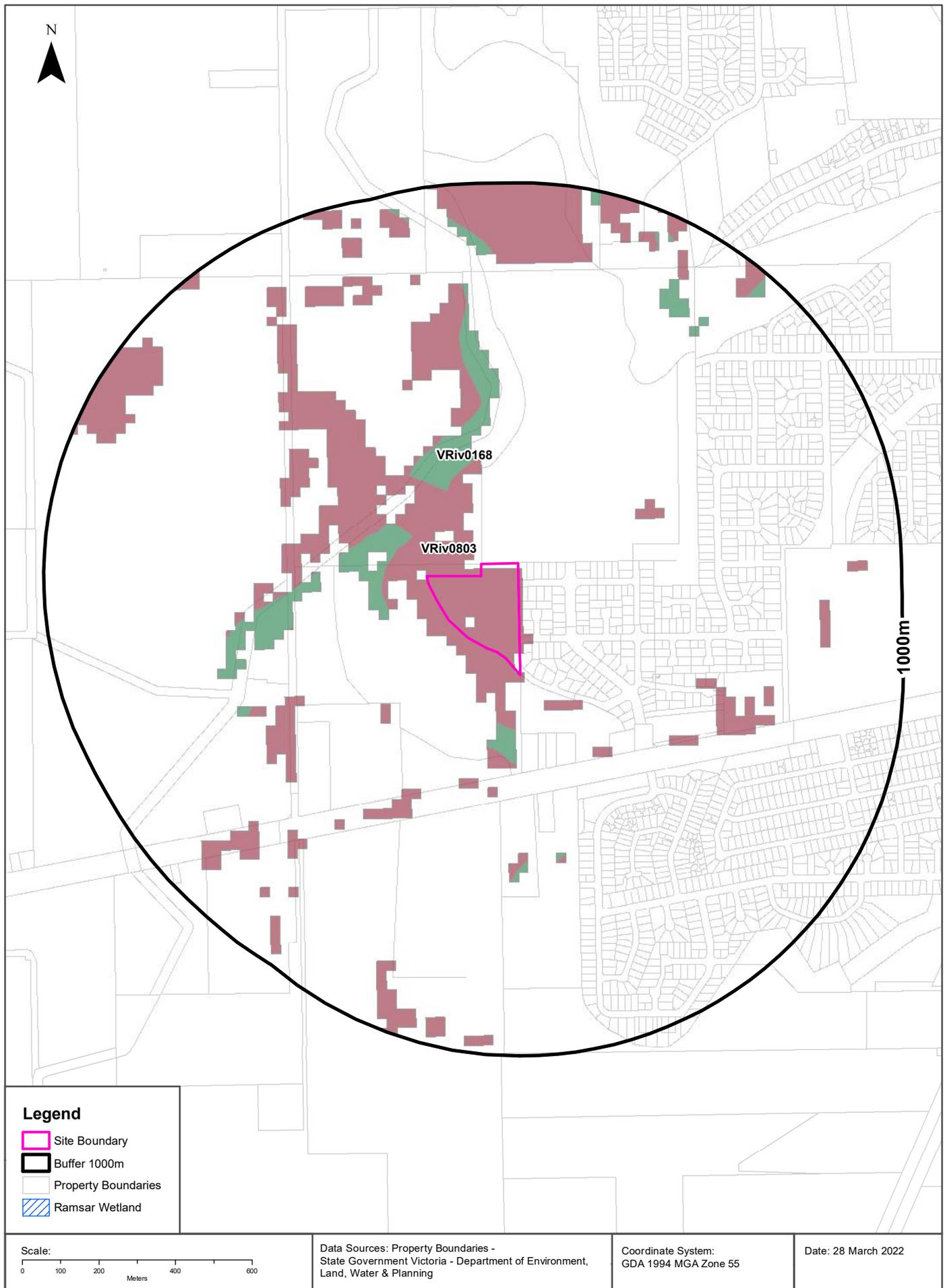
Description	Distance	Direction
No records in buffer		

Victorian Coastal Inundation Sea Level Rise Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning

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# Ecological Constraints - Native Vegetation 2005 & Ramsar Wetlands

294 McLennan Street, Mooroopna, VIC 3629



## Ecological Constraints

294 McLennan Street, Mooroopna, VIC 3629

### Native Vegetation (Modelled 2005 Ecological Vegetation Classes)

What native vegetation exists within the dataset buffer?

