

This PDF is a portion of an entire report prepared by GHD for Bass Coast Shire Council, titled:

GHD Pty Ltd (April 2016) Wonthaggi North East Growth Area Planning Studies – Contaminated Land Investigation, Prepared for Bass Coast Shire Council (document reference 31/33577/248148)

The PDF is one of five files generated from the entire report, for the purposes of reducing file size only, and each file does not constitute a stand-alone report.

The PDF files comprising the entire report are:

1. 248148 Rev 2_Main Report.pdf
2. 248148 Rev 2_Figures.pdf
3. 248148 Rev 2_Appendices A-C.pdf
4. 248148 Rev 2_Appendices D-F.pdf
5. 248148 Rev 2_Appendices G-J.pdf

Each PDF file should be read in conjunction with the entire report, and is subject to the Limitations, which were included in Section 1.6 of the report, as copied below for reference.

1.6 Limitations

This report has been prepared by GHD for Bass Coast Shire Council and may only be used and relied on by Bass Coast Shire Council for the purpose agreed between GHD and the Bass Coast Shire Council as set out in Section 1.2 of this report, which does not, and is not intended, to affect Bass Coast Shire Council's ownership of copyright in respect of this report.

GHD otherwise disclaims responsibility to any person other than Bass Coast Shire Council arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

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

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

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (Section 1.7 and throughout). GHD disclaims liability arising from any of the assumptions being incorrect.

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

Figures

Figure 1 Study area location plan

Figure 2 Study area layout plan

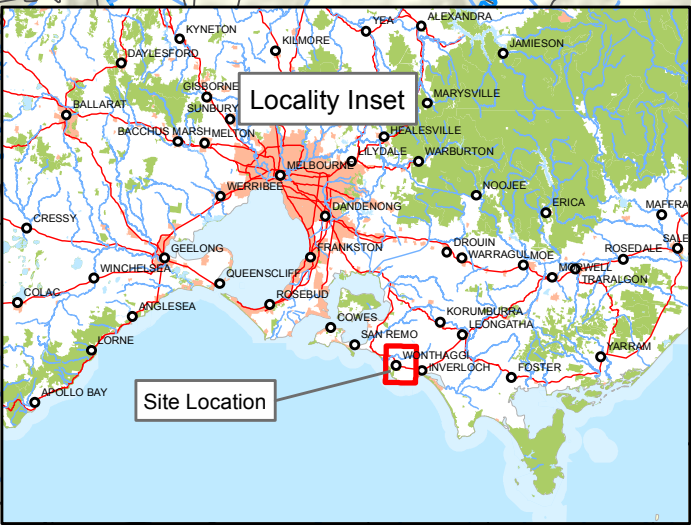
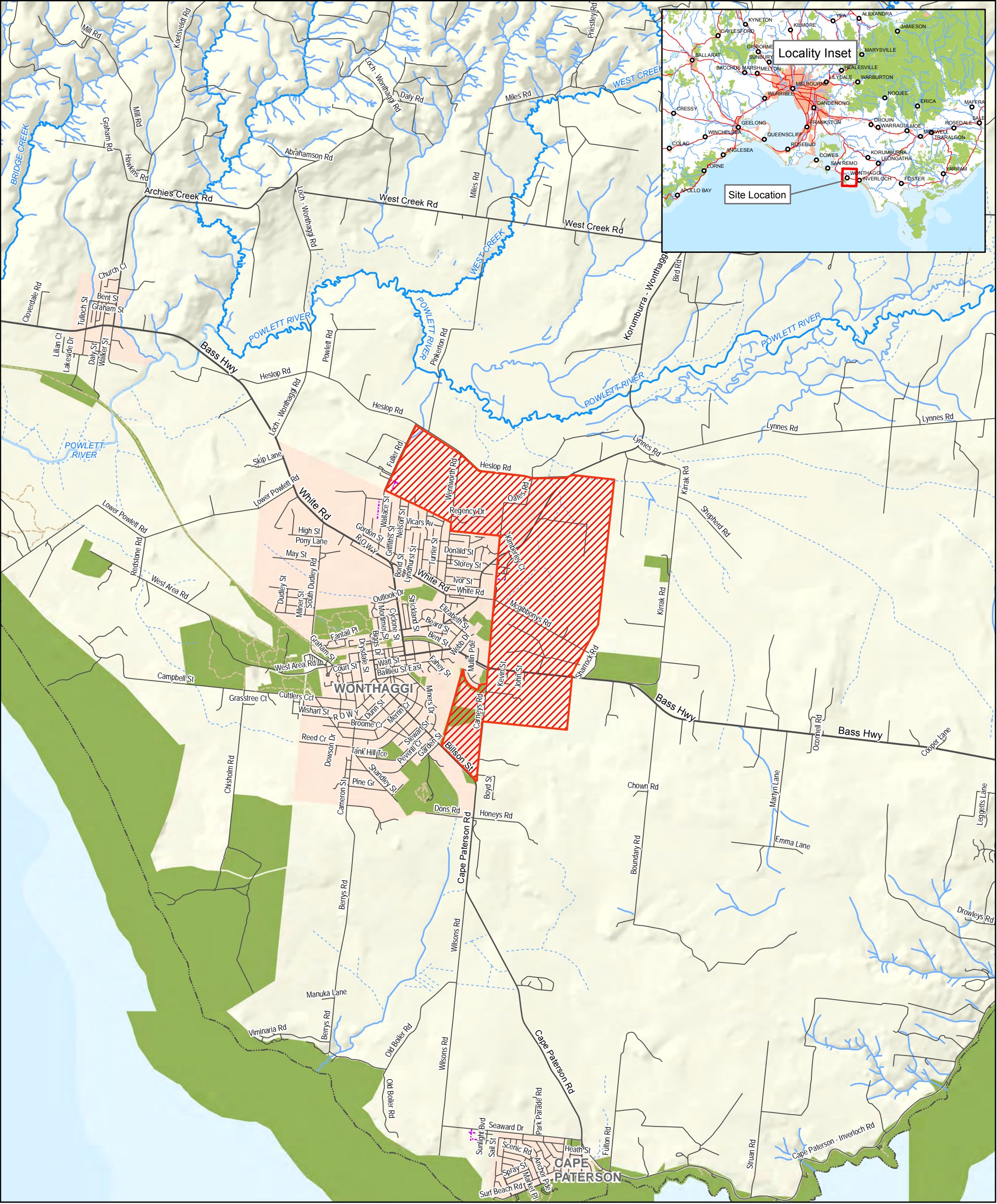
Figure 3 Planning zones

