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## **Land Capability Assessment for the Aberline to Horne Growth Corridor**

- Final Report
- April 2019

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## 1. Executive Summary

Austral Research and Consulting (Austral) in partnership with Glenn Harrington (Innovative Groundwater Solutions - IGS) were engaged by Warrnambool City Council (WCC) to complete a high level, desktop land capability assessment (LCA) for the Aberline to Horne Rd Growth Corridor, in support of WCC's Structure Plan. The focus of the LCA was to identify the likelihood of potential contamination in the area of relevance to future uses. The methodology for the assessment was guided by the brief from WCC and a planning practice note (PPN30: DSE 2005) regarding potentially contaminated land.

Existing information, including zoning and overlays, planning permit history, EPA contaminated sites registrations, geology, hydrology and historical aerial photography was reviewed. A site inspection was carried out on 12 December 2018.

The area has a mostly agricultural history, with recent rural residential development along with limited light industry, water and communication utilities and areas where imported fill and stockpiles have been deposited.

Twenty-one locations with a high or medium likelihood of potential contamination were identified in the growth corridor, primarily stockyards with relatively small spatial extents. Other landuses of concern include machinery fabrication and an associated stormwater pond, an informal vehicle wrecking/scrap yard and areas where substantial fill has been deposited. While the majority of these uses were away from waterways, the relatively shallow water table means that there is a likelihood of any contaminants having interacted with groundwater.

Recommendations relate to more detailed assessment of sites where potential contamination may exist and consideration of these results in future zoning and use of the area.

## 2. Introduction

### 2.1. Background

The Warrnambool City Council (WCC) has identified a 360 ha area in the north-east of the city as a potential area for future urban growth. The area is bounded by Wangoom Road in the north, Dales Road in the south, Aberline Road to the west, and Horne Road to the east (Figure 1).

Prior to rezoning and development, WCC requires a number of issues to be addressed including the capability of the land for future development in terms of potential for existing contamination and issues or considerations in relation to hydrology, groundwater and geology.

### 2.2. Project Objectives

The objective of this project is to complete a high-level land capability assessment with specific aims to:

- identify potential sources and sites of contamination within the 360 ha growth corridor; and
- consider associated impacts to the future urban development, with specific regard to hydrology, hydrogeology and geology.

### 2.3. Contaminated Land Assessment Framework and Guidelines

The Department of Sustainability and Environment's (now Department of Environment, Land, Water and Planning - DELWP) General Practice Note for Potentially Contaminated Land (2005) provides guidance on identification, assessment and planning actions for potentially contaminated land under the *Planning and Environment Act 1987* and the associated *Ministerial Direction No. 1 – Potentially Contaminated Land (Direction No. 1)*.

These guidelines provide for three levels of assessment based on proposed future land uses and known prior land uses (Table 1). This LCA is a response to a level B requirement under the guidelines, that is, for:

“a site assessment from a suitably qualified environmental professional if insufficient information is available to determine if an [environmental] audit is appropriate. If advised that an audit is not required, default to C.”

■ **Table 1. Assessment Matrix. Source: DSE (2005).**

Proposed Land Use	Potential for Contamination		
	High	Medium	Low
<b>Sensitive Uses</b>			
Child care centre, pre-school or primary school	A	B	C
Dwellings, residential buildings, etc.	A	B	C
<b>Other Uses</b>			
Open space	B	C	C
Agriculture	B	C	C
Retail or office	B	C	C
Industry or warehouse	B	C	C

The *National Environment Protection (Assessment of Site Contamination) Measure 1999* (ASC NEPM) is a federal legislative instrument guiding the assessment of potentially contaminated sites. Schedule B2 of that instrument provides a guideline for site inspections as part of preliminary investigations. This assessment, following the WCC brief, contains some information as listed for an ASC NEPM preliminary investigation but does not include all elements described in that guideline (for example: interviews with landholders and full ownership histories of all properties).

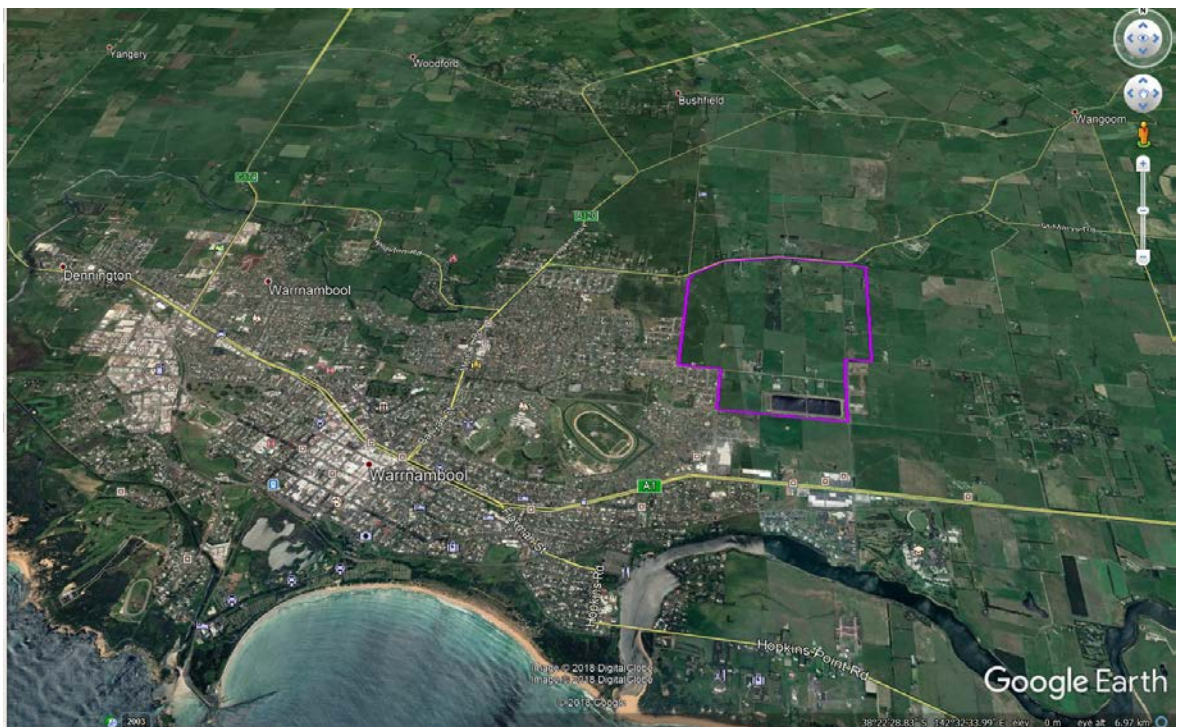
## **2.4. Limitations of the Study**

As a high-level assessment, designed to meet the objectives identified in the brief, this study is not an audit as defined by the *Environment Protection Act 1970*, nor is the information contained detailed enough for a statutory Environmental Audit.

It is assumed that future urban development will be sewerred (Spiire 2018). As such, no assessment of the potential for onsite wastewater treatment has been included.

## 3. Site Setting

The future growth corridor is located at the northeast fringe of urban development in Warrnambool (Figure 1). It comprises 25 properties as identified by WCC, along with a property approximately 10-15 m wide that follows Russells Creek. Most properties consist of one land parcel with exceptions of 174 Aberline Rd (4 parcels), 270 Wangoom Rd (3 parcels), 43 Boiling Down Rd (2 parcels) and 83 Dales Rd (2 parcels).

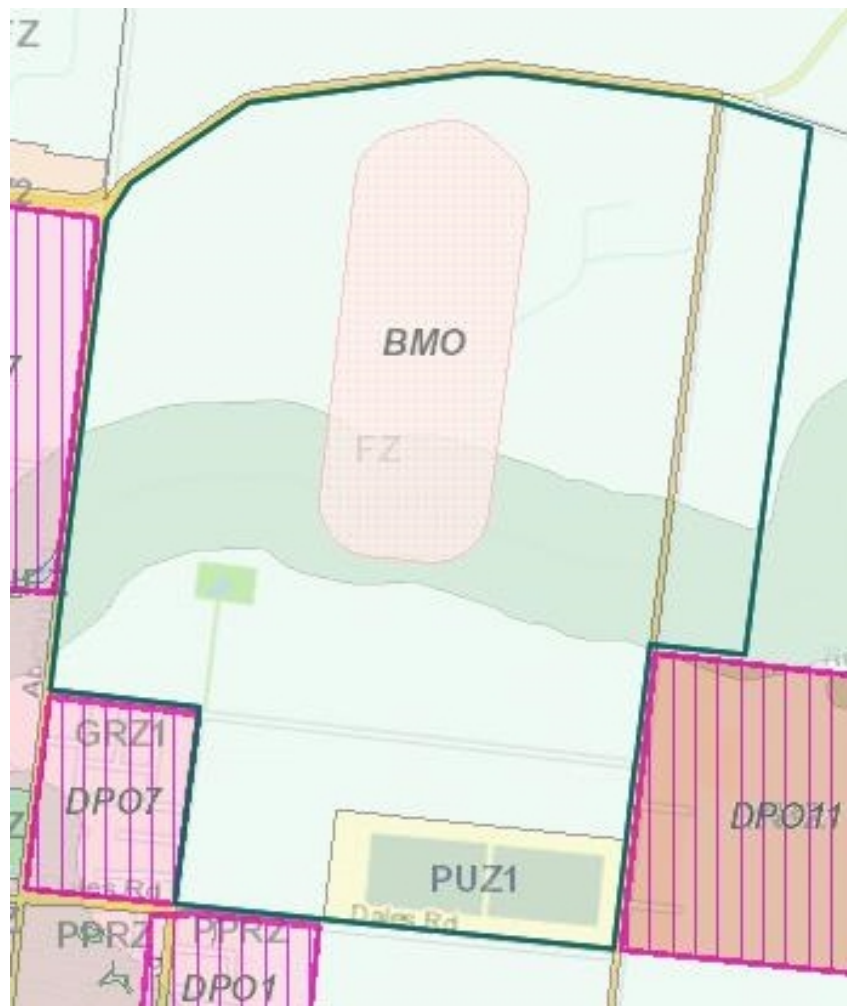


- **Figure 1. Location of Aberline to Horne Growth Corridor – area of interest outlined in purple. Source: Google Earth.**

### 3.1. Current Land Use, Zoning and Overlays

Land use of the future growth corridor is primarily rural, with some lifestyle blocks. The area along the south side of Boiling Down Rd includes a machinery fabrication business and a golf driving range (under construction). At the corner of Horne Rd and Dales Rd are water supply storage ponds operated by Wannon Water as well as a mobile communications tower.

The area is mostly Farming Zone, with land parcels containing the storage ponds and communications tower zoned Public Use Zone – Service and Utility. The only overlay in the area is a Bushfire Management Overlay (BMO) in the area of Tozer Reserve. The entire area is considered Bushfire Prone and a strip of land with Aboriginal Cultural Heritage Sensitivity follows Russells Creek through the centre of the growth corridor (Figure 2).



- **Figure 2. Zoning and overlays in the growth corridor. Study area shown in dark green. Source: Mapshare Victoria.**

## **3.2. Surrounding Landuse**

To the southeast of the site is the Horne Rd industrial precinct, which is in early stages of development. To the north and northeast are mainly rural and lifestyle properties. Urban areas bound the site to the west and southwest, with areas of recent development.

## **3.3. Geology**

The geology of southwest Victoria is dominated by the Otway Basin, which extends all the way from South Australia to Geelong and reaches thicknesses in excess of one kilometre onshore. The basin comprises Tertiary and Quaternary-age sedimentary and igneous rocks that have been deposited over the last 60 million years (Ma). In order of increasing depth below ground surface, and thus age, the primary geological formations in the growth corridor northeast of Warrnambool are the Newer Volcanics deposited within the last 4 Ma; the marine Port Campbell Limestone, Gellibrand Marl and Clifton Formation deposited over the last 5-30 Ma; and the Dilwyn Formation sands and clays deposited approximately 60 Ma.

## **3.4. Hydrogeology**

The hydrogeological framework of the growth corridor consists of – in order of increasing depth – an Upper Aquifer; an Upper and Lower Middle Aquifer that are separated by a thick marl aquitard; and a Lower Aquifer that is confined and isolated from the overlying strata by another marl aquitard.

The Upper Aquifer across the region is predominantly Tertiary-Quaternary age basalt of the Newer Volcanics formation, which is typically 20-30 m thick within the growth corridor. Whilst this basalt hosts an intermediate to regional-scale groundwater flow system, it is only permeable enough to be considered an aquifer around volcanic cones (SRW 2011). Given the growth corridor is away from any cones and in the middle of the volcanic plains, the basalts in this area are usually characterised as confining clay layers. Accordingly, groundwater in these formations is generally low yielding (i.e., 1-2 L/s or lower) and variable in salinity (0 – 3,500 mg/L).

The Middle Aquifer has been divided into Upper and Lower units (SRW 2011). The Upper Middle Aquifer comprises the Port Campbell Limestone (PCL), which hosts a regional groundwater flow system, and is characterised by high bore yields (5-10 L/s and higher) and low-moderate salinity (500 – 3,500 mg/L). In the growth corridor the PCL is approximately 130 m thick and is semi-confined by the clayey sediments of the overlying

basalts. Domestic and stock bores in the growth corridor extract groundwater from the top of the PCL aquifer (see Appendix 1).

The Lower Middle Aquifer comprises a much thinner (i.e. typically 10-20 m) and less extensive Clifton Formation. This aquifer is a sandy limestone and is separated from the overlying Upper Middle Aquifer by the Gellibrand Marl aquitard, which, in the growth corridor, is approximately 325 m in thickness.

The Lower Aquifer comprises the regionally-extensive Dilwyn Formation, which in some areas is directly overlain by Clifton Formation, or otherwise separated from the latter by an aquitard of Narrawaturk Marl. In the growth corridor the Narrawaturk Marl is 30-40 m thick. Whilst the Dilwyn Formation sands produce high bore yields ( $> 10$  L/s) and moderate salinity (1,000 – 3,500 mg/L) groundwater, this aquifer is too deep to be economical for most purposes other than town water supply (SRW 2011). For example, in the growth corridor, the top of the Lower Aquifer would not be encountered by drilling until around 530 m below ground surface according to the Visualising Victoria's Groundwater website ([www.vvg.org.au](http://www.vvg.org.au)).

### **3.5. Surface Water Hydrology**

The growth area is within the Merri River catchment. Russells Creek is a tributary of the Merri River and flows through the middle of the area from east to west, crossing both Horne and Aberline Roads. It flows into the Merri River, 3.5 km west of the site boundary. A smaller drainage line exists in the northeast of the site, as well as several small wetlands/dams scattered across the site. Both artificial and natural wetlands, although unmapped by DELWP, are discussed for Tozer Memorial Reserve by EHP (2018). The southeast area of the site also supports two large water storage ponds managed by Wannon Water.

The topography slopes to the south and west from ~50 m AHD in the northeast corner to ~30 m AHD in the southwest corner. Russells Creek runs from 31 m AHD on the eastern boundary to 23m AHD on the western boundary. The area upstream of Gateway Road in the southwest is flat and prone to flooding (Engeny 2018).

Russells Creek has a high potential for groundwater interaction, due to the shallow depth to groundwater ( $< 5$  m) (Visualising Victoria's Groundwater Information Portal - <https://www.vvg.org.au>) (note depth to groundwater for the entire site is ~ 10 m). However, coastal acid sulphate soil (ASS) mapping shows no likely ASS issues for the growth



corridor

([http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/vic\\_acid\\_sulphate\\_map1](http://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/vic_acid_sulphate_map1)).

According to the '*Stormwater Management Technical Report*' for the growth corridor (Engeny 2018) there are two main outflow locations from the development area: Russells Creek at Aberline Road; and an existing drain under Gateway Road. It is understood that a series of wetlands and retarding basins are being considered for the development to help attenuate flows from local catchments and in Russells Creek.

These major outflow points and on-site terminal discharge points are of key importance to the LCA, given the potential for any contamination in the area to be mobilised via altered hydrology in the area.

## 4. Environmental History Investigation

A number of desktop investigations were undertaken to document the environmental history of the site and determine the likelihood of contamination. These included a review of the historical aerial photography record, a search of the Environment Protection Authority's (EPA) Sites Register, a review of relevant WCC records, searches of historical records in libraries and at the Warrnambool & District Historical Society and a site inspection. These components of the investigation are detailed in the sections below.

### 4.1. Historical Aerial Photography

A series of historical aerial photography images were sourced from WCC and purchased from LANDATA® to provide a lengthy (> 50 year) photographic history of the site. The images were reviewed to determine current and changing land use and to identify any potential issues for the LCA. A summary of findings from the review is provided in Table 2 and the raw images are provided in Appendix 2.

- **Table 2. Summary of observed changes in historical aerial photography of the growth corridor.**

Year	Series, Scale	Notes
1947	Aerial Survey of Victoria Photo Map Panmure A3; 1:15,840 Black and White	Rural uses with 5 residences in the growth area. Plantation in the northern part of Tozer Reserve. Roads all unsealed. Creek mostly cleared. Insufficient resolution to identify stockyards
1960	WCC physical archive: Princes Highway Project 357	No coverage of area of interest
1971	Ocean Rd Extension; 1:25,000 Black and White	Rural uses with 5 residences in the growth area. Partially cleared plantation in the northern part of Tozer Reserve. Wangoom Rd sealed.
1982	Ocean Rd Extension; 1:25,000 Black and White	Rural uses with 6 residences in the growth area. Plantation in northern 275 m of Tozer Reserve. Resolution not generally sufficient for identifying stockyards.

Year	Series, Scale	Notes
1990	WCC physical archive, ~50cm resolution Colour	Mostly rural uses – some residential development on Boiling Down and Horne Rds. Plantation in northern part of Tozer Reserve. Ten houses in the growth area. First observation of old vehicles at 110 Boiling Down Rd. Single eastern storage pond at Dales Rd
2001	WCC physical archive, ~5m resolution, Colour	Further rural residential development, fifteen houses in the area. Tozer Reserve plantation cleared. First industrial shed at 94 Boiling Down Rd. Resolution not generally sufficient to identify stockyards
2010	WCC electronic file, 15cm resolution, Colour+NIR (visible and false colour images examined)	Continuing rural residential development, twenty houses in the area. Pond with stormwater drainage present next to shed at 94 Boiling Down Rd, possible petroleum/oil leakage visible. Regeneration of trees and shrubs in northern part of Tozer Reserve. Second storage pond at Dales Rd. Boiling Down Rd, parts of Horne and Aberline Rds sealed.
2015	WCC electronic file, 15cm resolution, Infrared, false colour composite	No further residential development. All roads apart from Dales Rd sealed. 0.45ha of fresh fill at 180 Horne Rd, south of Russells Ck adjacent to Horne Rd. ~1ha of stockpiles at 270 Wangoom Rd. Substantial regeneration throughout, carpark and shed/toilets present in Tozer Reserve.
2016	WCC electronic file, 10cm resolution, Colour only	Rocks placed in bed of Russells Creek at 180 Horne Rd, ~0.5 ha additional fill at corner of Horne and Rodgers Rds. Telecommunication tower at 81 Horne Rd.