Veg Code	EVC Name	EVCCode	Group	Subgroup	Bioregion	Conservation Status	Geographic Occurance	Dist	Dir
VRiv0803	Plains Woodland	0803	Plains Woodlands or Forests	Poorly-draining	Victorian Riverina	Endangered	Common	0m	On-site
VRiv0168	Drainage-line Aggregate	0168	Riverine Grassy Woodlands or Forests	Creekline and/or swampy	Victorian Riverina	Endangered	Naturally Restricted	102m	North West

Native Vegetation Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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## Ramsar Wetlands

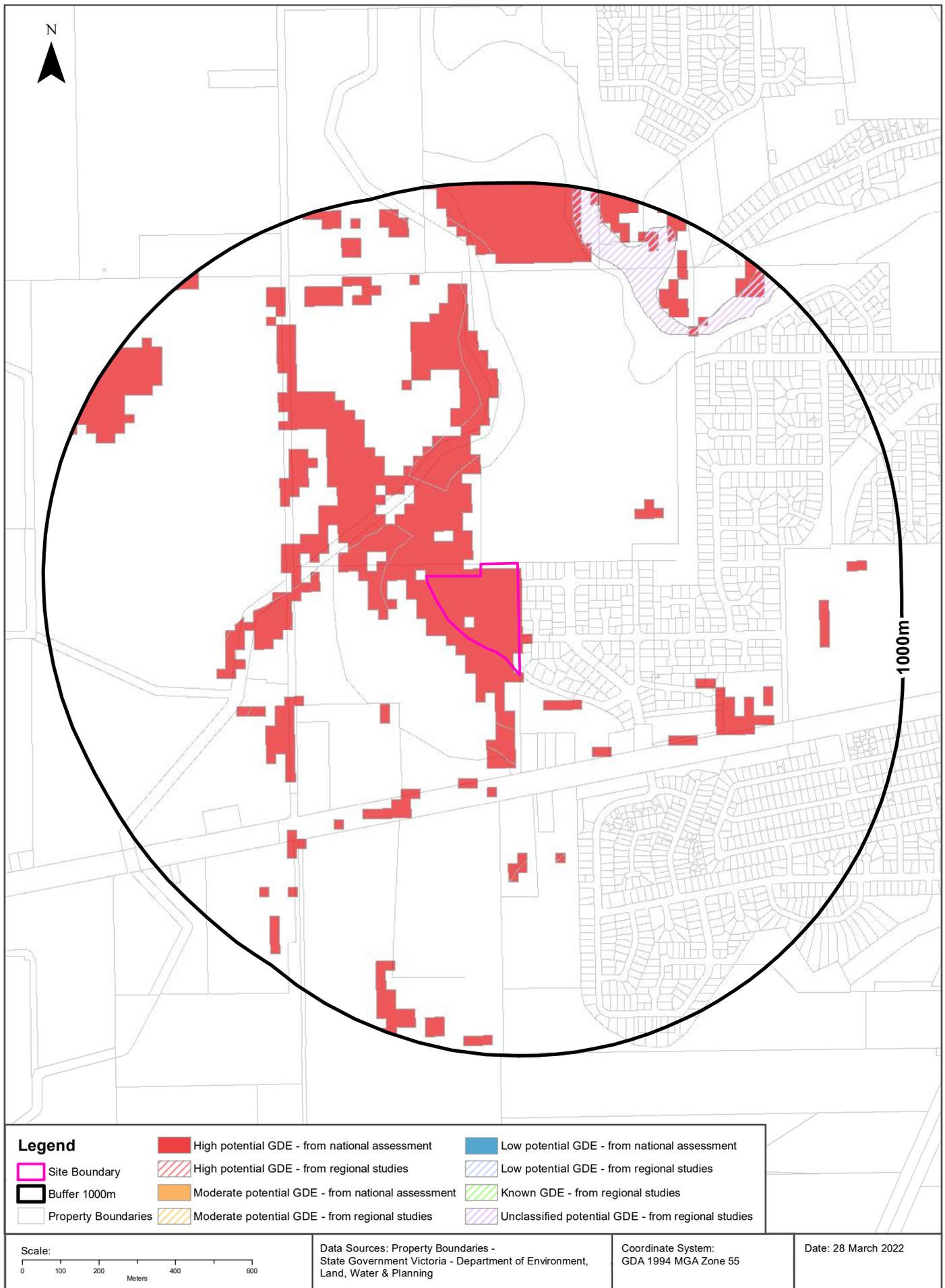
What Ramsar wetland areas exist within the dataset buffer?

Map ID	Site Name	Lake Name	Distance	Direction
N/A	No records in buffer			

Ramsar Wetland Area Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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# Ecological Constraints - Groundwater Dependent Ecosystems Atlas

294 McLennan Street, Mooroopna, VIC 3629



# Ecological Constraints

294 McLennan Street, Mooroopna, VIC 3629

## Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		High potential GDE - from national assessment	Alluvial plain.	Vegetation		0m	On-site
Aquatic		Unclassified potential GDE - from regional studies	Alluvial plain.	Wetland		715m	North East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
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# Inflow Dependent Ecosystems Likelihood

294 McLennan Street, Mooroopna, VIC 3629



## Ecological Constraints

294 McLennan Street, Mooroopna, VIC 3629

### Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		10	Alluvial plain.	Vegetation		0m	On-site
Terrestrial		6	Alluvial plain.	Vegetation		90m	South East
Terrestrial		8	Alluvial plain.	Vegetation		267m	South East
Terrestrial		5	Alluvial plain.	Vegetation		292m	West
Terrestrial		9	Alluvial plain.	Vegetation		363m	North
Aquatic		6	Alluvial plain.	Wetland		715m	North East
Terrestrial		7	Alluvial plain.	Vegetation		744m	North East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology  
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LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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