Figure 4 Planning scheme overlays

Figure 5 Groundwater database search results

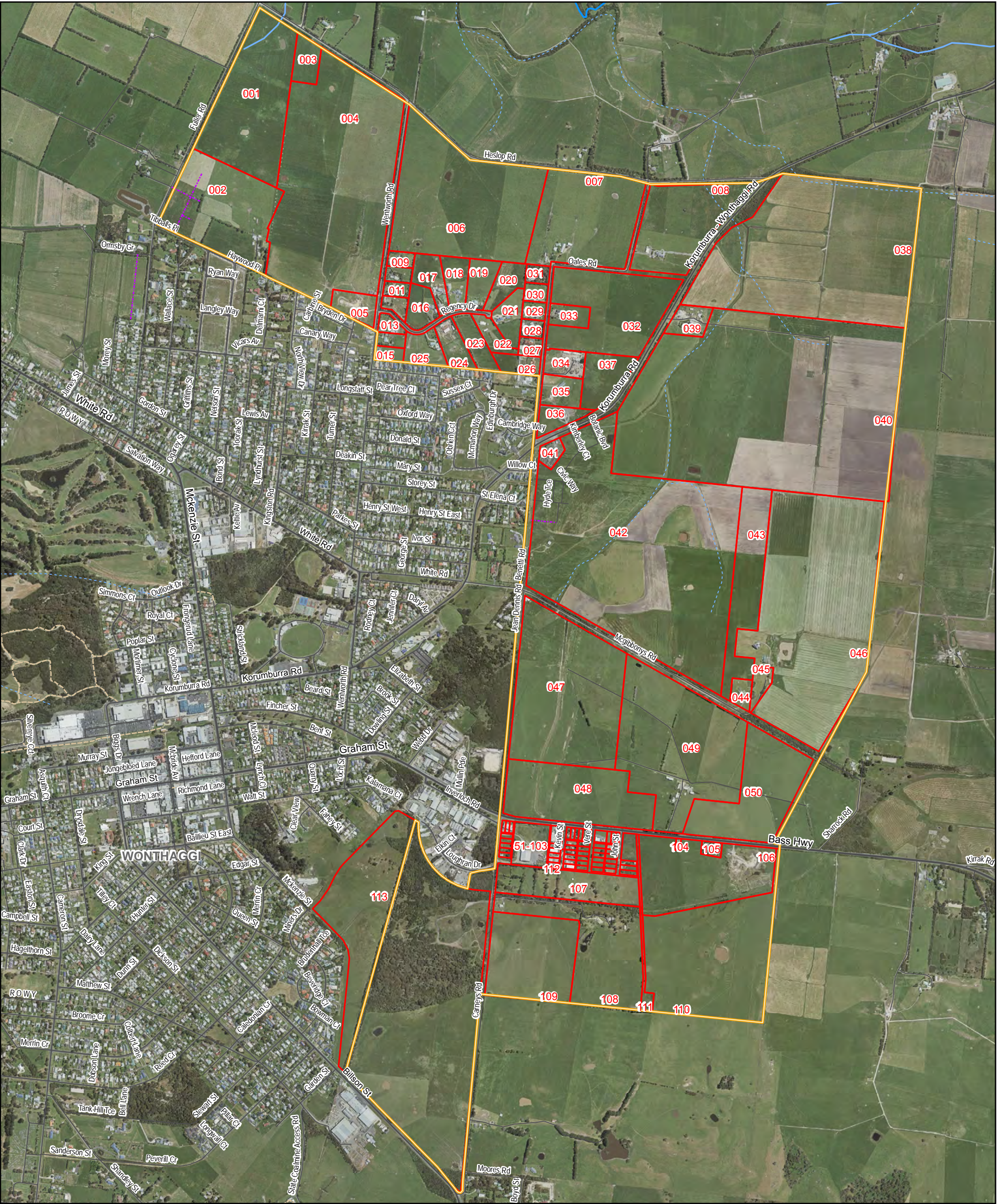
Figure 6 Potential areas of concern

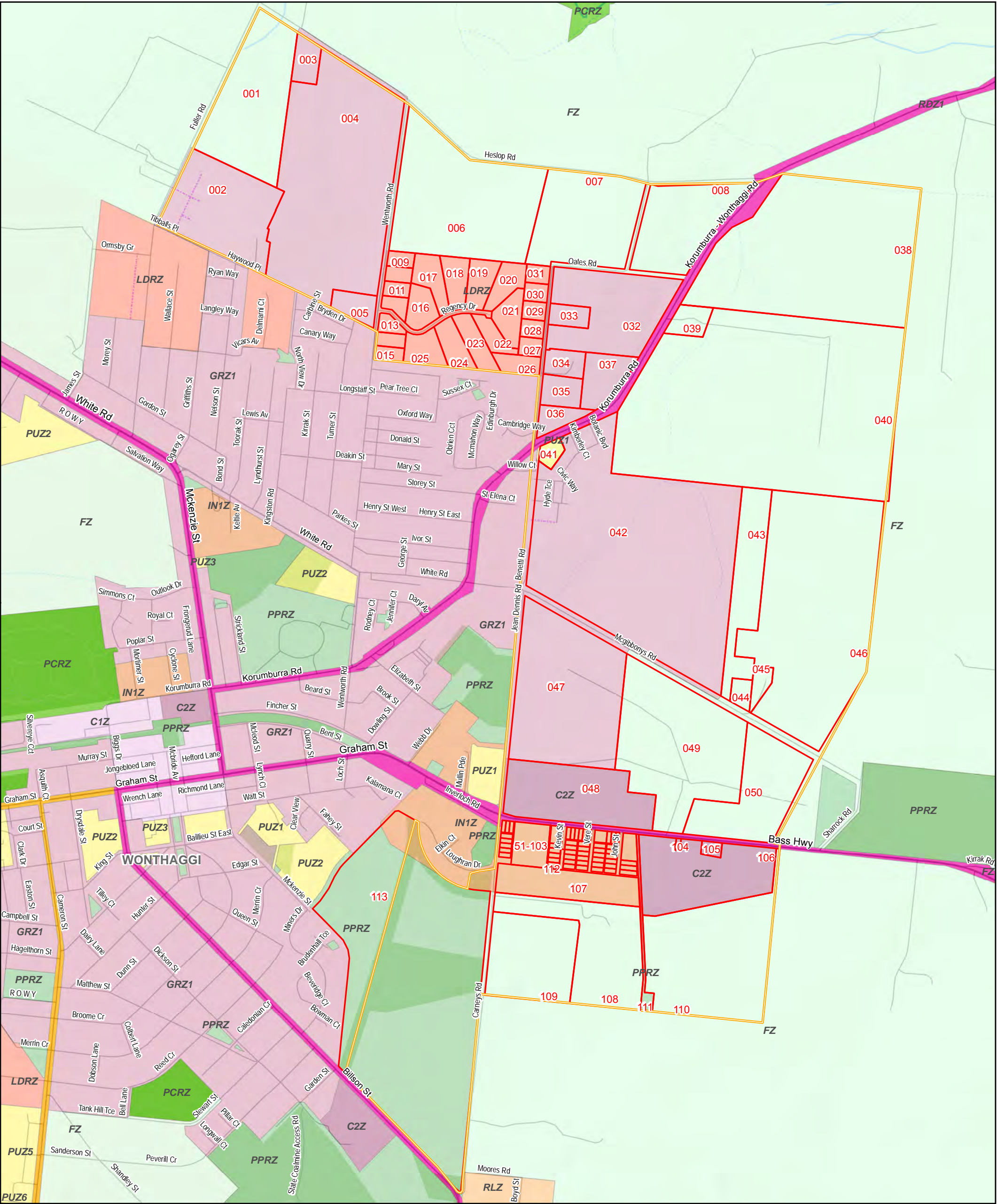
Figure 7 Property assessment level plan



LEGEND

Study Area	Proposed	Drain/Channel/Other
Parks	Tracks	Township boundary
Highway	Watercourse	
Arterial	River	
Collector	Stream	