## **4.2. EPA Sites Register Search**

### **4.2.1. Priority Sites Register**

“Priority” sites are locations where the EPA has issued a Pollution Abatement Notice or a Clean-up Notice. As of 30 November 2018, no properties in the Aberline to Horne Growth Corridor or the immediately surrounding area were listed on the EPA Priority (Contaminated) Site Register.

### **4.2.2. Statutory Environmental Audit Reports**

Environmental audits under the *Environment Protection Act 1970* can be required of contaminated or potentially contaminated land. Reports from these audits are maintained by EPA in an online portal (<https://www.epa.vic.gov.au/our-work/environmental-auditing/environmental-audit-reports-online>).

As of 30 November 2018, no properties in the Aberline to Horne Growth Corridor or the immediately surrounding area were listed on the EPA portal as having been subject to a statutory environmental audit.

## **4.3. Council Records Review and Property Attributes**

### **4.3.1. Planning Application History**

A permit history search for the growth area undertaken by WCC on 2/11/2018 (excluding associated plans) was provided to Austral for this assessment (Table 3). Apart from a permit for stockyards at 140 Boiling Down Rd granted in 2002, permitted uses are all considered low risk for potential contamination.

Permit history matches the observed pattern of development from the historical imagery assessment (Section 3.1) however records for some of the observed developments were not present in the information provided. For example, there was no record of a subdivision of 220 & 222 Wangoom Rd, nor were there documents relating to development at 94 Boiling Down Rd. A record of the permit history search is provided in Appendix 3.

In addition, although not apparent in historical photo analysis, areas of infill are also known to have been placed in depressions throughout 270 Wangoom Rd (A. Neild, WCC, pers. comm.). Specific locations were not apparent on the site visit.

■ **Table 3. Summary of planning documents from WCC history search.**

Date	Type	Property
27/10/1999	Subdivision (2 lots)	70 & 78 Boiling Down Rd
1/3/2000	New dwelling and shed	70 Boiling Down Rd
6/4/2010	New verandah	70 Boiling Down Rd
25/7/2018	New golf driving range	78 Boiling Down Rd
9/6/2005	Refusal of building addition	94 Boiling Down Rd
26/11/1996	Additions to existing dwelling	110 Boiling Down Rd
7/2/2006	New dwelling (not constructed?)	110 Boiling Down Rd
21/11/1986	Construction and operation of kennels/cattery	124 Boiling Down Rd
13/4/2000	Subdivision (2 lots)	124 & 140 Boiling Down Rd
22/4/2002	New dwelling, shed, yards	140 Boiling Down Rd
13/7/2006	Extension to dwelling	124 Boiling Down Rd
7/9/2007	Works for water storage pond	83-119 Dales Rd
13/8/2013	New telecommunications tower	81 Horne Rd (83-119 Dales Rd)
18/4/2017	Subdivision (2 lots)	180 Horne Rd
12/7/2007	Refusal of subdivision (2 lots)	180 Horne Rd
24/5/2011	New sheds (2)	246 Horne Rd
18/12/2001	Subdivision (2 lots)	246 & 310 Horne Rd
25/5/2005	New dwelling	50 Dixons Lane (out of area)

Date	Type	Property
26/9/1990	Refusal of subdivision (3 lots)	270 & 286 Wangoom Rd?
23/11/1994	New dwelling and sheds (2)	270 & 286 Wangoom Rd
12/7/2005	Subdivision (2 lots)	270 & 286 Wangoom Rd
1/2/2013	Subdivision (2 lots)	286 Wangoom Rd
15/6/2005	New dwelling	222 Wangoom Rd
8/1/2004	New dwelling	220 Wangoom Rd
22/1/1997	New shed	220 Wangoom Rd

## 4.3.2. Onsite Wastewater Treatment

The growth area is currently unsewered and onsite treatment of varying ages exists for wastewater generated at existing residential and industrial properties. Approximate locations of these systems were provided by WCC (see Appendix 4). Eighteen systems are thought to exist within the growth corridor, with an additional five north of Wangoom Rd, opposite the growth corridor and a denser cluster of systems along Wangoom Rd, to the west.

While there is potential for small-scale nutrient contamination from existing, especially older, wastewater systems, these pose a relatively low risk of contamination (Assessment level C) according to potentially contaminated land planning practice note (DSE 2005). It has been assumed that any future development of the area will include sewer connections to all premises.

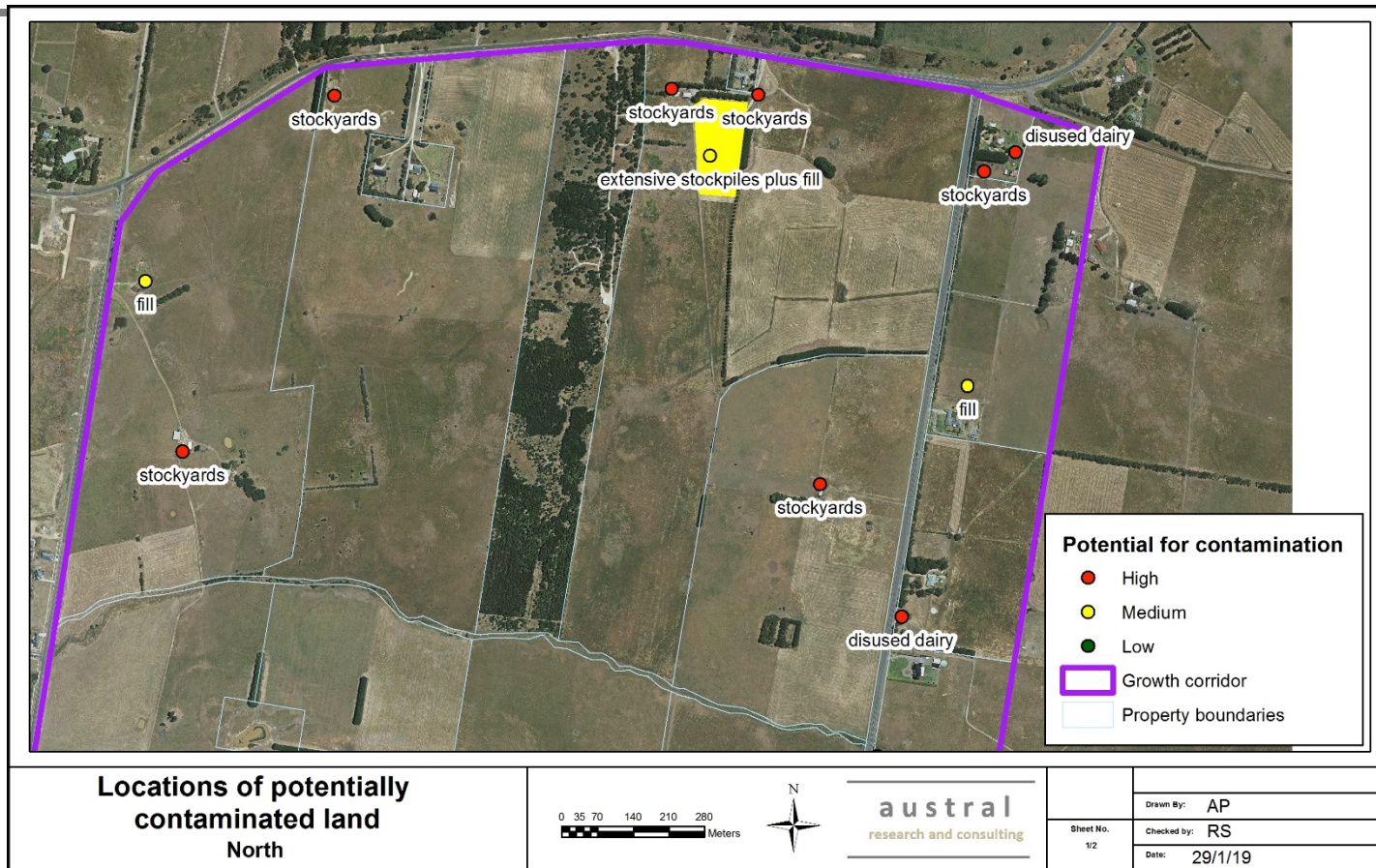
## 4.4. Historical Records

A search of histories, local records, historical photographs and maps was made at local and State libraries and at the Warrnambool & District Historical Society, with the aid of Society members. No indications of landuse with significant potential for contamination were found in the study area. The nearest tannery operated downstream on Russells Creek, near the Mortlake Rd crossing in the 1860s and 70s subsequent to which all major

activity was based on the Merri River. Small-scale and short-term brickmaking and orchards were anecdotally located along Aberline Rd in the early 20<sup>th</sup> century.

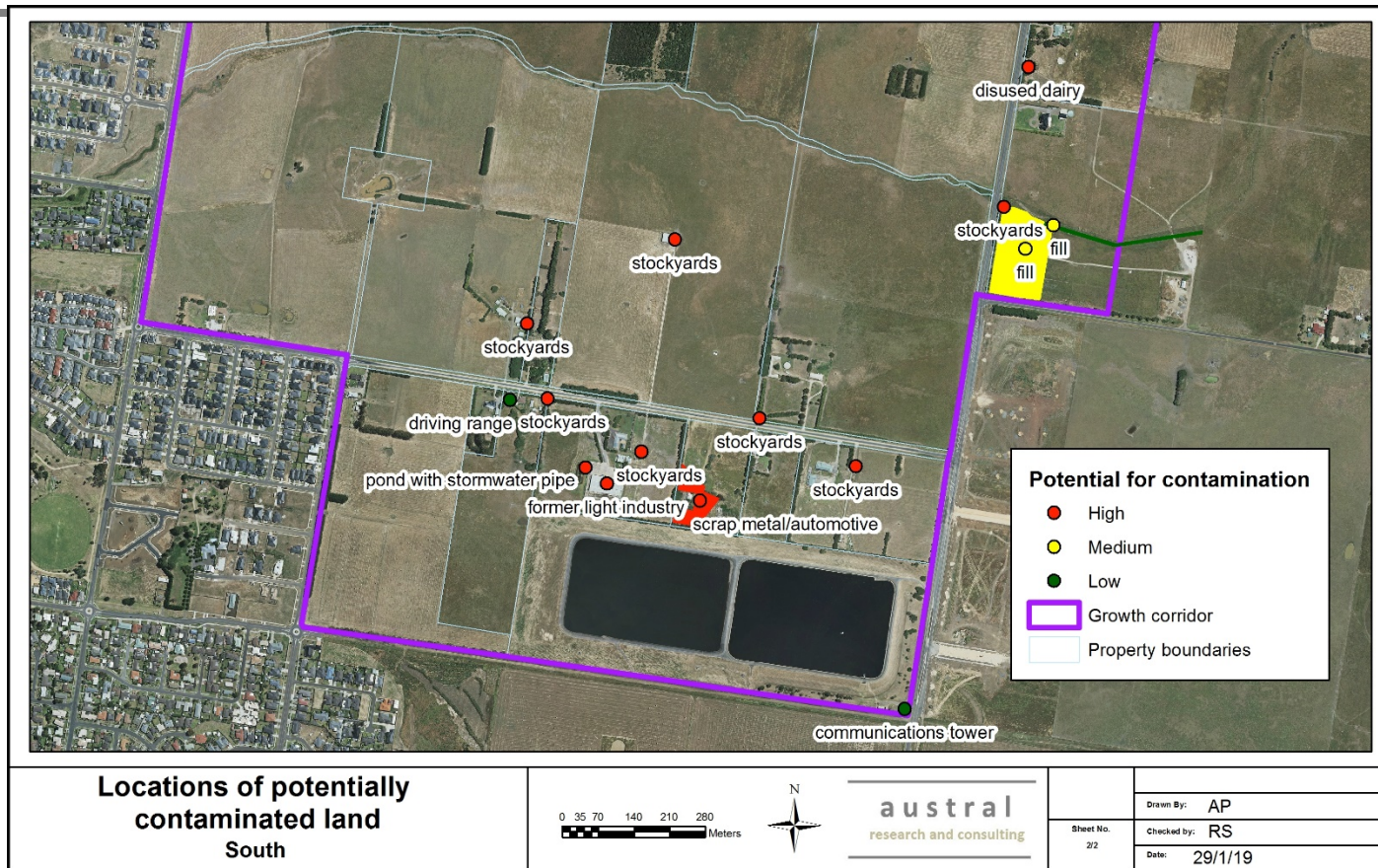
## **4.5. Site Inspections**

In addition to the review of historical imagery, all properties in the area were inspected from public access points (i.e. nearby roads and/or from within the Tozer Memorial Reserve) on 12 December 2018. A total of 21 locations with land uses listed in DSE (2005) were identified (Figure 3, Figure 4). Observations and photographs were recorded for each property and previously identified location of interest (see Appendix 5).



■ **Figure 3. Locations of observations from historical photography and site inspection – Northern area.**





■ **Figure 4. Locations of observations from historical photography and site inspection – Southern area**

## 4.6. Investigation Results

Land uses in the study area with high or medium potential for contamination as listed in DSE (2005 - see Table 1), are summarised in Table 4.

■ **Table 4. Potentially contaminating activities identified in the growth corridor.**

DSE Risk Level	Land Use/Activity	Number of Locations	Possible Contaminants
High	Automotive repair/ scrap metal recovery (informal)	1	Metals, polycyclic aromatic hydrocarbons (PAH), petroleum hydrocarbons (PHC), benzene, toluene, ethyl benzene and xylene compounds (BTEX), chlorinated solvents, phenolic compounds
	Disused dairies <sup>a</sup>	2	Nutrients, organochlorine and organophosphate pesticides (OCP, OPP), pathogens
	Stockyards <sup>b</sup>	13	Nutrients, organochlorine and organophosphate pesticides (OCP, OPP), arsenic, pathogens
	Metal finishing and treatments	1	Metals, PAH, PHC, BTEX, chlorinated solvents, phenolic compounds
Medium	Filling (imported soil)	4	Asbestos, metals, PAH, PHC, BTEX, nutrients, OCP, OPP
a, b: Note that not all stockyards or dairies are used for stock dipping (high risk) or chemical storage (medium risk) but these activities may have occurred, particularly at older locations, and so cannot be excluded from this risk level without further assessment			

Stockyards were located on 12 different properties (one property had 2 sets of yards). Evidence of use as an informal automotive scrapyard/repair site was observed at 110 Boiling Down Rd. An industrial shed and runoff pond at 94 Boiling Down Rd comprise the former site of SWI Engineering, a company that fabricated sheet metal processing machinery. A major area of fill was located at 180 Horne Rd, with areas of minor fill and stockpiles at 246 Horne Rd, 174 Aberline Rd and 270 Wangoom Rd as well as potentially extensive but shallow additional fill in other parts of 270 Wangoom Rd.

The majority of medium and high risk land uses/activities are located away from drainage lines, with the exception of the stockyards and fill at 180 Horne Rd which are adjacent to Russells Creek. Any soluble contaminants at this location would have a greater likelihood of mobilisation by floodwaters than those in other locations. The generally shallow water table throughout the area means that there is a high likelihood of interaction between any contaminants in shallow soil layers and groundwater, a likelihood that increases with the age and duration of that landuse.

## 5. Potential Offsite Sources of Contamination

Three potential sources of offsite contamination were recognised as being relevant to future development in the growth corridor. Although close inspection of these sources was considered outside the scope of this report, recommendations for future assessment are made in Section 6.

- The Horne Rd industrial area is immediately adjacent to the growth corridor to the east. While it is currently mostly undeveloped, there is potential for conflicting uses in this area in future and planning decisions should take this into consideration.
- Two large dairy effluent ponds are located 350 m north of Wangoom Rd, opposite 270 Wangoom Rd. There may be nutrient seepage potential from these ponds due to the topography and shallow depth to groundwater. In addition, while not a contamination issue per se, future planning should consider potential conflicts of use adjacent to this area.
- Areas of fill and stockpiles along Russells Creek at the upstream boundary of the growth corridor are located 150 m outside the growth corridor boundary, and as such have not been inspected but may impact the growth area.

## 6. Recommendations

Where sites of high and medium potential for contamination exist, these should be further investigated to assess their suitability for future permitted land uses. Specifically:

- Stockyard and dairy sites should be further assessed via detailed site inspections, sampling of existing shallow groundwater bores and soil sampling to determine the likelihood, extent and nature of contamination. This includes any seepage from offsite sources listed in Section 5.
- Areas where old vehicles have been repaired or disposed of at 110 Boiling Down should be inspected and sampled for contamination.
- The former site of SWI Engineering and the associated constructed pond should be inspected and sampled for contamination. If possible, interviews with previous owners regarding specific uses of the site should also be sought.
- Areas that have been used for deposit of fill, especially at 180 Horne Rd and 270 Wangoom Rd, should be inspected and sampled for contamination. This includes areas of fill along Russells Creek upstream of the growth area. Where only minor fill or stockpiles exist this material could be easily removed. If possible, interviews with previous owners regarding specific uses of the site should also be sought.
- Consideration should be given to locating less-sensitive future land uses (e.g. open space, retail) at sites with higher risks of potential contamination.
- Should contamination be detected, the extent and magnitude of that contamination and potential human and environmental exposure pathways should be investigated in a more detailed contamination assessment.
- Any changes in land use between now and any future development should be assessed and considered in future planning decisions regarding the corridor.

## 7. References

Commonwealth of Australia (2013). *National Environment Protection (Assessment of Site Contamination) Measure 1999*.

DSE (2005). *Potentially Contaminated Land. General Practice Note*. Department of Sustainability and Environment, Victoria.

EHP (2018). *Flora and Fauna Assessment: Aberline to Horne Growth Corridor*. Report for Warrnambool City Council. Ecology and Heritage Partners Pty Ltd, Melbourne.

Engeny (2018). *Stormwater Management Report for Aberline to Horne Growth Corridor*. Report for Warrnambool City Council. ENGEMY Water Management, Canterbury, Victoria.

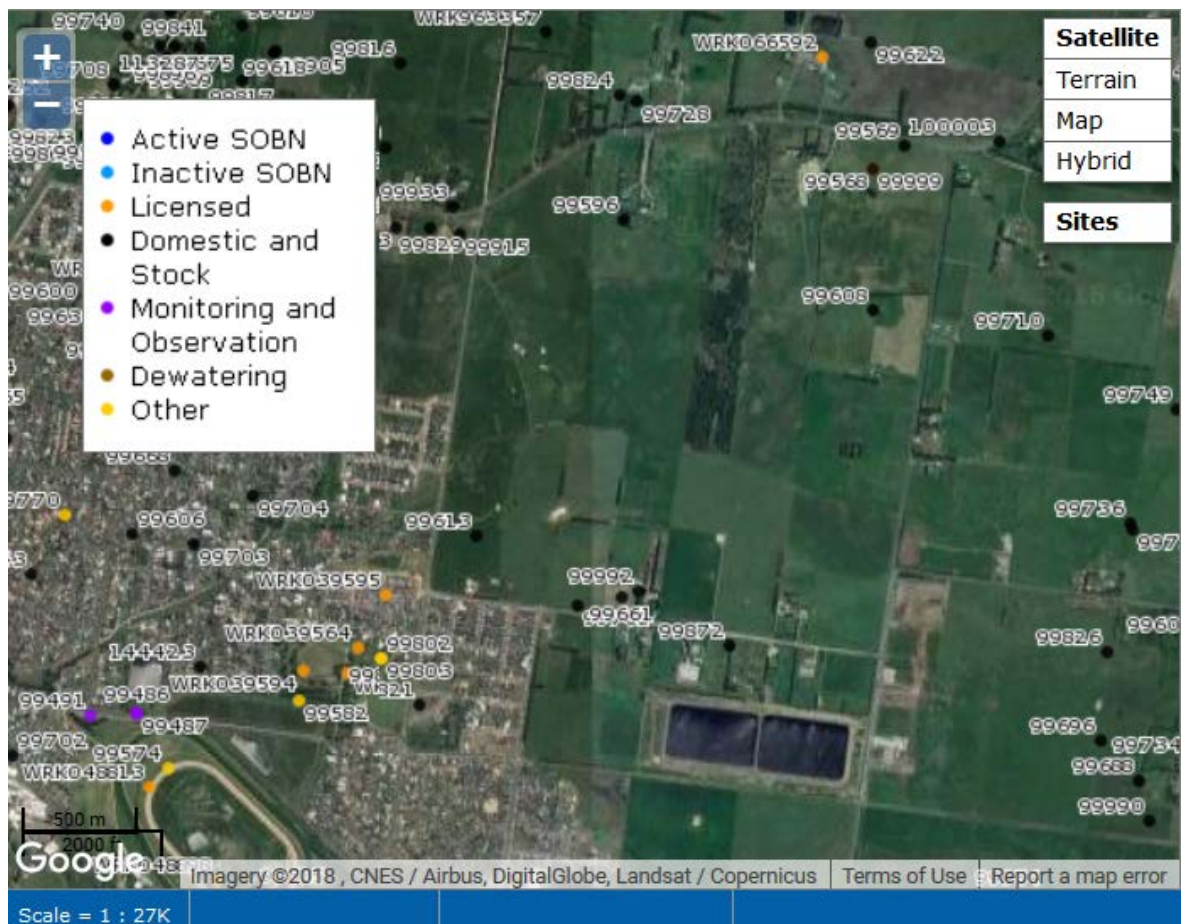
Southern Rural Water (2011). *South West Victoria Groundwater Atlas*. Southern Rural Water, Victoria.

Spiire (2018). *Aberline To Horne Growth Corridor Infrastructure/Servicing Assessment*.



## Appendix 1 – Borelogs and groundwater chemistry

Within the study area there are 10 unlicensed stock and domestic bores recorded on the Victorian Water Management and Information System (WMIS - <http://data.water.vic.gov.au/monitoring.htm>). These were drilled between 1971 and 1989 to depths between 37 and 53 meters.



Bore number	Type	Date drilled	Address	Property
99872	Domestic and Stock	16/11/1989	110 Boiling Down Rd	20
99992	Domestic and Stock	?	79 Boiling Down Rd	15
99661	Domestic and Stock	15/11/1975	79 Boiling Down Rd	15

99761	Domestic and Stock	26/02/1982	75 Boiling Down Rd	14
99613	Domestic and Stock	24/06/1974	174 Aberline Rd	4
99596	Domestic and Stock	13/02/1973	250 Wangoom Rd	5
99568	Domestic and Stock	27/01/1971	270 Wangoom Rd	7
99999	Domestic and Stock	?	270 Wangoom Rd	7
99569	Domestic and Stock	8/02/1971	270 Wangoom Rd	7
99608	Domestic and Stock	30/05/1974	235 Horne Rd	8

Site no.	99872	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	DOMESTIC	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	21	20.7	bluestone						
21	27	6	clay						
27	43	16	limestone						
Geologist Log									
Interpretation	Date	From (m)	To (m)	Rock Type					
Interpretation from Screen	16/11/1989	31	43	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	16/11/1989	16/11/1989	1	Point Data	3400	16/11/1989	3400	16/11/1989
210	Field pH	16/11/1989	16/11/1989	1	Point Data	7.8	16/11/1989	7.8	16/11/1989
9520	Total Alkalinity	16/11/1989	16/11/1989	1	Point Data	370	16/11/1989	370	16/11/1989
9524	Calcium	16/11/1989	16/11/1989	1	Point Data	210	16/11/1989	210	16/11/1989
9527	Chloride	16/11/1989	16/11/1989	1	Point Data	870	16/11/1989	870	16/11/1989
9536	Hardness	16/11/1989	16/11/1989	1	Point Data	857.17	16/11/1989	857.17	16/11/1989
9537	Bicarbonate	16/11/1989	16/11/1989	1	Point Data	451.22	16/11/1989	451.22	16/11/1989
9539	Potassium	16/11/1989	16/11/1989	1	Point Data	5.9	16/11/1989	5.9	16/11/1989
9540	Sodium	16/11/1989	16/11/1989	1	Point Data	380	16/11/1989	380	16/11/1989
9545	Nitrate+Nitrite	16/11/1989	16/11/1989	1	Point Data	0.15	16/11/1989	0.15	16/11/1989
9554	Silica tot	16/11/1989	16/11/1989	1	Point Data	32	16/11/1989	32	16/11/1989
9557	Sulphate	16/11/1989	16/11/1989	1	Point Data	54	16/11/1989	54	16/11/1989
9667	Iron (undigested)	16/11/1989	16/11/1989	1	Point Data	0.08	16/11/1989	0.08	16/11/1989
9670	Magnesium	16/11/1989	16/11/1989	1	Point Data	80	16/11/1989	80	16/11/1989
9768	TDS 105C	16/11/1989	16/11/1989	1	Point Data	1997.3	16/11/1989	1997.3	16/11/1989
Construction									
Component	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	43	0		CABLE TOOL			



Site no.	99992	GMU	Unknown	SOBN	No	The quantity of data a	
Purpose	STOCK	Aquifer	Unknown	Active	No		
Driller Log							
From (m)	To (m)	Thickness	Description	Geological	Comments		
0	5.43	5.4	brown clay				
5.43	7.32	1.9	brown stone				
7.32	21.33	14	yellow clay				
21.33	27.43	6.1	yellow clay & limestone				
27.43	36.5	9.1	silt & limestone				
36.5	53.33	16.8	limestone				
Geologist Log							
Interpretation	Date	From (m)	To (m)	Rock Type			
Interpretation	17/01/1991	38.4	53.33	LIMESTONE			
Period of record							
Variable		Start date	End date	Readings	Data type	Max value	Max date
2012	µS/cm @ 25°C			1	Point Data		
210	Field pH			1	Point Data		
9524	Calcium			1	Point Data		
9527	Chloride			1	Point Data		
9535	Hardness (calc.)			1	Point Data		
9537	Bicarbonate			1	Point Data		
9539	Potassium			1	Point Data		
9540	Sodium			1	Point Data		
9557	Sulphate			1	Point Data		
9568	SIO3			1	Point Data		
9670	Magnesium			1	Point Data		
9776	Tot.Sol.Salts Summ.			1	Point Data		
Construction							
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments	
Hole	Hole	0	53.33	162		DOWN HOLE HAMME	
Field pH	7.9	00:00	30/12/1899				
µS/cm @ 2	1400	00:00	30/12/1899				
Calcium	110	00:00	30/12/1899				
Chloride	270	00:00	30/12/1899				
Hardness (	345	00:00	30/12/1899				
Bicarbonate	304	00:00	30/12/1899				
Potassium	2	00:00	30/12/1899				
Sodium	140	00:00	30/12/1899				
Sulphate	17	00:00	30/12/1899				
SIO3	27	00:00	30/12/1899				
Magnesium	17	00:00	30/12/1899				
Tot.Sol.Sa	861	00:00	30/12/1899				

Site no.	99661	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	DOMESTIC, STOC	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	soil						
0.3	15.9	15.6	clay						
15.9	17.7	1.8	limestone						
17.7	20.4	2.7	sandy clay						
20.4	41.51	21.1	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	12/11/1975	29.87	40.84	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	15/11/1975	15/11/1975	1	Point Data	3040	15/11/1975	3040	15/11/1975
210	Field pH	15/11/1975	15/11/1975	1	Point Data	8.05	15/11/1975	8.05	15/11/1975
9524	Calcium	15/11/1975	15/11/1975	1	Point Data	124	15/11/1975	124	15/11/1975
9527	Chloride	15/11/1975	15/11/1975	1	Point Data	809	15/11/1975	809	15/11/1975
9532	Carbonate	15/11/1975	15/11/1975	1	Point Data	12	15/11/1975	12	15/11/1975
9535	Hardness (calc.)	15/11/1975	15/11/1975	1	Point Data	544	15/11/1975	544	15/11/1975
9537	Bicarbonate	15/11/1975	15/11/1975	1	Point Data	287	15/11/1975	287	15/11/1975
9539	Potassium	15/11/1975	15/11/1975	1	Point Data	5	15/11/1975	5	15/11/1975
9540	Sodium	15/11/1975	15/11/1975	1	Point Data	418	15/11/1975	418	15/11/1975
9543	Nitrate	15/11/1975	15/11/1975	1	Point Data	2.032	15/11/1975	2.032	15/11/1975
9557	Sulphate	15/11/1975	15/11/1975	1	Point Data	81	15/11/1975	81	15/11/1975
9568	SiO <sub>3</sub>	15/11/1975	15/11/1975	1	Point Data	29	15/11/1975	29	15/11/1975
9664	Iron	15/11/1975	15/11/1975	1	Point Data	9	15/11/1975	9	15/11/1975
9670	Magnesium	15/11/1975	15/11/1975	1	Point Data	57	15/11/1975	57	15/11/1975
9776	Tot.Sol.Salts Sum	15/11/1975	15/11/1975	1	Point Data	1831	15/11/1975	1831	15/11/1975
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	41.51	0		CABLE TOOL			

Site no.	99761	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	DOMESTIC	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	6	5.7	clay						
6	11	5	decomposed stone						
11	17	6	blue stone						
17	28	11	clay						
28	41	13	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	26/02/1982	36	41	LIMESTONE					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	26/02/1982	26/02/1982	1	Point Data	2000	26/02/1982	2000	26/02/1982
210	Field pH	26/02/1982	26/02/1982	1	Point Data	7.5	26/02/1982	7.5	26/02/1982
9524	Calcium	26/02/1982	26/02/1982	1	Point Data	136	26/02/1982	136	26/02/1982
9527	Chloride	26/02/1982	26/02/1982	1	Point Data	457	26/02/1982	457	26/02/1982
9535	Hardness (calc.)	26/02/1982	26/02/1982	1	Point Data	512	26/02/1982	512	26/02/1982
9537	Bicarbonate	26/02/1982	26/02/1982	1	Point Data	311	26/02/1982	311	26/02/1982
9539	Potassium	26/02/1982	26/02/1982	1	Point Data	4	26/02/1982	4	26/02/1982
9540	Sodium	26/02/1982	26/02/1982	1	Point Data	194	26/02/1982	194	26/02/1982
9543	Nitrate	26/02/1982	26/02/1982	1	Point Data	0.451	26/02/1982	0.451	26/02/1982
9557	Sulphate	26/02/1982	26/02/1982	1	Point Data	29	26/02/1982	29	26/02/1982
9568	SiO <sub>2</sub>	26/02/1982	26/02/1982	1	Point Data	31	26/02/1982	31	26/02/1982
9664	Iron	26/02/1982	26/02/1982	1	Point Data	1	26/02/1982	1	26/02/1982
9670	Magnesium	26/02/1982	26/02/1982	1	Point Data	42	26/02/1982	42	26/02/1982
9776	Tot.Sol.Salts Summ.	26/02/1982	26/02/1982	1	Point Data	1206	26/02/1982	1206	26/02/1982
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	28	165		CABLE TOOL			
Hole	Hole	28	41	127		CABLE TOOL			

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Site no.	99613	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.61	0.6	top soil						
0.61	2.13	1.5	brown and grey clay						
2.13	5.49	3.4	brown stone						
5.49	19.81	14.3	brown stone and clay						
19.81	28.96	9.2	brown sands clay and rubbly limestone						
28.96	36.57	7.6	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	7/06/1974	28.95	36.57	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	24/06/1974	24/06/1974	1	Point Data	2375	24/06/1974	2375	24/06/1974
210	Field pH	24/06/1974	24/06/1974	1	Point Data	7.57	24/06/1974	7.57	24/06/1974
9524	Calcium	24/06/1974	24/06/1974	1	Point Data	172	24/06/1974	172	24/06/1974
9527	Chloride	24/06/1974	24/06/1974	1	Point Data	540	24/06/1974	540	24/06/1974
9535	Hardness (calc.)	24/06/1974	24/06/1974	1	Point Data	624	24/06/1974	624	24/06/1974
9537	Bicarbonate	24/06/1974	24/06/1974	1	Point Data	412	24/06/1974	412	24/06/1974
9539	Potassium	24/06/1974	24/06/1974	1	Point Data	4	24/06/1974	4	24/06/1974
9540	Sodium	24/06/1974	24/06/1974	1	Point Data	238	24/06/1974	238	24/06/1974
9557	Sulphate	24/06/1974	24/06/1974	1	Point Data	42	24/06/1974	42	24/06/1974
9568	SiO <sub>3</sub>	24/06/1974	24/06/1974	1	Point Data	21	24/06/1974	21	24/06/1974
9670	Magnesium	24/06/1974	24/06/1974	1	Point Data	47	24/06/1974	47	24/06/1974
9776	Tot.Sol.Salts Summ.	24/06/1974	24/06/1974	1	Point Data	1476	24/06/1974	1476	24/06/1974
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	36.57	0		CABLE TOOL			

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Site no.	99596	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	soil						
0.3	8.53	8.2	clay						
8.53	14.63	6.1	clay and decomposed stone						
14.63	20.12	5.5	decomposed stone						
20.12	24.99	4.9	clay						
24.99	25.6	0.6	limestone						
25.6	29.26	3.7	clay						
29.26	40.23	11	limestone						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	13/02/1973	29.87	38.1	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°	13/02/1973	13/02/1973	1	Point Data	8080	13/02/1973	8080	13/02/1973
210	Field pH	13/02/1973	13/02/1973	1	Point Data	7.9	13/02/1973	7.9	13/02/1973
9524	Calcium	13/02/1973	13/02/1973	1	Point Data	363	13/02/1973	363	13/02/1973
9527	Chloride	13/02/1973	13/02/1973	1	Point Data	2740	13/02/1973	2740	13/02/1973
9535	Hardness (ca	13/02/1973	13/02/1973	1	Point Data	1589	13/02/1973	1589	13/02/1973
9537	Bicarbonate	13/02/1973	13/02/1973	1	Point Data	131	13/02/1973	131	13/02/1973
9670	Magnesium	13/02/1973	13/02/1973	1	Point Data	166	13/02/1973	166	13/02/1973
9775	Tot.Sol.Salts	13/02/1973	13/02/1973	1	Point Data	5583	13/02/1973	5583	13/02/1973
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	40.23	0		CABLE TOOL			

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Site no.	99568 GMU		Unknown	SOBN	No	The quantity of data available for each bore varies v			
Purpose	DOMESTIC, DAIRY, STOCI		Aquifer	Unknown	Active	No			
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	0.61	0.3	clay						
0.61	2.13	1.5	fractured stone						
2.13	20.12	18	decomposed stone						
20.12	25.91	5.8	clay and sand						
34.44	43.8	9.4	limestone (water)						
42.67	53.33	10.7	limestone						
43.8	34.44	-9.4	limestone (dry)						
Geologist Log									
Interpretation	Date	From (m)	To (m)	Rock Type					
Interpretation from Screen	12/10/1986	35.97	43.8	LIMESTONE					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	27/01/1971	12/10/1986	5738	Point Data	5000	12/10/1986	4619	27/01/1971
210	Field pH	27/01/1971	12/10/1986	5738	Point Data	7.5	12/10/1986	7.5	27/01/1971
9520	Total Alkalinity	12/10/1986	12/10/1986	1	Point Data	380	12/10/1986	380	12/10/1986
9524	Calcium	27/01/1971	12/10/1986	5738	Point Data	302	27/01/1971	300	12/10/1986
9527	Chloride	27/01/1971	12/10/1986	5738	Point Data	1500	12/10/1986	1407	27/01/1971
9535	Hardness (calc.)	27/01/1971	27/01/1971	1	Point Data	1296	27/01/1971	1296	27/01/1971
9536	Hardness	12/10/1986	12/10/1986	1	Point Data	1331.5	12/10/1986	1331.5	12/10/1986
9537	Bicarbonate	27/01/1971	12/10/1986	5738	Point Data	467	27/01/1971	463.415	12/10/1986
9539	Potassium	27/01/1971	12/10/1986	5738	Point Data	10	27/01/1971	9.9	12/10/1986
9540	Sodium	27/01/1971	12/10/1986	5738	Point Data	520	12/10/1986	499	27/01/1971
9544	Nitrate+Nitrite .003	12/10/1986	12/10/1986	1	Point Data	2.6	12/10/1986	2.6	12/10/1986
9553	Silica reactive	12/10/1986	12/10/1986	1	Point Data	37	12/10/1986	37	12/10/1986
9557	Sulphate	27/01/1971	12/10/1986	5738	Point Data	76	12/10/1986	49	27/01/1971
9568	SiO3	27/01/1971	27/01/1971	1	Point Data	33	27/01/1971	33	27/01/1971
9664	Iron	12/10/1986	12/10/1986	1	Point Data	24	12/10/1986	24	12/10/1986
9670	Magnesium	27/01/1971	12/10/1986	5738	Point Data	140	12/10/1986	132	27/01/1971
9768	TDS 105C	12/10/1986	12/10/1986	1	Point Data	2945.018	12/10/1986	2945.018	12/10/1986
9775	Tot.Sol.Salts Cond	27/01/1971	27/01/1971	1	Point Data	2899	27/01/1971	2899	27/01/1971
Construction									
Component	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	53.33	152		CABLE TOOL			

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Site no.	99999	GMU	Unknown	SOBN	No	The quanti
Purpose	STOCK	Aquifer	(Not set)	Active	No	
Construction						
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments
Hole	Hole	0	0	0		NOT KNOW