LEGEND

Study Area

Property Boundaries

Commercial 1

Commercial 2

Farming

General Residential

Industrial 1

Low Density Residential

Public Conservation & Resource

Public Park and Recreation

Public Use

Road – Category 2

Rural Living

Parks

Highway

Arterial

Collector

Proposed

Tracks

River

Stream

Drain/Channel/Other

Township boundary

Scale 1:3,500,000

Paper Size A3

0 70 140 280 420 560

Metres

Map Projection: Lambert Conformal Conic

Horizontal Datum: GDA 1994

Grid: GDA 1994 VICGRID94

N

GHD

BASS COAST

SHIRE COUNCIL

Bass Coast Shire Council

Wonthaggi North East Growth Area - Contaminated Land Investigation

Job Number

31-33577

Revision

0.0

Date

24 Feb 2016

Planning Zones

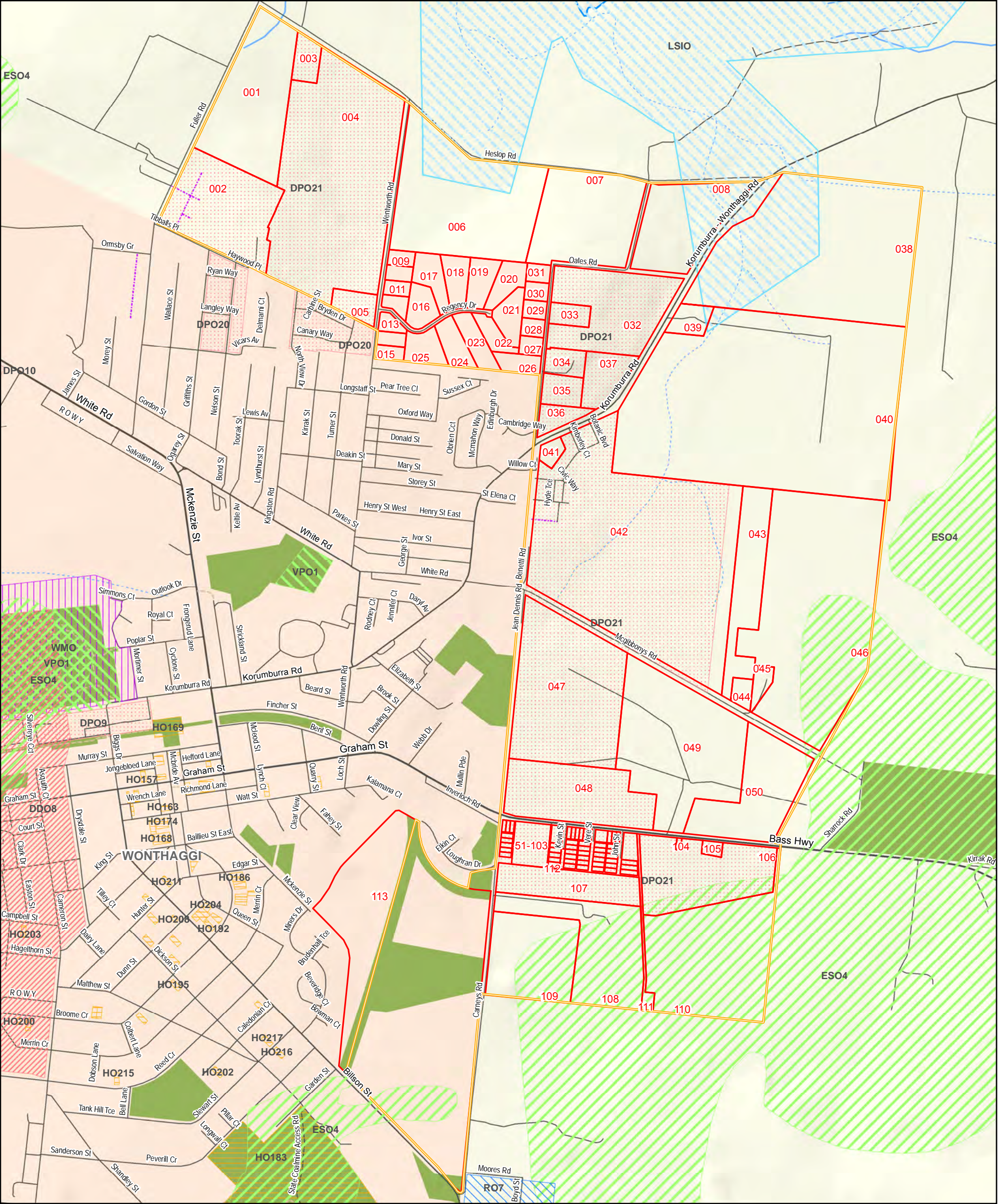
Figure 3

G:\31\33577\GIS\Maps\Deliverables\31-33577_000_KBM_A3P.mxd [KBM: 5]

180 Lonsdale Street Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E melmail@ghd.com W www.ghd.com

© 2016. Whilst every care has been taken to prepare this map, GHD (and DATA CUSTODIAN) make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason. The Bass Coast Shire Council gives no warranty regarding the Data's accuracy, completeness, currency or suitability for any particular purpose. Data supplied is to be used for planning purposes only, and must be proven on-site.

Data source: DELWP, VicMap, 2016; GHD, 2016; (c) Bass Coast Shire Council 2015, Property Information, Planning Zones, 2015 Created by: splaid



LEGEND

Study Area

Property Boundaries

Planning overlay

Vegetation Protection