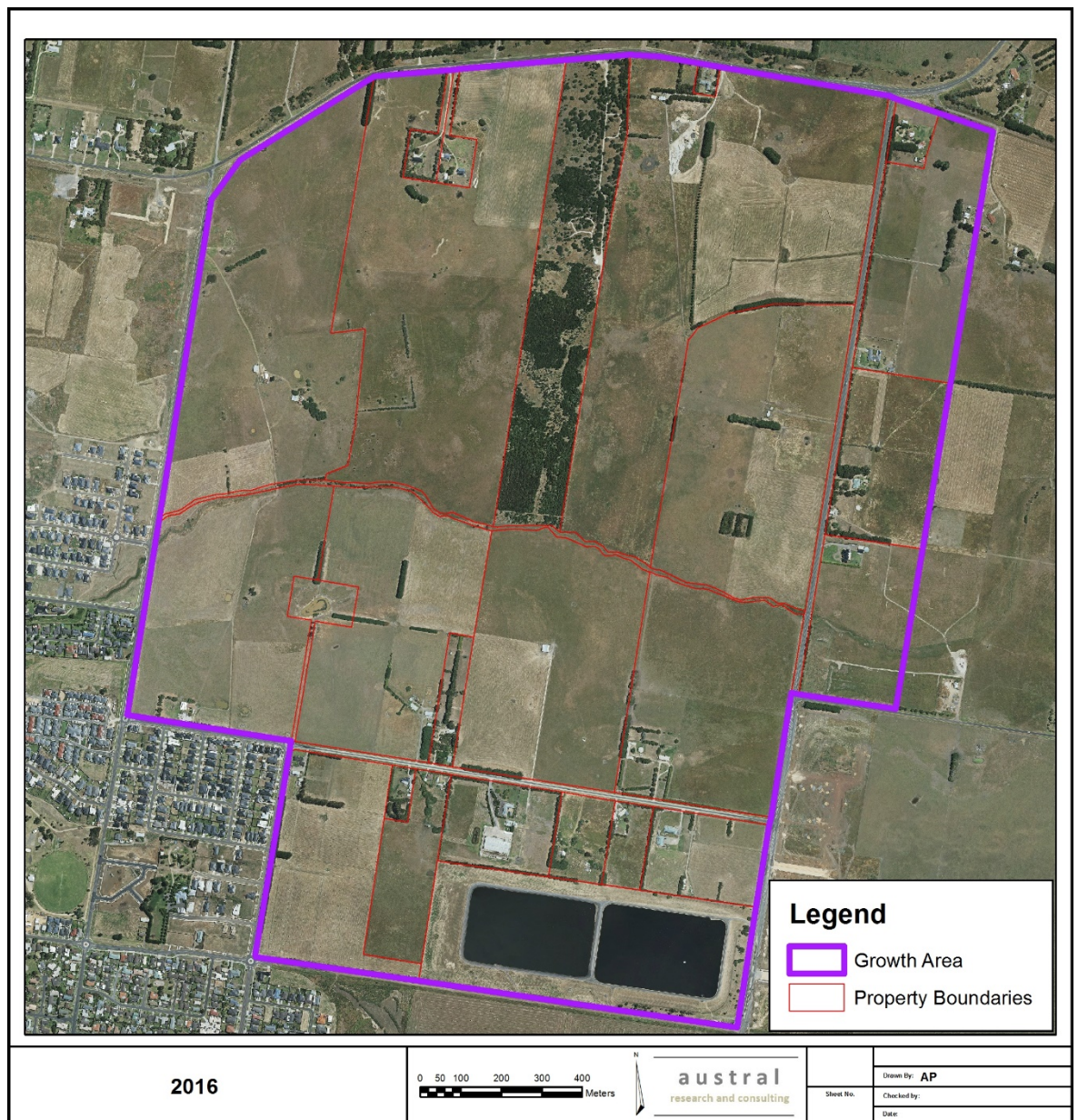
Site no.	99569	GMU	Unknown	SOBN	No	The quantity of data available for each bore v			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.3	0.3	sub soil						
0.3	3.35	3.1	fractured stone						
3.35	25.91	22.6	decomposed stone						
25.91	28.65	2.7	sandy clay						
28.65	32	3.4	limestone (dry)						
32	42.6	10.6	limestone (water)						
Geologist Log									
Interpreta	Date	From (m)	To (m)	Rock Type					
Interpreta	#####	32	42.67	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 2	8/02/1971	8/02/1971	1	Point Data	4569	8/02/1971	4569	8/02/1971
210	Field pH	8/02/1971	8/02/1971	1	Point Data	7.4	8/02/1971	7.4	8/02/1971
9524	Calcium	8/02/1971	8/02/1971	1	Point Data	384	8/02/1971	384	8/02/1971
9527	Chloride	8/02/1971	8/02/1971	1	Point Data	1356	8/02/1971	1356	8/02/1971
9535	Hardness (	8/02/1971	8/02/1971	1	Point Data	1349	8/02/1971	1349	8/02/1971
9537	Bicarbona	8/02/1971	8/02/1971	1	Point Data	459	8/02/1971	459	8/02/1971
9539	Potassium	8/02/1971	8/02/1971	1	Point Data	7	8/02/1971	7	8/02/1971
9540	Sodium	8/02/1971	8/02/1971	1	Point Data	430	8/02/1971	430	8/02/1971
9557	Sulphate	8/02/1971	8/02/1971	1	Point Data	33	8/02/1971	33	8/02/1971
9568	SiO3	8/02/1971	8/02/1971	1	Point Data	21	8/02/1971	21	8/02/1971
9664	Iron	8/02/1971	8/02/1971	1	Point Data	29.6	8/02/1971	29.6	8/02/1971
9670	Magnesiur	8/02/1971	8/02/1971	1	Point Data	95	8/02/1971	95	8/02/1971
9775	Tot.Sol.Sa	8/02/1971	8/02/1971	1	Point Data	2785	8/02/1971	2785	8/02/1971
Construction									
Componer	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	42.67	0		NOT KNOWN			

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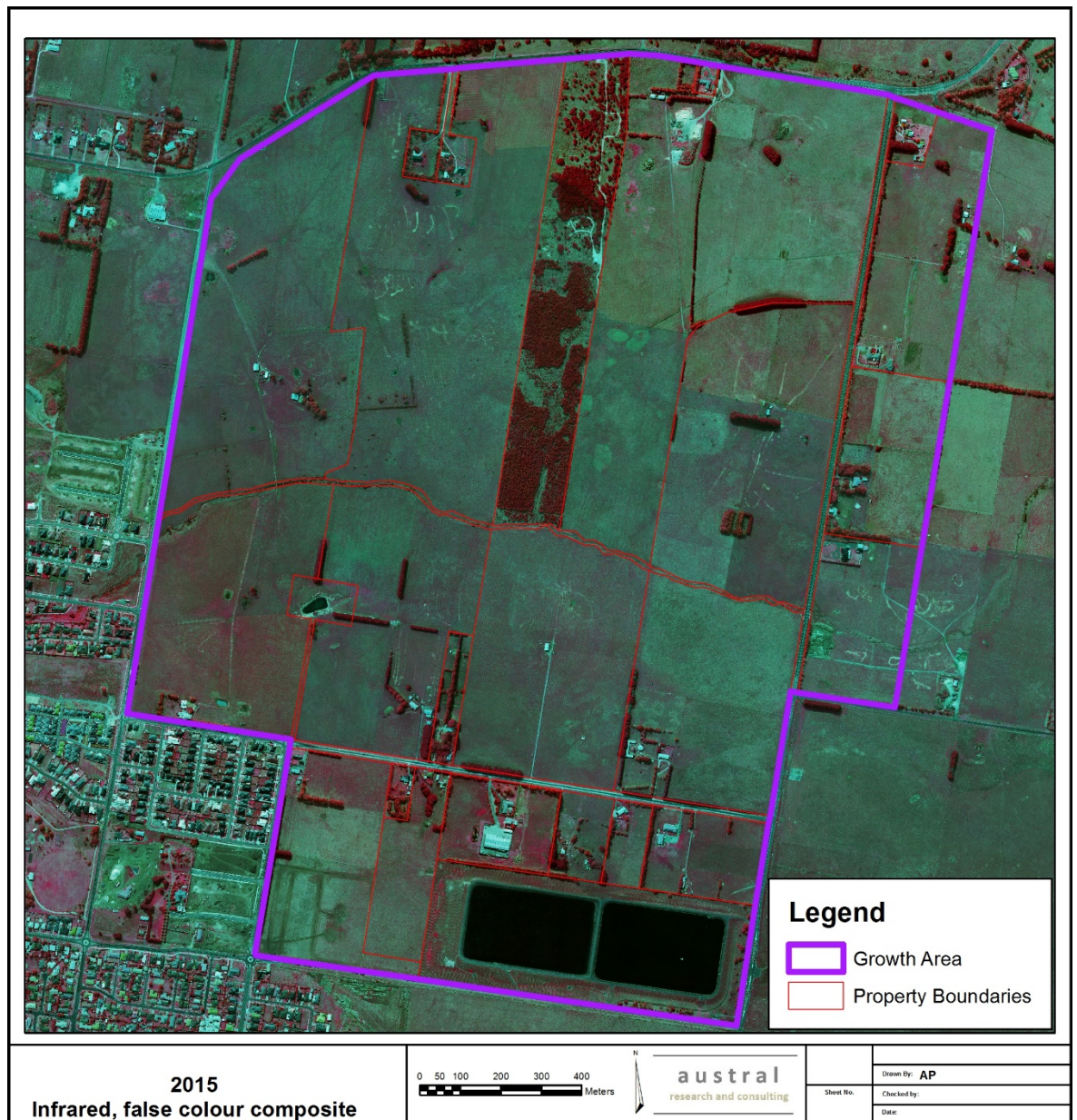
Site no.	99608	GMU	Unknown	SOBN	No	The quantity of data available for each bore var			
Purpose	STOCK	Aquifer	Unknown	Active	No				
Driller Log									
From (m)	To (m)	Thickness (mm)	Description	Geological	Comments				
0	0.61	0.6	soil						
0.61	2.44	1.8	clay						
2.44	20.12	17.7	stone						
20.12	24.69	4.6	clay						
24.69	26.82	2.1	clay and limestone						
26.82	42.06	15.2	limestone						
42.06	44.19	2.1	marl						
Geologist Log									
Interpretation	Date	From (m)	To (m)	Rock Type					
Interpretation from Screen	27/05/1974	31.39	42.06	NOT KNOWN					
Period of record									
Variable		Start date	End date	Readings	Data type	Max value	Max date	Min value	Min date
2012	µS/cm @ 25°C	30/05/1974	30/05/1974	1	Point Data	5550	30/05/1974	5550	30/05/1974
210	Field pH	30/05/1974	30/05/1974	1	Point Data	7.46	30/05/1974	7.46	30/05/1974
9524	Calcium	30/05/1974	30/05/1974	1	Point Data	321	30/05/1974	321	30/05/1974
9527	Chloride	30/05/1974	30/05/1974	1	Point Data	1589	30/05/1974	1589	30/05/1974
9535	Hardness (calc.)	30/05/1974	30/05/1974	1	Point Data	1462	30/05/1974	1462	30/05/1974
9537	Bicarbonate	30/05/1974	30/05/1974	1	Point Data	546	30/05/1974	546	30/05/1974
9539	Potassium	30/05/1974	30/05/1974	1	Point Data	13	30/05/1974	13	30/05/1974
9540	Sodium	30/05/1974	30/05/1974	1	Point Data	615	30/05/1974	615	30/05/1974
9557	Sulphate	30/05/1974	30/05/1974	1	Point Data	125	30/05/1974	125	30/05/1974
9568	SiO3	30/05/1974	30/05/1974	1	Point Data	47	30/05/1974	47	30/05/1974
9664	Iron	30/05/1974	30/05/1974	1	Point Data	0.4	30/05/1974	0.4	30/05/1974
9670	Magnesium	30/05/1974	30/05/1974	1	Point Data	160	30/05/1974	160	30/05/1974
9776	Tot.Sol.Salts Summ.	30/05/1974	30/05/1974	1	Point Data	3416	30/05/1974	3416	30/05/1974
Construction									
Component	Material	From (m)	To (m)	OD (mm)	ID (mm)	Comments			
Hole	Hole	0	44.19	0		CABLE TOOL			



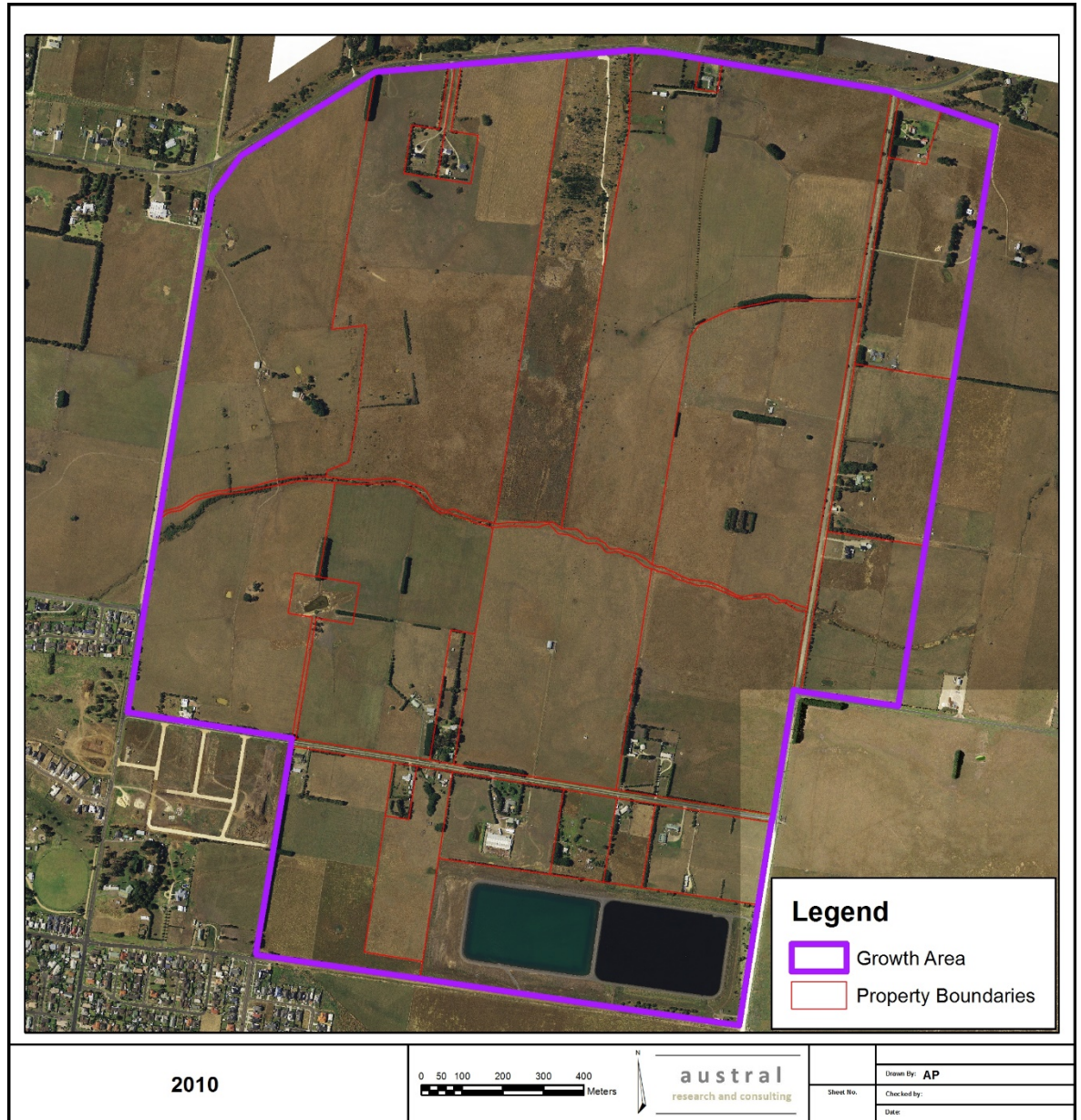
## Appendix 2 – Aerial photography



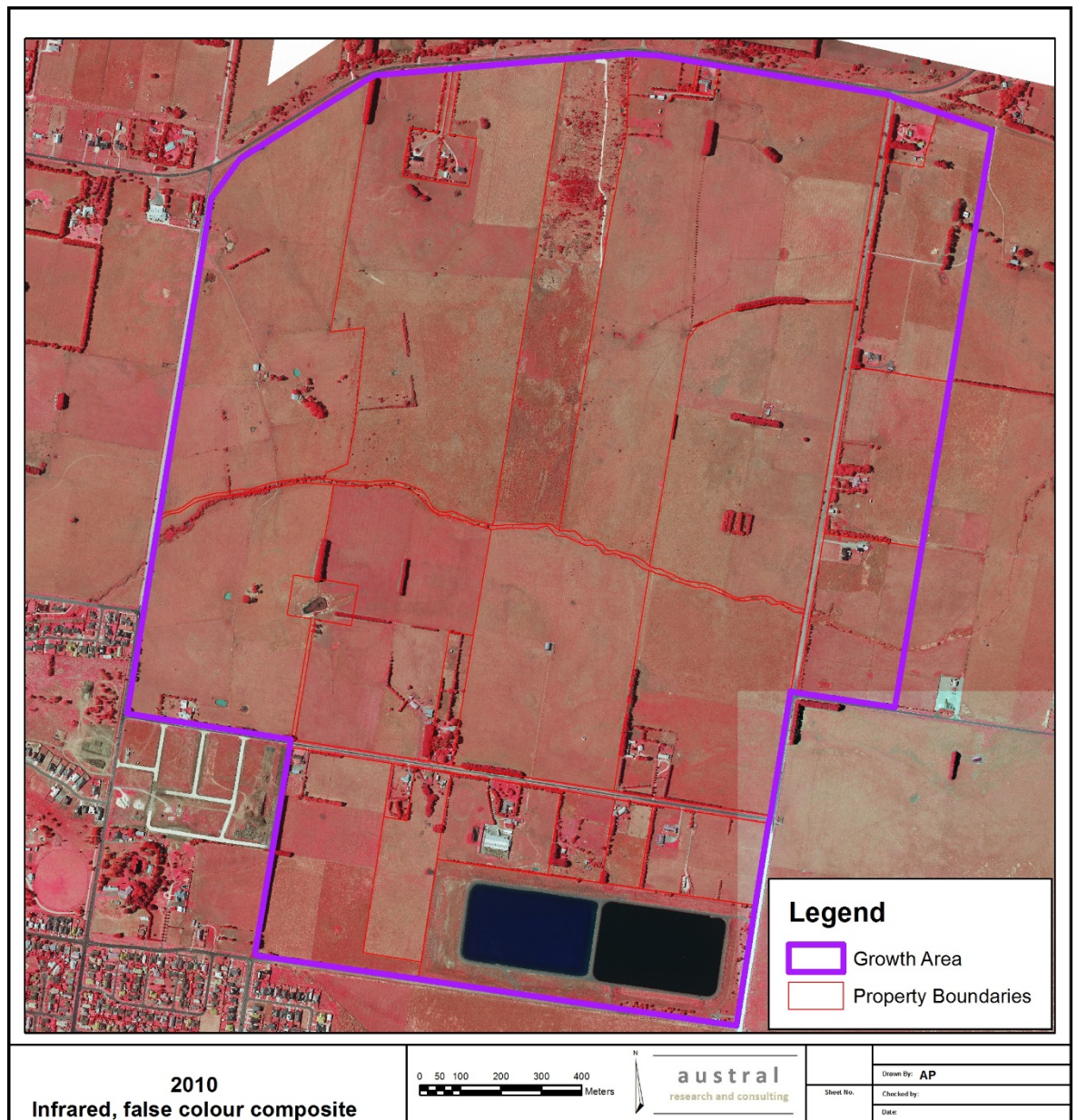


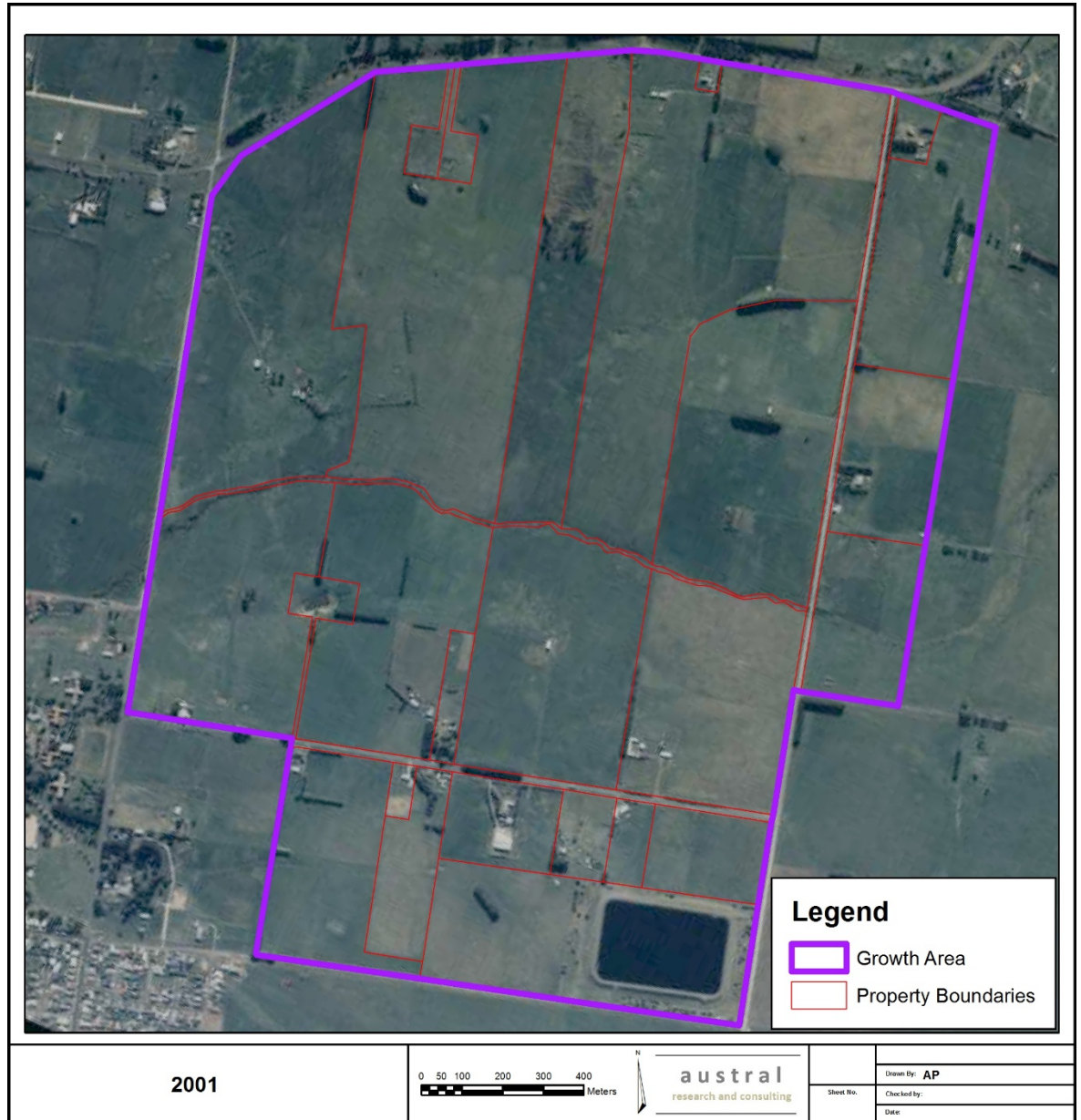




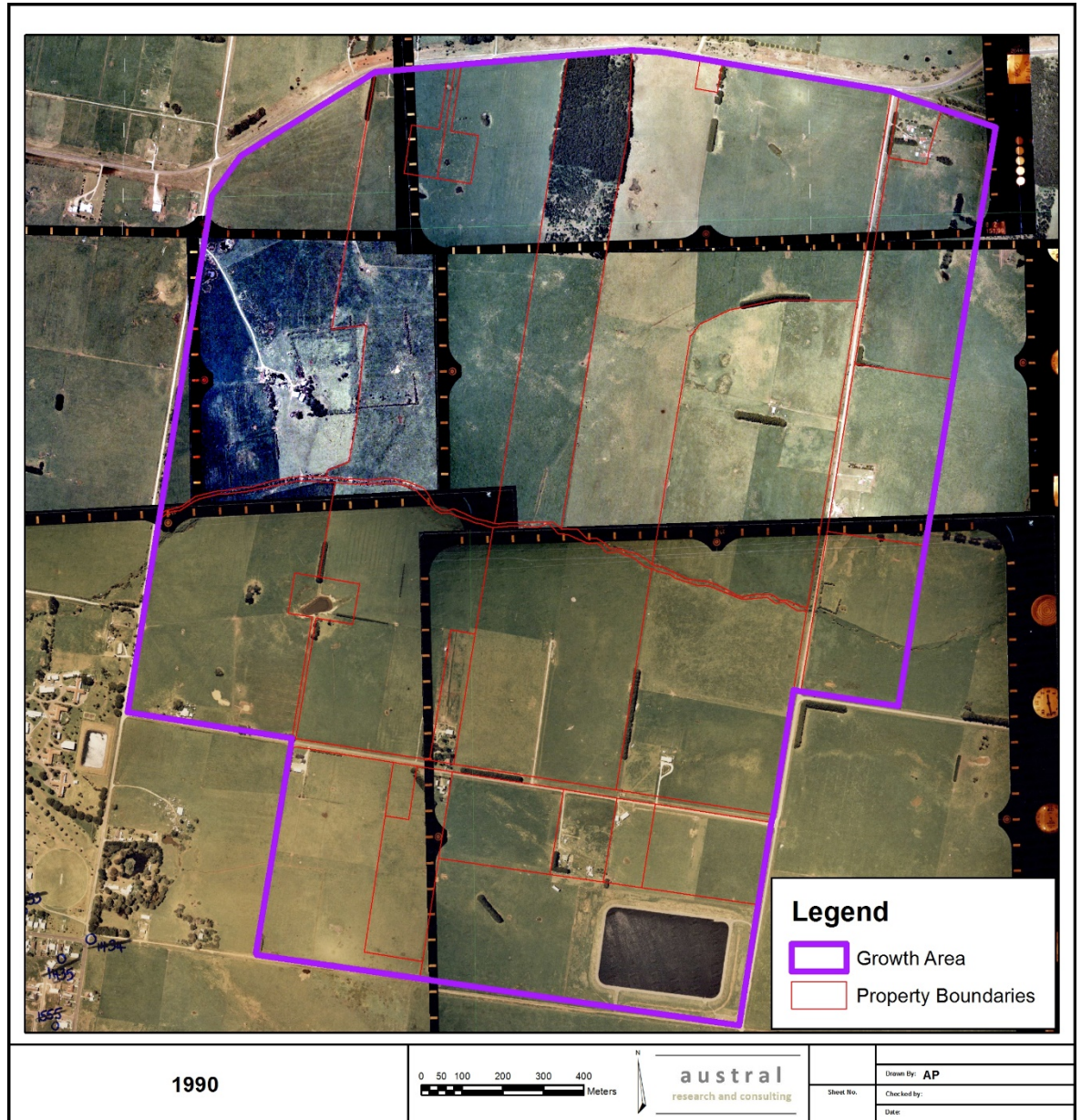


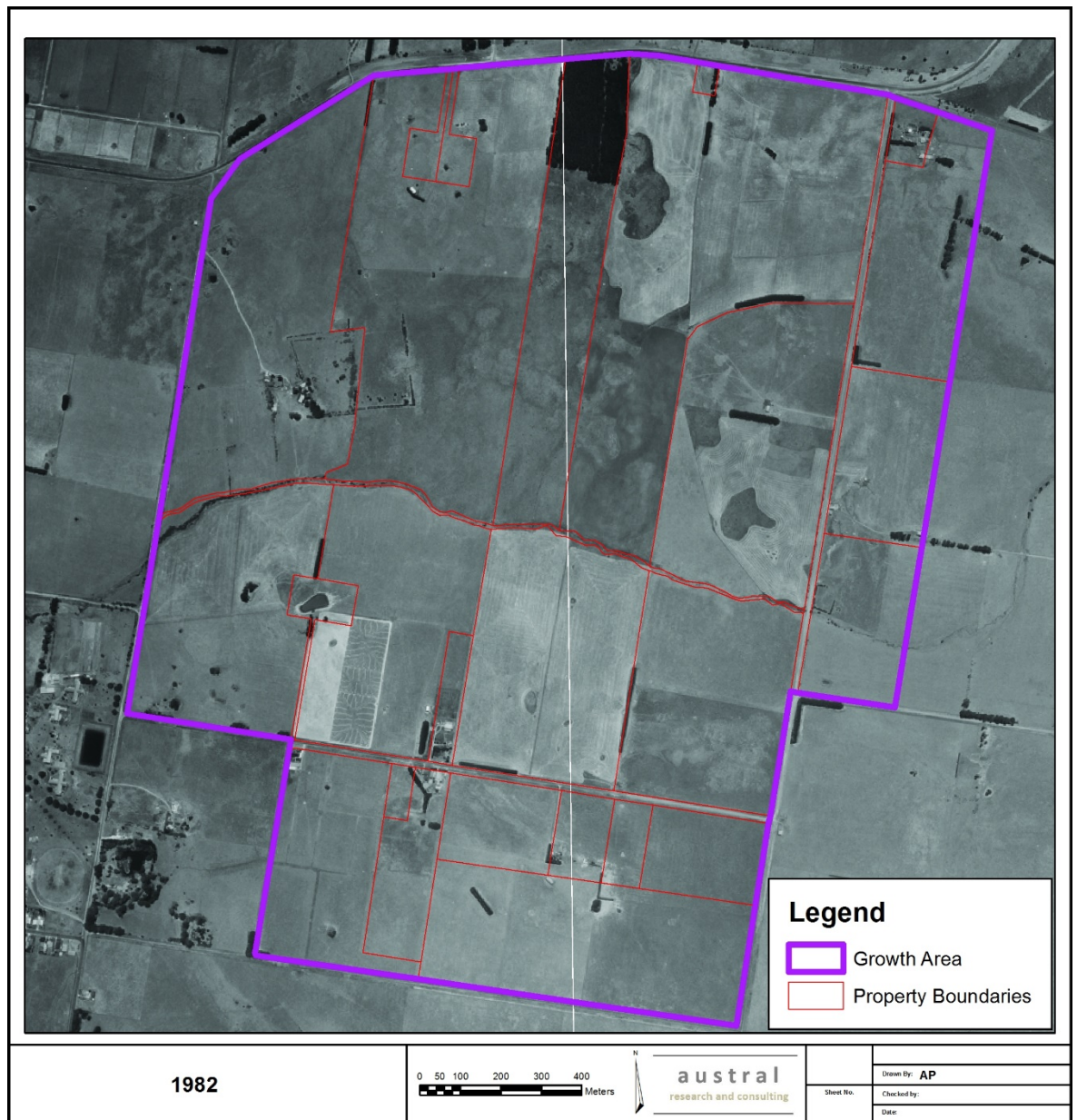




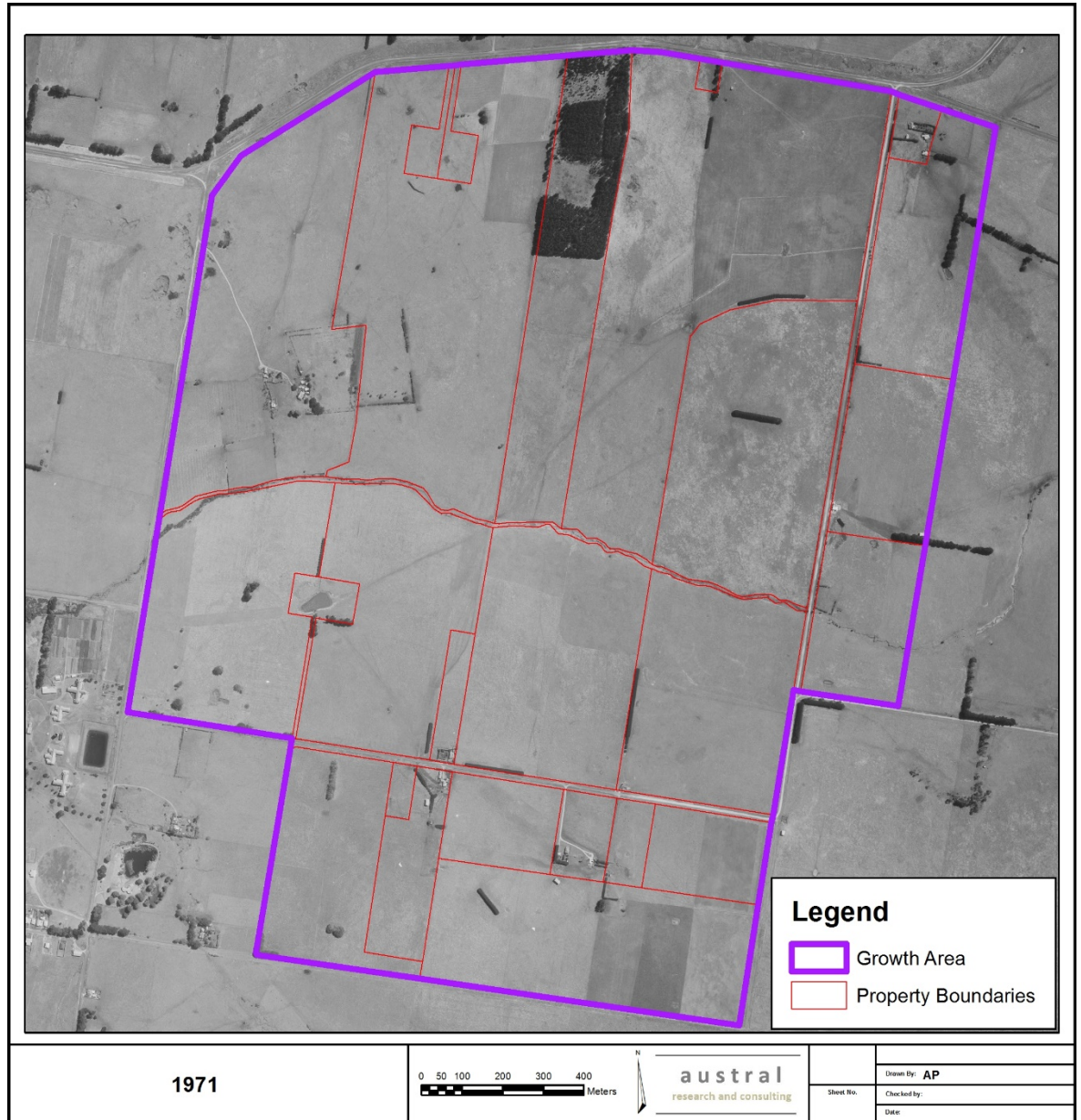




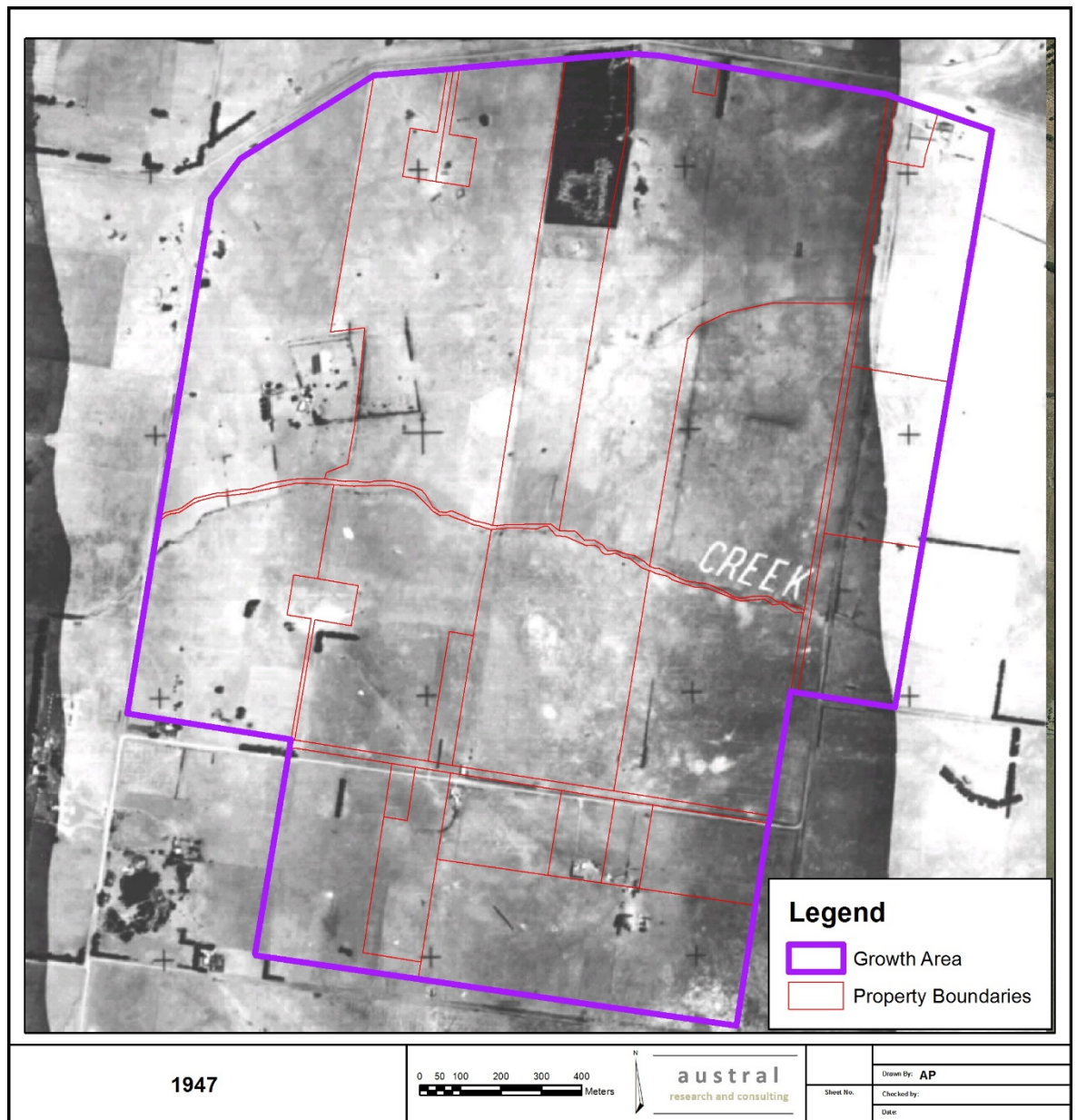












## **Appendix 3 – Results of planning history search**

Form 4.4

## WARRNAMBOOL PLANNING SCHEME

PLANNING PERMIT NO: 3272-96

PROPERTY NO:

RESPONSIBLE AUTHORITY - WARRNAMBOOL CITY COUNCIL

ADDRESS OF LAND: No. 110 Boiling Down Road , WARRNAMBOOL 3280

**THIS PERMIT ALLOWS:** The use and development of additions to the existing dwelling at No. 110 Boiling Down Road, Warrnambool in accordance with the submitted and endorsed plans.