Environmental Significance

Design And Development

Development Plan

Heritage

Land Subject to Inundation

Wildfire Management

Restructure

Parks

Highway

Arterial

Collector

Proposed

Tracks

River

Stream

Drain/Channel/Other

Township boundary

Scale 1:3,500,000 Paper Size A3

0 70 140 280 420 560

Metres

Map Projection: Lambert Conformal Conic

Horizontal Datum: GDA 1994

Grid: GDA 1994 VICGRID94

N

GHD

BASS COAST SHIRE COUNCIL

Bass Coast Shire Council

Wonthaggi North East Growth Area - Contaminated Land Investigation

Job Number

Revision

Date

31-33577

0.0

24 Feb 2016

Figure 4

G:\3133577\GIS\Maps\Deliverables\31-33577_000_KBM_A3P.mxd [KBM: 6]

180 Lonsdale Street Melbourne VIC 3000 Australia T 61 3 8687 8000 F 61 3 8687 8111 E melmail@ghd.com W www.ghd.com

© 2016. Whilst every care has been taken to prepare this map, GHD (and DATA CUSTODIAN) make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and cannot accept liability and responsibility of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage) which are or may be incurred by any party as a result of the map being inaccurate, incomplete or unsuitable in any way and for any reason. The Bass Coast Shire Council gives no warranty regarding the Data's accuracy, completeness, currency or suitability for any particular purpose. Data supplied is to be used for planning purposes only, and must be proven on-site.

Data source: DELWP, VicMap, 2016; GHD, 2016; (c) Bass Coast Shire Council 2015, Property Information, Planning Overlays, 2015 Created by: splaird