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.**

### WARRNAMBOOL CITY COUNCIL CONDITIONS

1. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. This permit will expire if one of the following circumstances applies:-
  - a) The development and use is/are not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

*The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.*

Date Issued 26th November, 1996.

Signature for the Responsible Authority

Russell Priest.

Planning and Environment Regulations 2005 Form 4

## PLANNING PERMIT

Permit No.: P2007-108

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:


**Lot 1 on Title Plan 16129U  
83-119 Dales Road, Warrnambool**

WHAT WILL THE PERMIT ALLOW:

**Works for the Construction and use of  
a Utility Installation (Water Storage  
facility) in accordance with endorsed  
plans.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development (works) shown on the endorsed plans must not be altered unless with the written further consent of the Responsible Authority.
2. Prior to the commencement of the use of the facility, a landscaping plan must be prepared and be submitted to the Responsible Authority for approval. Once approved, the plan will be endorsed and will then form part of this permit. The plan must provide for the following to the satisfaction of the Responsible Authority:
  - a. Use of indigenous species for the screening and stabilisation of the site.
3. Within 6 months of the commencement of the use, the site must be landscaped in accordance with the endorsed landscaping plan.
4. Prior to the commencement of construction, an all weather gravel road must be constructed from the intersection point of formed road within Horne Road to the proposed western access gate to the subject site, to the satisfaction of the Responsible Authority.
5. Prior to the commencement of the works hereby approved, a stormwater analysis must be undertaken for the site. The stormwater analysis and design must provide for:

<b>Date Issued:</b> 7 September 2007	<b>Signature for the Responsible Authority:</b>
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 1 of 2

- a. The collection and discharge from the site of stormwater for a 1 in 20 year storm event, for all areas of the site outside of the main storage facility.
- b. Analysis of the impacts of any overflow from the storage facility in a 1 in 20 year storm event and the method of disposing to an approved outfall point for that overflow.
6. Prior to the commencement of works on the site, a vehicular crossing culvert(s) must be constructed to the road to suit all proposed access points to the satisfaction of the Responsible Authority.
7. Prior to the commencement of any road/drainage works required by this permit, detailed construction plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of this permit. Plans must be drawn to scale with dimensions and all design of road and drainage elements must be in accordance with the Warrnambool City Council Design Guidelines for Subdivisional Developments Urban/Rural Road & Drainage Projects and Traffic Management.


■ A copy of the Design Guidelines is available on the Council Website [www.warrnambool.vic.gov.au/](http://www.warrnambool.vic.gov.au/)

#### Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development and use are not started within two years of the date of this permit.
- The development is not completed within 4 years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

<b>Date Issued:</b>	7 September 2007	<b>Signature for the Responsible Authority:</b>
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.		

Planning Permit No. P2012-196

Planning and Environment Regulations 2005 Form 4

- 5 FEB 2013

## PLANNING PERMIT

Permit No.: P2012-196

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

L1 and L2 PS544174F  
286 Wangoom Road, Warrnambool

WHAT WILL THE PERMIT ALLOW:

Two (2) lot subdivision in accordance  
with the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.
2. Unless otherwise approved by the Responsible Authority, prior to the issue of Statement of Compliance, the developer must construct a vehicular crossing in accordance with the requirements and standards of the Warrnambool City Council. Any redundant vehicle crossings must be removed with appropriate reinstatement works undertaken to match the existing construction in the street.
3. An application to install/alter a septic tank system must be submitted and approved by Council's Health department and is to address:
  - a. The decommissioning of the components of the system across the boundary.
  - b. Be designed to treat all wastewater and contain it within the re-aligned boundary.

Date Issued: 1/2/13	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	<i>F. Eastey</i>

Page 1 of 2

4. All wastewater from the dwelling must be treated and retained within the boundaries of the lot in accordance with State Environment Protection Policy (Waters of Victoria) under the provisions within the Environment Protection Act 1970.
5. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
6. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
7. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
8. The permit will expire if the plan of subdivision is not certified within 2 years from the date of this permit and if a statement of compliance is not issued within 5 years of the date of certification of that plan.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

<b>Date Issued:</b> 12/13	<b>Signature for the Responsible Authority:</b>
<small>Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.</small>	<i>FileastKey</i>

Page 2 of 2

Planning and Environment Regulations 2005 Form 4

## PLANNING PERMIT

Permit No.: P2005-286  
Planning Scheme: Warrnambool  
Responsible Authority: Warrnambool City Council

**ADDRESS OF THE LAND:**

**Lot 2, Title Plan 21740C  
No. 110 Boiling Down Road,  
Warrnambool**

**THE PERMIT ALLOWS:**

**To construct a new dwelling as per  
endorsed plans**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

1. The use and development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. The exterior finishes of the approved extensions must match the existing to the satisfaction of the responsible authority.
3. The existing dwelling must be demolished as specified on plans within six (6) months after certificate of occupancy has been issued for the new dwelling.
4. All Stormwater Runoff must be collected and discharged to an approved outlet or retained on site to the satisfaction of the responsible authority.
5. Vehicular crossing culverts must be constructed to the road to suit the proposed driveway to the satisfaction of the responsible authority and any existing unused crossing or crossing opening must be removed and reinstate to the satisfaction of the responsible authority.
6. All effluent must be retained on site via the existing septic tank or a new septic tank facility if required by the Responsible Authority in accordance with the Code of Practice – Septic Tanks 2003, to the satisfaction of the Responsible Authority. In regard to any requirement for a new septic tank a permit must be obtained from Council's Environmental Health Officer.

**Date Issued:** 7 February 2006

**Signature for the Responsible Authority:**

Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Page 1 of 2



Planning Permit No. P2005-286

7. Access to a dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles to the satisfaction of the responsible authority.
8. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate supply for domestic use as well as for firefighting purposes to the satisfaction of the Responsible Authority.
9. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the Responsible Authority.

**Expiry of permit:**

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development is not started before 7 February 2008.
- The development is not completed before 7 February 2010.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

**Date Issued:** 7 February 2006

**Signature for the Responsible Authority:**

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Page 2 of 2

Planning and Environment Regulations 2005 Form 4

## PLANNING PERMIT

Permit No.: P2006-131  
Planning Scheme: Warrnambool  
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

**Lot 1 on Plan of Subdivision 431510W  
124 Boiling Down Rd, Warrnambool**

WHAT WILL THE PERMIT ALLOW:

**Development To Construct An Extension  
To Existing Dwelling.**

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The development as shown on the endorsed plan must not be altered unless with the written consent of the Responsible Authority.
2. The extension to the dwelling must be of materials and colours to match the existing to the satisfaction of the Responsible Authority.

Expiry of permit:

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development and use are not started before 13<sup>th</sup> July 2006
- The development is not completed before 11<sup>th</sup> July 2010

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

Date Issued: 13<sup>th</sup> July 2006

Signature for the Responsible Authority:

Note: Under Part 4, Division 1A of the *Planning and Environment Act 1987*, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.



Page 1 of 1

Town and Country Planning Act 1961

SHIRE OF WARRNAMBOOL INTERIM DEVELOPMENT ORDER 1977

(Name of scheme or order)

PLANNING PERMIT No. 2166

OFFICE USE ONLY

W.M. WILLIAMS

Subject to the conditions (if any) set out hereunder the following is hereby permitted:

Construction and operation of boarding kennels and cattery on part of Crown Allotment 4, Section E, Parish of Wangoom.

Conditions:

SEE ATTACHED SHEETS SIGNED BY  
THE SHIRE SECRETARY.

THIS PERMIT IS ISSUED AT THE DIRECTION OF THE PLANNING APPEALS BOARD

21st November, 1986

(Date of Determination)

(Signed)

Form 4

**PLANNING PERMIT**

**Permit No:**  
333/99

**PLANNING SCHEME:** Warrnambool Planning Scheme

**RESPONSIBLE AUTHORITY:** Warrnambool City Council

**ADDRESS OF LAND:**

Part C.A. 4, Section E, Parish of Wangoom, No. 124 Boiling Down Road, Warrnambool.

**THIS PERMIT ALLOWS:**

To subdivide the land into 2 lots, generally in accordance with Plan No. PS 431510W, prepared by Alan H. Simpson Land Surveyor, endorsed by Council and attached to this permit.

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.**

Page 1 of 2

WARRNAMBOOL CITY COUNCIL CONDITIONS

- Prior to the certification of the plan of subdivision, the landowner must enter into an agreement pursuant to Section 173 of the Planning & Environment Act 1987, and register the agreement on the title of the subject site pursuant to Section 181 of the Planning & Environment Act 1987. This agreement will include the following to the satisfaction of the Responsible Authority:


  - No further subdivision of either lots 1 or 2 shown on the endorsed plan shall be applied for nor approved by the Responsible Authority;
  - No rural living development shall be approved for lot 2 shown on the endorsed plan, unless it can be demonstrated the development is necessary to directly promote the purposes of agricultural production and/or activity on that lot, and the purpose and objectives of the Rural zone.

The above agreement shall cease if the subject site is rezoned and is no longer zoned Rural. All costs associated with the preparation, lodgement and registration of the agreement must be met by the landowner.
- For any subdivision based on survey, prior to a statement of compliance being issued the surveyor must submit to the Responsible Authority digital data (AMG co-ordinates in DXF format or its equivalent) in accordance with the Guideline for submission of Digital Data (Survey Mapping - Victoria). When submitted, this data shall become the property of the Responsible Authority.

**Date Issued**

**13 April 2000.**

**Signature for the Responsible Authority**



**WARRNAMBOOL PLANNING SCHEME  
PERMIT NO. 333/99**

**PAGE 2 OF 2**

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

- (a) *The subdivision is not started within 2 years of the date of this permit.*
- (b) *The subdivision is not completed within 5 years of the date of starting.*

*The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.*

4. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*

5. *All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.*

6. *The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.*

**Date Issued**

**13 April 2000.**

**Signature for the Responsible Authority**





SHIRE OF WARRNAMBOOL INTERIM DEVELOPMENT ORDER 1977

THESE ARE THE CONDITIONS THAT ATTACH TO PLANNING PERMIT NO. 2166

1. Prior to the construction of any buildings or the commencement of any works, detailed plans shall be submitted to the Responsible Authority for approval and if approved shall be endorsed and form part of this permit. Such plans should show:
  - (a) The layout of the site, including landscaping proposals.
  - (b) The size and type of construction of the proposed buildings, kennels, runs and fences.
  - (c) The means by which it is proposed to contain the dogs and cats on the property, and to prevent outside animals from access to the property.
2. The number of dogs older than 3 months (including dogs owned by the proprietor) kept on the subject land at any one time shall not exceed 35 and the number of cats shall not exceed 30. Any increase above these numbers shall be subject to an application for a further planning permit.
3. The kennels and cattery shall be kept clean at all times and shall not cause a nuisance by reason of smell.
4. All manure, wash down water and other liquid wastes are to be treated in a manner approved by the Council's Health Surveyor. All effluent shall be disposed of within the boundaries of the subject land. Sufficient land shall be set aside and kept available for such purposes.
5.
  - (a) All available means shall be used to prevent the barking of dogs to reduce the possibility of the use becoming a nuisance to neighbours because of unreasonable noise.
  - (b) Between the hours of 6 p.m. and 8 a.m. eastern standard time (March-September) and 8 p.m. to 8 a.m. eastern summer time (October-February) all dogs unless being exercised on a leash, shall be locked in kennels constructed in such a manner and with walls, roof and doors of such materials that darkness inside the kennel is ensured in order to prevent the barking of dogs. In this regard doors or flaps shall be provided across the doors or openings to each kennel.
6.
  - (a) Permanent tree planting screens shall be established around the runs and kennels. A plan showing such screens shall be submitted. (See condition 1).
  - (b) The land set aside as a permanent tree screen in paragraph (a) hereof shall be planted with trees and shrubs indigenous to the area to provide an effective visual screen. Such planting shall be carried out concurrent with commencement of the building and works hereby permitted, and the plantation shall be maintained in a healthy condition to the satisfaction of the Council.

2/...


- 2 -

CONDITIONS ATTACHING TO PLANNING PERMIT NO. 2166 (continued)

7. Save with the special consent of the Responsible Authority, no dogs or cats shall be boarded until all the buildings and works are constructed in accordance with the plans approved by the Responsible Authority.
8. A person responsible for the management and control of the premises and the use hereby permitted shall reside upon the subject land.
9. Sufficient water shall be provided and stored on the subject land to ensure the efficient and proper operation of the boarding kennels and cattery.
10. This permit shall lapse at the expiration of two years from the date hereof unless extended prior to that date by the Responsible Authority, such extension to be granted for every twelve month period thereafter and only if the Responsible Authority is satisfied that the above conditions of this permit have been complied with.

.....21st November, 1986.....  
Date of Determination

  
.....  
Signed

Form 4	
<b>PLANNING PERMIT</b>	<b>Permit No:</b> <b>58/02</b>
<b>PLANNING SCHEME:</b>	Warrnambool Planning Scheme
<b>RESPONSIBLE AUTHORITY:</b>	Warrnambool City Council
<b>ADDRESS OF LAND:</b>	
Lot 2, PS 431510W, Boiling Down Road	
<b>THIS PERMIT ALLOWS:</b>	
To construct a dwelling, shed and associated cattle yards as per the endorsed plans and conditions attached to this permit.	
<b>THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.</b> <span style="float: right;">Page 1 of 2</span>	
<ol style="list-style-type: none"><li>1. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.</li><li>2. An application for a septic tank must be made to the Responsible Authority. The relevant permits can be obtained from the Council's Environmental Health Officer.</li><li>3. The septic tank system must comply with the Code of Practice for Septic Tanks, to the satisfaction of the Responsible Authority.</li><li>4. The new vehicular crossover as shown on the endorsed plan is to be constructed to Council specification. In this regard a relevant crossing permit must be obtained via Council.</li><li>5. All stormwater drainage must be retained on site via soakage pits to the satisfaction of the Responsible Authority.</li><li>6. The dwelling and shed must be finished in muted tones and be of a non- reflective nature to the satisfaction of the Responsible Authority.</li></ol>	
<b>Date Issued</b>	<b>Signature for the Responsible Authority</b>
22 April 2002	



**WARRNAMBOOL PLANNING SCHEME  
PLANNING PERMIT NO.58/02**

**PAGE 2 OF 2**

7. The use of the shed must be associated with the operation of the farm only as no commercial or industrial use is permitted.

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

- a) The development and use is/are not started within two years of the date of this permit.
- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

**Note:** This permit was amended on 20 May 2002 to reflect a change in the location of the permitted dwelling and shed thus condition number 4 and the site plan was changed.

**Note:** This permit was amended on the 18 November 2002 to reflect a change in the design of the permitted shed. The permitted shed must be still constructed of Colourbond "Rivergum Green" unless otherwise permitted by the Responsible Authority.

**Note:** This permit was amended on the 18<sup>th</sup> June 2004. The Amendments include a new floor plan layout of the dwelling and altered siting and elevations. The plans are amended pursuant to Section 73 of the *Planning and Environment Act 1987* as it is considered the amendment will not cause an increase in detriment to any person.

Date Issued

22 April 2002

Signature for the Responsible Authority



Form 4.4

## WARRNAMBOOL PLANNING SCHEME

PLANNING PERMIT NO: 3346-97

PROPERTY NO:

RESPONSIBLE AUTHORITY - WARRNAMBOOL CITY COUNCIL

ADDRESS OF LAND: No. 220 Wangoom Road , WARRNAMBOOL 3280

THIS PERMIT ALLOWS: The use and development of a domestic shed at No. 220 Wangoom Road, Warrnambool in accordance with the submitted and endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

### WARRNAMBOOL CITY COUNCIL CONDITIONS

1. The shed hereby permitted shall be used for domestic purposes only.
2. The use and/or development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. This permit will expire if one of the following circumstances applies:-
  - a) The development and use is/are not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Date Issued 22 January 1997.

Signature for the Responsible Authority

*Russell Guest.*

Planning Permit No. PP2017-0036

Form 4 – Sections, 63, 64, 64A, 86

## PLANNING PERMIT

**Permit No.:** PP2017-0036  
**Planning Scheme:** Warrnambool  
**Responsible Authority:** Warrnambool City Council

**ADDRESS OF THE LAND:**


**Lot 2 PS 406836G**  
**180 Horne Rd WARRNAMBOOL VIC 3280**

**THE PERMIT ALLOWS:**

**Two (2) lot subdivision (dwelling excision) in accordance with endorsed plans**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

1. Prior to the issue of the Statement of Compliance under the *Subdivision Act 1988*, the applicant must provide evidence that the existing septic tank system and disposal field associated with the existing dwelling has been retained within the property boundaries of proposed Lot 1.
2. All existing and proposed easements and sites for existing and required utility services and roads must be set aside in favour of the relevant authority for which the easement or site is to be created on the plan of subdivision submitted for certification under the *Subdivision Act 1988*.
3. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas to each lot shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.


<b>Date Issued:</b> 18 April 2017	<b>Signature for the Responsible Authority:</b>
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

5. This permit will expire if:

(a) the plan of subdivision is not certified within two (2) years of the date of this permit; or

(b) the registration of the subdivision is not completed within five (5) years of the date of certification.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.

<b>Date Issued:</b> 18 April 2017	<b>Signature for the Responsible Authority:</b> 
<small>Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.</small>	

Planning and Environment Regulations 2005 Form 7

## REFUSAL TO GRANT PERMIT

Application No: P2007-106  
Planning Scheme: Warrnambool  
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 2, Plan of Subdivision 4406836,  
180 Horne Road, Warrnambool

WHAT HAS BEEN REFUSED ?:

The proposal is to create a two-lot subdivision in accordance with endorsed plans.

WHAT ARE THE REASONS FOR THE REFUSAL ?

1. The proposed subdivision is contrary to the objectives of the SPPF and LPPF especially Clause 17.05 – Agriculture and 21.05 Settlement & Housing Development.
2. The proposed subdivision is contrary to purposes of Clause 35.07 – Farming Zone.
3. There is no demonstrated need for the subdivision to enhance farm productivity.
4. The proposed subdivision will be detrimental to the on-going rural productivity of the area by creating the opportunity for the introduction of an incompatible “sensitive” use into the area.
5. The proposed subdivision will be detrimental to the on-going rural productivity of the area through impacts upon the rural land values.

END OF GROUNDS.

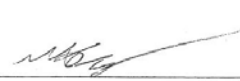
Date Issued: 12<sup>th</sup> July 2007


Signature for the Responsible Authority:



Page 1 of 1

Form 4	
<h2 style="margin: 0;">PLANNING PERMIT</h2>	<p><b>Permit No:</b> 2003-364</p>
<p><b>PLANNING SCHEME:</b></p>	<p>Warrnambool Planning Scheme</p>
<p><b>RESPONSIBLE AUTHORITY:</b></p>	<p>Warrnambool City Council</p>
<p><b>ADDRESS OF LAND:</b></p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Lot 1, PS 311792D, No. 220 Wangoom Road, Warrnambool.</p> </div>
<p><b>THE PERMIT ALLOWS:</b></p> <div style="border: 1px solid black; padding: 10px; margin-top: 10px; background-color: #f0f0f0;"> <p>To carry out buildings and works to construct and use a dwelling, as per the plans prepared by Greg Castle Architectural Draftsman, endorsed by Council and attached to this permit.</p> </div>	
<p><b>THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.</b> <span style="float: right;">Page 1 of 1</span></p> <ol style="list-style-type: none"> <li>1. The use and development of the land as shown on the endorsed plan must not be altered without the consent of the Responsible Authority.</li> <li>2. All stormwater runoff must be collected and discharged to an approved outlet or retained on site by an approved method, to the satisfaction of the Responsible Authority.</li> <li>3. A driveway culvert must be constructed to Warrnambool City Council standards, to the satisfaction of the Responsible Authority.</li> <li>4. The external surfaces of the approved building must be non-reflective to the satisfaction of the Responsible Authority.</li> <li>5. All effluent must be retained on site via septic tank to be installed in accordance with the Code of Practice – Septic Tanks, to the satisfaction of the Responsible Authority. In this regard a septic tank permit must be obtained from Council's Environmental Health Officer.</li> <li>6. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate supply for domestic use as well as for firefighting purposes to the satisfaction of the Responsible Authority.</li> <li>7. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the Responsible Authority.</li> <li>8. This permit will expire if one of the following circumstances applies:-             <ol style="list-style-type: none"> <li>a) The development and use is / are not started within two years of the date of this permit.</li> <li>b) The development is not completed within four years of the date of this permit.</li> </ol> </li> </ol> <p style="margin-top: 10px;">The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.</p>	
<p><b>Date Issued</b></p>	<p><u>8 January 2004</u></p>
<p style="text-align: right;"><b>Signature for the Responsible Authority</b></p> <div style="text-align: right; margin-top: 20px;"> </div>	

Form 4	
<h2 style="margin: 0;">PLANNING PERMIT</h2>	<p><b>Permit No:</b> 2005-104</p>
<p><b>PLANNING SCHEME:</b></p>	<p>Warrnambool Planning Scheme</p>
<p><b>RESPONSIBLE AUTHORITY:</b></p>	<p>Warrnambool City Council</p>
<p><b>ADDRESS OF LAND:</b></p>	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>Lot 2, PS 311792D, No. 2/220 Wangoom Road, Warrnambool.</p> </div>
<p><b>THE PERMIT ALLOWS:</b></p>	
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>To carry out buildings and works to construct and use a dwelling and shed.</p> </div>	
<p><b>THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.</b> <span style="float: right;">Page 1 of 1</span></p>	
<ol style="list-style-type: none"> <li>1. The use and development of the land as shown on the endorsed plan must not be altered without the consent of the Responsible Authority.</li> <li>2. All stormwater runoff must be collected and discharged to an approved outlet or retained on site by an approved method, to the satisfaction of the Responsible Authority.</li> <li>3. Vehicular crossing culvers must be constructed to the road to suit the proposed driveway to the satisfaction the responsible authority and any existing unused crossing or crossing opening must be removed and reinstated to the satisfaction of the responsible authority. No Vehicular crossing will be permitted within 10 metres of an intersection.</li> <li>4. The external surfaces of the approved building must be non-reflective to the satisfaction of the Responsible Authority.</li> <li>5. All effluent must be retained on site via septic tank to be installed in accordance with the Code of Practice – Septic Tanks, to the satisfaction of the Responsible Authority. In this regard a septic tank permit must be obtained from Council's Environmental Health Officer.</li> <li>6. The dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate supply for domestic use as well as for firefighting purposes to the satisfaction of the Responsible Authority.</li> <li>7. The dwelling must be connected to a reticulated electricity supply or have an alternative energy source to the satisfaction of the Responsible Authority.</li> <li>8. This permit will expire if one of the following circumstances applies:-               <ol style="list-style-type: none"> <li>a) The development and use is / are not started within two years of the date of this permit.</li> <li>b) The development is not completed within four years of the date of this permit.</li> </ol> </li> </ol> <p>The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.</p>	
<p><b>Date Issued</b></p>	<p><u>15<sup>th</sup> June 2005</u></p>
<p style="text-align: right;"><b>Signature for the Responsible Authority</b></p> <div style="text-align: right; margin-top: 20px;">  </div>	

Form 4	
<b>PLANNING PERMIT</b>	Permit No: 293/01
PLANNING SCHEME:	Warrnambool Planning Scheme
RESPONSIBLE AUTHORITY:	Warrnambool City Council
ADDRESS OF LAND:	
<b>Part Crown Allotment 7 Parish of Wangoom No. 310 Horne Road, Warrnambool.</b>	
THIS PERMIT ALLOWS:	
<b>To subdivide the land into 2 lots, in accordance with the plan prepared by Alan H. Simpson, Land Surveyor and endorsed by Council and attached to this permit.</b>	
<b>THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.</b>	
Page 1 of 2	
<ol style="list-style-type: none"><li>1. The subdivision as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.</li><li>2. For any subdivision based on survey, prior to a statement of compliance being issued the surveyor must submit to the Responsible Authority digital data (AMG co-ordinates in DXF format or its equivalent) in accordance with the Guideline for submission of Digital Data (Survey Mapping - Victoria). When submitted, this data shall become the property of the Responsible Authority.</li><li>3. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.</li><li>4. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.</li><li>5. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.</li></ol>	
Date Issued	<u>18 December 2001.</u>
Signature for the Responsible Authority	
	



**WARRNAMBOOL PLANNING SCHEME  
PLANNING PERMIT NO. 293/01**

**PAGE 2 OF 2**

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

- (a) The subdivision is not started within 2 years of the date of this permit.
- (b) The subdivision is not completed within 5 years of the date of starting.


The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

7. Any proposed access to Lot 2 shall be located and constructed in accordance with the requirements and to the satisfaction of the Responsible Authority.

**Date Issued**

**18 December 2001.**

**Signature for the Responsible Authority**



Planning Permit No. P2011-123

Planning and Environment Regulations 2005 Form 4

## PLANNING PERMIT

Permit No.: P2011-123

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

**ADDRESS OF THE LAND:**


**Lot 2 on Plan of Subdivision 510707M  
246 Horne Road, Warrnambool**

**WHAT WILL THE PERMIT ALLOW:**

**Construction and use of two (2) sheds  
in accordance with the plans  
endorsed.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

1. The exterior colour and cladding of the proposed sheds must be of a non-reflective nature to the satisfaction of the responsible authority.
2. All stormwater runoff must be collected and discharged to an approved outlet or retained on site to the satisfaction of the responsible authority.
3. All works shall occur within the title boundary and no disturbance to any adjoining property shall occur as a result of this application to the satisfaction of the responsible authority.
4. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
  - a) Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
  - b) Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
  - c) Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.

<b>Date Issued:</b> 24 May 2011	<b>Signature for the Responsible Authority:</b>
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 1 of 2

**Note:**

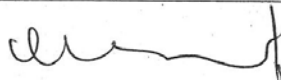
**The development must be in accordance with the Building Code of Australia (Victoria) and obtained the necessary building approval to the satisfaction of the responsible authority.**

**Expiry of permit:**

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The use and development are not started within two (2) years of the date of this permit.
- The development is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

<b>Date Issued:</b> 24 May 2011	<b>Signature for the Responsible Authority:</b>
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

WARRNAMBOOL CITY PLANNING SCHEME

PLANNING PERMIT NO: 2437-94  
PROPERTY NO:

RESPONSIBLE AUTHORITY - COUNCIL OF THE CITY OF WARRNAMBOOL

ADDRESS OF LAND: Lot 11 Wangoom Road, Warrnambool.

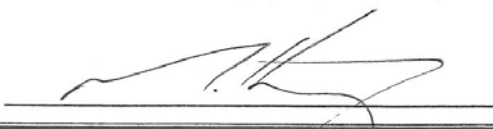
THIS PERMIT ALLOWS: To construct and use a dwelling and two outbuildings at Lot 11 Wangoom Road, Warrnambool in accordance with the submitted and endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

1. All household effluents shall be disposed of within the confines of the site in a manner approved by the Chief Environmental Health Officer to the satisfaction of the Responsible Authority.

Date Issued 23rd November, 1994

Signature for the Responsible  
Authority

Form 4	
<b>PLANNING PERMIT</b>	Permit No: <b>2005-108</b>
PLANNING SCHEME:	Warrnambool Planning Scheme
RESPONSIBLE AUTHORITY:	Warrnambool City Council
ADDRESS OF LAND:	
<b>Lot 1, TP 084837F, 270 Wangoom Road, WARRNAMBOOL</b>	
THIS PERMIT ALLOWS:	
<b>Two (2) Lot Subdivision by Excision of Dwelling</b>	
<b>THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.</b> <span style="float: right;">Page 1 of 2</span>	
<ol style="list-style-type: none"><li>1. The subdivision as shown on the endorsed plans must not be altered without the written consent of the responsible authority.</li><li>2. Prior to the certification of the plan of subdivision, the plans must be amended. The plans must be in accordance with those submitted with the application but altered to show:<ul style="list-style-type: none"><li>• The road indicated as "Mahoneys Road" to be correctly named as "Horne Road".</li></ul></li><li>3. Prior to the issue of a Statement of Compliance for the subdivision, the landowner must enter into an agreement pursuant to Section 173 of the Planning &amp; Environment Act 1987, and register the agreement on the title of both the subject lots pursuant to Section 181 of the Planning &amp; Environment Act 1987. This agreement will include the following to the satisfaction of the responsible authority:<ol style="list-style-type: none"><li>a. The land has been subdivided under planning permit 2005-108. While the land is contained within a Rural zone, no further subdivision which creates any additional parcel of land is allowed, except where the subdivision is for the resubdivision of existing titles.</li></ol></li></ol> <p style="margin-top: 10px;">All costs associated with the preparation, lodgement and registration of the agreement must be met by the landowner.</p>	
Date Issued	<u>12 July 2005.</u> <span style="float: right;">Signature for the Responsible Authority</span>
	

**WARRNAMBOOL PLANNING SCHEME  
PLANNING PERMIT NO. 2005-108**

**PAGE 2 OF 2**

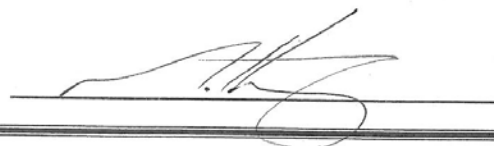
4. A vehicular crossing culvert(s) must be constructed to the road from each lot in the subdivision to suit any proposed driveway(s).
5. Any future septic tank installation must comply with the Code of Practice for Installation of Septic Tanks and be installed in accordance with the approval of the Environmental Health Office and to the satisfaction of the responsible authority.
6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
7. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.
9. This permit will expire if one of the following circumstances applies:
  - a. The subdivision is not started within 2 years of the date of this permit.
  - b. The subdivision is not completed within 5 years of the date of starting.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

Date Issued

12 July 2005.

Signature for the Responsible Authority



## REFUSAL TO GRANT A PLANNING PERMIT

ISSUED TO: Lehmann Land Surveyors  
(for H.T. & G.G. Adams)

Application No. 3180

Planning Scheme Warrnambool Shire

Responsible Authority The Council of the Shire of Warrnambool

### ADDRESS OF THE LAND:

Part Crown Allotments 9 and 10, Section E, Parish of Wangoom.  
(Wangoom Road).

### WHAT HAS BEEN REFUSED?

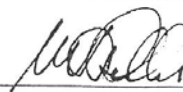
Subdivision of the subject land into three lots, Lots 1 and 2 each having an area of 1 ha and Lot 3 being the balance of the land and having an area of 46.3 ha, generally in accordance with plans submitted with the application.

### WHAT ARE THE REASONS FOR REFUSAL?

1. The proposed subdivision is contrary to the provisions of adopted Amendment L2 to the Warrnambool Shire Planning Scheme.
2. The proposed subdivision is contrary to the objectives of the Rural B Zone.
3. The need and justification for the subdivision has not been established according to proper town planning and land use considerations.

Date Issued 26th September, 1990

Signature for the  
Responsible Authority



Planning and Environment Regulations 1987 Form 4.6

## PLANNING PERMIT

Permit No:  
2005-090

PLANNING SCHEME:

Warrnambool Planning Scheme

RESPONSIBLE AUTHORITY:

Warrnambool City Council

ADDRESS OF THE LAND:

Lot 1, TP 18682, Horne Road, Warrnambool 3280

THE PERMIT ALLOWS:

To construct a new dwelling in accordance with the submitted plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

Page 1 of 1

1. The development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.
2. The development must be constructed in finishes of neutral toning and of non-reflective material to the satisfaction of the responsible authority.
3. All stormwater drainage runoff must be collected and discharged to an approved outlet or retained on site, to the satisfaction of the responsible authority.
4. Vehicular crossing culvert must be constructed to the road to suit the proposed driveway to the satisfaction of the responsible authority and any existing unused crossing or crossing opening must be removed and reinstated to the satisfaction of the responsible authority.  
  
No Vehicular crossing will be permitted within 10 metres of an intersection.
5. This permit will expire if one of the following circumstances applies:-
  - a) The development is not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

Date Issued

25 May 2005

Signature for the Responsible Authority





## PLANNING PERMIT

TPP. No:  
45/00

PLANNING SCHEME:

Warrnambool Planning Scheme

RESPONSIBLE AUTHORITY:

Warrnambool City Council

ADDRESS OF LAND:

Lot 3, PS 433295M, Boiling Down Rd, Warrnambool.

THIS PERMIT ALLOWS:

To use and develop the land for a dwelling and domestic shed as per plans endorsed and attached to this permit.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

Page 1 of 1

1. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
2. This permit will expire if one of the following circumstances applies:-
  - a) The development is not started within two years of the date of this permit.
  - b) The development is not completed within four years of the date of this permit.

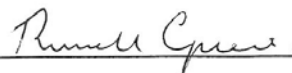
The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within three months afterwards.

**NOTE:** Pursuant to Section 73 of the Planning & Environment Act, on 10 May 2000, this permit was amended to the extent that the site & floor plans endorsed on 10 May 2000, supercede the site & floor plans previously endorsed on 1 March 2000.

Date Issued

1 March, 2000.

Signature for the Responsible Authority



Planning Permit No. P2010-067

Planning and Environment Regulations 2005 Form 4

## PLANNING PERMIT

Permit No.: P2010-067  
Planning Scheme: Warrnambool  
Responsible Authority: Warrnambool City Council

**ADDRESS OF THE LAND:**

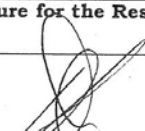
**Lot 3 on Plan of Subdivision 433295M  
70 Boiling Down Road, Warrnambool**

**WHAT WILL THE PERMIT ALLOW:**

**Construction of a verandah in  
accordance with the endorsed plans**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT**

1. The works hereby permitted must be finished in non-reflective materials to the satisfaction of the responsible authority.
2. All works shall occur within the title boundary and no disturbance to any adjoining property shall occur as a result any works hereby approved to the satisfaction of the responsible authority.
3. All storm water runoff must be collected and discharged to an approved outlet or retained on site to the satisfaction of the responsible authority.
4. To safeguard the local amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
  - a. Stockpiles of topsoil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
  - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.

<b>Date Issued:</b> 6 April 2010	<b>Signature for the Responsible Authority:</b>
<small>Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.</small>	

Page 1 of 2

Planning Permit No. P2010-067

- c. Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot

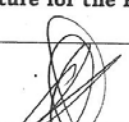
**NOTE: This permit does not confer any approval under Building Regulations.**

**Expiry of permit:**

In accordance with section 68 of the *Planning and Environment Act 1987*, this permit will expire if one of the following circumstances applies:

- The development is not started within two (2) years of the date of this permit.
- The development is not completed within four (4) years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within three months afterwards.

<b>Date Issued:</b> 6 April 2010	<b>Signature for the Responsible Authority:</b>
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Page 2 of 2

## PLANNING PERMIT

Permit No:  
315/99

PLANNING SCHEME:

Warrnambool Planning Scheme

RESPONSIBLE AUTHORITY:

Warrnambool City Council

ADDRESS OF LAND:

Part Crown Allotment 2, Section E, Parish of Wangoom, No. 78 Boiling Down Road,  
Warrnambool.

THIS PERMIT ALLOWS:

To subdivide the land into two lots in accordance with Plan No. PS 433295M prepared by Adshead & McQuie Pty Ltd and endorsed by Council and attached to this permit.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT.

Page 1 of 2

### WARRNAMBOOL CITY COUNCIL CONDITIONS

1. All weather surface vehicular crossing to Lot 3, including a 300mm dia R.C. pipe culvert, must be constructed to the satisfaction of the Responsible Authority. Culvert to be 2 x 2.44m R.C. pipes.
2. For any subdivision based on survey, prior to a statement of compliance being issued the surveyor must submit to the Responsible Authority digital data (AMG co-ordinates in DXF format or its equivalent) in accordance with the Guideline for submission of Digital Data (Survey Mapping - Victoria). When submitted, this data shall become the property of the Responsible Authority.
3. This permit will expire if one of the following circumstances applies:
  - (a) The subdivision is not started within 2 years of the date of this permit.
  - (b) The subdivision is not completed within 5 years of the date of starting.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within 3 months afterwards.

Date Issued

27th October 1999

Signature for the Responsible Authority

*Russell Green*

**WARRNAMBOOL PLANNING SCHEME**  
**PLANNING PERMIT NO. 315/99**

**PAGE 2 OF 2**

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity, gas and telecommunication services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
6. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

**Note: Council will not favourably consider any further subdivision on either proposed lots 3 or 4 on the attached plan as any further subdivision is not considered to be consistent with the purposes of the Rural Zone.**

**Date Issued**

**27th October 1999**

**Signature for the Responsible Authority**

*Russell G... ..*

Planning Permit No. PP2018-0059

Form 4 – Sections, 63, 64, 64A, 86

## PLANNING PERMIT

Permit No.: PP2018-0059

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

Lot 4 PS 433295M TSH WARR  
78 Boiling Down Rd WARRNAMBOOL VIC  
3280

THE PERMIT ALLOWS:

Use and development of land for a golf driving range and display of advertising signage in accordance with the endorsed plans

THE FOLLOWING 17 CONDITIONS APPLY TO THIS PERMIT


### Amended plans required

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

- (a) The driving bay building set back at least 5 metres from the boundary with 70 Boiling Down Road (Lot 3 PS433295M);
- (b) The nomination of an area within the site for overflow/ informal parking for an additional eight (8) vehicles;
- (c) The content and dimensions of the business advertising signage and supporting structure;

### Layout not altered

2. The use and development as shown on the endorsed plans must not be altered without the written consent of the responsible authority.

Date Issued: 25 June 2018	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

## Car parking and access conditions

3. Before the use starts the new access shown on the endorsed plans must be constructed to the satisfaction of the responsible authority.
4. Before the use starts, the formal areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) Constructed;
  - (b) Properly formed to such levels that they can be used in accordance with the plans;
  - (c) Surfaced with an all-weather-surface;
  - (d) Drained;
  - (e) Clearly marked to delineate each car space and to show the direction of traffic along access lanes and driveways.
5. The approved car parking areas and accessway serving the use must be made available to customers at all times during operating hours.

## Signage conditions

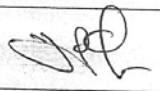
6. The sign must be constructed and maintained in good condition to the satisfaction of the responsible authority.
7. The sign must be situated within the title boundaries.
8. The sign must not be illuminated by any external or internal light.
9. The sign must not contain any flashing light.

## Development conditions

10. The exterior colour and cladding of the buildings, including roofing, must be of a non-reflective nature and finished in muted toning to the satisfaction of the responsible authority.

## General Amenity

11. Construction activities must be managed so that the amenity of the area is not detrimentally affected, through the:
  - (a) Transport of materials, goods or commodities to or from the land.
  - (b) Inappropriate storage of any works or construction materials.
  - (c) Hours of construction activity.
  - (d) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil.
  - (e) Presence of vermin.

<b>Date Issued:</b> 25 June 2018	<b>Signature for the Responsible Authority:</b> 
<small>Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.</small>	

12. The use must be managed to the satisfaction of the responsible authority so that the amenity of the area is not detrimentally affected, through the:
- (a) Transport of materials, goods or commodities to or from the land.
  - (b) Appearance of any building, works or materials.
  - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, ash, dust, waste water, waste products,
  - (d) Presence of vermin.
  - (e) Movement of patrons through the site and when entering and exiting the road network.

13. External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the responsible authority.

## Operating Hours

14. The golf driving range use must only operate from the site during the following days/times:

- During Daylight Savings  
Monday-Sunday 7:00am-9:00pm
- All other times  
Monday-Sunday 7:00am-7:00pm

## Drainage

15. All storm water must be retained on-site or directed to a legal point of discharge to the satisfaction of the responsible authority.

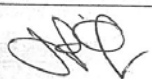
## Permit expiry

16. This permit (including advertising signage) expires five (5) years after the use first commences, except with the further consent of the responsible authority.

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

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

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.

<b>Date Issued:</b> 25 June 2018	<b>Signature for the Responsible Authority:</b> 
<small>Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.</small>	



**Notes:**

a) Building permit required

A building permit is required for the site hut/office and the driving bays.

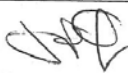
b) Road Reserve Works Permit

Before the commencement of works a Road Reserve Works Permit must be approved by Council for all works on Council roads and assets.

c) Asset Protection Permit

Before the commencement of works an Asset Protection Permit must be approved by Council for all works on Council roads and assets.

d) The five (5) year expiry in condition 16 reflects the sites location within the Future Urban Growth Area (FUGA) and that future strategic may have implications on the ongoing use of this site.

<b>Date Issued:</b> 25 June 2018	<b>Signature for the Responsible Authority:</b> 
<small>Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.</small>	

Planning Permit No. P2013-112

19 AUG 2013

Planning and Environment Regulations 2005 Form 4

## PLANNING PERMIT

Permit No.: P2013-112

Planning Scheme: Warrnambool

Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:

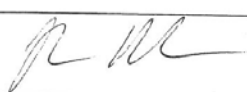
Lot 1 on TP883382R  
81 Horne Road, Warrnambool

WHAT WILL THE PERMIT ALLOW:

Building and works to construct a  
telecommunication tower in accordance with  
the endorsed plans

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development of land shall not be altered without the consent of the Responsible Authority.
2. Medium intensity obstacle lights are to be permanently fixed to the top of the tower, either alone or in combination with low intensity lights to provide an early warning to pilots of the presence of the tower.
3. All external surfaces of the tower, inclusive of all antennae, equipment and fitments thereof shall be coloured in a matt, non-reflective colour blending with the environment in accordance with plans and specifications approved by the Responsible Authority and shall thereafter be maintained to the satisfaction of the Responsible Authority.
4. All site security fencing shall consist of black or bronze-olive PVC plastic coated mesh with support poles of similar colour or material in accordance with plans and specifications approved by the Responsible Authority which shall thereafter be maintained to the satisfaction of the Responsible Authority.
5. Prior to the commencement of any works, details of how vegetation, if any, is going to be protected during construction must be submitted to and approved by the Responsible Authority.

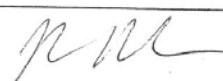
Date Issued: 13 <sup>th</sup> August, 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

6. Additional landscaping incorporating tall-height tree species to ameliorate the visual impact of the communications tower within the site in accordance with plans and specifications approved by the Responsible Authority and such landscaping shall be maintained thereafter to the satisfaction of the Responsible Authority.
7. To safeguard the amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
  - a. Stockpiles of top soil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
  - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
  - c. Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.
8. This permit will expire if one of the following circumstances applies:
  - a. the development and the use is not started within two years of the date of this permit.
  - b. the development is not completed within *four* years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.


**NOTE:- WANNON WATER**

1. The applicant is to enter into a Licence agreement with Wannon Water for the purposes of carrying out its communication functions, enter upon the premise and use communications equipment on the premise and perform all ancillary works in connection with the construction operation maintenance repair replacement and removal of the communications equipment as required from time to time, and agree to pay the Licence fee.
2. The applicants and their contractor shall provide Wannon Water with advanced notice of entry into the 81 Horne Road water storage compound and shall be responsible for site security and safety whilst on site.

Date Issued: 13 <sup>th</sup> August, 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

Planning Permit No. P2013-112

3. The applicant and their contractor shall identify and confirm the location of all relevant services prior to commencement of works.
4. The applicant and their contractor shall ensure new underground services constructed within the water storage compound are constructed with clearances from existing services that comply with relevant codes and Wannon Water requirements.
5. New underground services constructed within the water storage compound shall be clearly labelled with above ground markers.

Date Issued: 13 <sup>th</sup> August, 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

04 FEB 2015

Planning Permit No. PP2013-0112.01

Planning and Environment Regulations 2005 Form 4

## AMENDED PLANNING PERMIT

Permit No.: PP2013-112.01  
Planning Scheme: Warrnambool  
Responsible Authority: Warrnambool City Council

ADDRESS OF THE LAND:


Lot 1 on TP883382R  
81 Horne Rd WARRNAMBOOL, VIC 3280

WHAT WILL THE PERMIT ALLOW:

Buildings and works to construct telecommunications facility in accordance with the endorsed plans.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT

1. The use and development of land shall not be altered without the consent of the Responsible Authority.
2. Medium intensity obstacle lights are to be permanently fixed to the top of the tower, either alone or in combination with low intensity lights to provide an early warning to pilots of the presence of the tower.
3. All external surfaces of the tower, inclusive of all antennae, equipment and fittings thereof shall be coloured in a matt, non-reflective colour blending with the environment in accordance with plans and specifications approved by the Responsible Authority and shall thereafter be maintained to the satisfaction of the Responsible Authority.
4. All site security fencing shall consist of black or bronze-olive PVC plastic coated mesh with support poles of similar colour or material in accordance with plans and specifications approved by the Responsible Authority which shall thereafter be maintained to the satisfaction of the Responsible Authority.


Date Issued: 13 <sup>th</sup> August 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

5. Prior to the commencement of any works, details of how vegetation, if any, is going to be protected during construction must be submitted to and approved by the Responsible Authority.
6. Additional landscaping incorporating tall-height tree species to ameliorate the visual impact of the communications tower within the site in accordance with plans and specifications approved by the Responsible Authority and such landscaping shall be maintained thereafter to the satisfaction of the Responsible Authority.
7. To safeguard the amenity, reduce noise nuisance and to prevent environmental pollution during the construction period:
  - a. Stockpiles of top soil, sand, aggregate, spoil or other material shall be stored clear of any drainage path or easement, natural watercourse, footpath, kerb or road surface and shall have measures in place to prevent the movement of such material off site.
  - b. Building operations such as brick cutting, washing tools, concreting and bricklaying shall be undertaken on the building block. The pollutants from these building operations shall be contained on site.
  - c. Builders waste must not be burnt or buried on site. All waste must be contained and removed to a Waste Disposal Depot.
8. This permit will expire if one of the following circumstances applies:
  - a. the development and the use is not started within two years of the date of this permit.
  - b. the development is not completed within *four* years of the date of this permit.

The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within the time prescribed in Section 69 (1 or 1A) of the *Planning and Environment Act 1987*.

**Note: - Wannon Water**


1. The applicant is to enter into a Licence agreement with Wannon Water for the purposes of carrying out its communication functions, enter upon the premise and use communications equipment on the premise and perform all ancillary works in connection with the construction operation maintenance repair replacement and removal of the communications equipment as required from time to time, and agree to pay the Licence fee.

Date Issued: 13 <sup>th</sup> August 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

2. The applicant and their contractor shall provide Wannon Water with advanced notice of entry into the 81 Horne Road water storage compound and shall be responsible for site security and safety whilst on site.
3. The applicant and their contractor shall identify and confirm the location of all relevant services prior to commencement of works.
4. The applicant and their contractor shall ensure new underground services constructed within the water storage compound are constructed with clearances from existing services that comply with relevant codes and Wannon Water requirements.
5. New underground services constructed within the water storage compound shall be clearly labelled with above ground markers.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date of amendment	Brief description of amendment
2 <sup>nd</sup> February 2015	Pursuant to Section 74 of the <i>Planning and Environment Act 1987</i> this permit was amended to the effect that the amended plans have been endorsed showing the tower relocated 30m to the south of the original location and associated changes to compound fencing and landscaping.

Date Issued: 13 <sup>th</sup> August 2013	Signature for the Responsible Authority:
Note: Under Part 4, Division 1A of the Planning and Environment Act 1987, a permit may be amended. Please check with the responsible authority that this permit is the current permit and can be acted upon.	

## REFUSAL TO GRANT A PERMIT

Form 7

Section 65

Application No. 2002-343  
Planning Scheme Warrnambool  
Responsible Authority Warrnambool City Council

### ADDRESS OF THE LAND:

94 Boiling Down Rd Warrnambool 3280.

### WHAT HAS BEEN REFUSED?

Construction and use of building addition for storage.

### WHAT ARE THE REASONS FOR THE REFUSAL?

1. The application is inconsistent with Clause 22.02-12 Fire Protection Local Policy. There are not adequate fire protection measures undertaken in the proposal. The water supply access for the CFA is inadequate, and will aggravate the fire hazard in the area.
2. Clear access for fire fighting is not maintained around the building.

Date Issued: 9 June 2005

Signature for the Responsible Authority



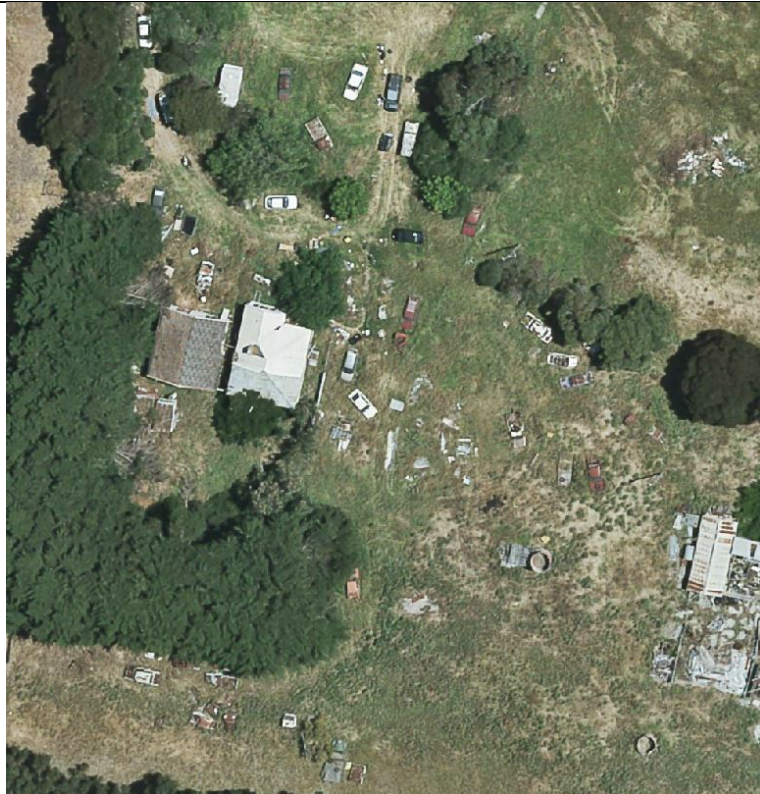


## Appendix 4 – Approximate locations of existing onsite wastewater treatment systems



## Appendix 5 – Photographs and observations from site inspection

Property (WCC list)	Land Area (hectares)	Parcels	Address	Observations	Other notes
0	1.8	1	Russells Creek	incised with largely bare eroded banks, rock banking at both road crossings	
1	1.2	1	220 Wangoom Rd	house and shedding, rural residential	
2	1.2	1	222 Wangoom Rd	house and shedding, rural residential	
3	0.4	1	286 Wangoom Rd	house, rural residential	
4	34.7	4	174 Aberline Rd	ag use, 2 houses and shedding, 5 dams, pre-1971 stockyards, pre-2016 minor fill	2 lots - buildings and dams in 1947, silver subdivision
5	44.1	1	250 Wangoom Rd	agricultural, 1 dam, pre-1971 stockyards	
6	19.6	1	256 Wangoom Rd	Tozer reserve, shedding, toilets, interpretation/activity centre, seasonal wetlands	pine plantation in N during 20th century
7	50.6	3	270 Wangoom Rd	agricultural plus stockpile and fill pre-2015, 2x stockyards pre-2010, seasonal wetlands	
8	27.5	1	235 Horne Rd	ag uses and shedding, pre-1982 stockyards	
9	1.5	1	310 Horne Rd	house, shedding, pre-1947 dairy, pre-1950 stockyards	
10	14.5	1	246 Horne Rd	agricultural uses, 2 houses plus shedding, minor fill, 1 dam	
11	16.7	1	210 Horne Rd	ag use with house, shed and pre-1971 disused dairy	lot only partially in study area
12	16	1	180 Horne Rd	ag use with house - extensive fill south of creek plus rock banking on S side of creek, first seen 2015. Stockyards in earlier photos gone by 2015 image.	lot only partially in study area,
13	1.9	2	43 Boiling Down Rd	ag use, old dam - pre 1971	Crown Land
14	22	1	75 Boiling Down Rd	ag with house and shedding, pre 1990 stockyards	
15	1.9	1	79 Boiling Down Rd	house and shedding, rural residential	
16	23.8	1	105 Boiling Down Rd	ag use with shed, small dam, pre-2001 stockyards	
17	20.6	1	135 Boiling Down Rd	ag use with house and shedding, pre-1971 stockyards	
18	0.8	1	70 Boiling Down Rd	house and shedding, rural residential	
19	5.9	1	94 Boiling Down Rd	house, shedding, industrial shed (pre-2001) with drainage to pond (pre-2010), 2x stockyards (pre-1971 on road and pre-2003)	SWI Engineering, sheet metal technology construction - NB PIPE TO POND, 2010 oil drainage?
20	2.8	1	110 Boiling Down Rd	house, shedding and informal scrap metal/automotive - old cars from pre-1990	
21	2	1	124 Boiling Down Rd	house and shedding, rural residential and ag use	
22	5.9	1	140 Boiling Down Rd	ag use with house and shedding, pre-2010 stockyards	
23	14.1	1	48 Boiling Down Rd	ag uses with house and shedding, 1 dam	
24	6.1	1	78 Boiling Down Rd	ag with house and shedding, golf driving range under construction	
25	23.8	2	83 Dales Rd	Dales Rd Storage ponds and telecommunication tower	



110 Boiling Down Rd, informal auto/scrapyard. Note that majority of vehicles not visible from the road. (2016 aerial imagery)





Disused dairy, 210 Horne Rd



Stockyards, 235 Horne Rd from Tozer Reserve



Stockyards, 105 Boiling Down Rd from Tozer Reserve



Stockyards and Shedding, 174 Aberline Rd





94 Boiling Down Rd, 2010 Aerial imagery during manufacturing operations



94 Boiling Down Rd Shedding/former light industry





Russells Creek with new rock banking in middle/far ground and old and new fill at 180 Horne Rd



Stockpiles at 270 Wangoom Rd





Russells Ck from Tozer Reserve



Russells Ck from Horne Rd