

Land Capability Assessment Report - Croskell (Employment) Precinct Structure Plan (Rev 8)

Victorian Planning Authority

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Suite 5.02, Level 5, 390 St Kilda Road
Melbourne VIC 3004

Phone: +61 3 9907 6000



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Prepared for:

Victorian Planning Authority

Level 25, 35 Collins Street
Melbourne, Victoria 3000

Prepared by:

Kleinfelder Australia Pty Ltd

Suite 5.02, Level 5, 390 St Kilda Road Melbourne VIC 3004
Phone: +61 3 9907 6000
ABN: 23 146 082 500

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Kristina Braun

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EXECUTIVE SUMMARY

INTRODUCTION

Kleinfelder Australia Pty Ltd (Kleinfelder) was commissioned by the Victorian Planning Authority (VPA) to provide a land capability assessment (LCA) to support the Croskell (Employment) Precinct Structure Plan (PSP). The Croskell (Employment) PSP area (the Site) is bordered by Thompsons Road (north), Narre Warren Road (west), Berwick-Cranbourne Road (east) and partly by Linsell Boulevard (south). The Site is located approximately 45 kms south-east of Melbourne Central Business District (**Figure 1**) and has total 26 land parcels as presented in **Figure 2**.

The objective of the LCA is to identify the existing environmental conditions and potential impacts on the future development of the Croskell (Employment) PSP area, including:

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

It is understood that the proposed future use of the Croskell (Employment) PSP is to include a combination of commercial land use as well as sensitive land uses such as residential and childcare centres in addition to open/recreational space.

METHODOLOGY:

A desktop review was conducted to establish current and historical site uses and practices across the Croskell (Employment) PSP area. The following information was reviewed:

- Planning information (zoning and overlay details).
- Geotechnical, geomorphological, and geological information (geological maps, topographic maps, soil classification information, acid sulfate soils map, sodic/dispersive soils).
- Hydrological and hydrogeological information (groundwater dependent ecosystems, groundwater extraction potential, depth to groundwater, groundwater salinity, registered monitoring well search).
- Review of EPA Victoria for records (Priority Sites Register, EPA Licensed Sites, environmental audit reports, landfills, Groundwater Quality Restricted Use Zones and landfills, environmental audit overlay areas).
- Location of existing and historical quarries.
- EnergySafe Victoria Cathodic Protection Search.
- Available information relating to environmental incidents within and in the vicinity of the Croskell (Employment) PSP.
- Current and historical titles.
- Current and historical aerial photos.
- Historical business directories.
- Heritage information.

In order to confirm potential presence of soil and groundwater contamination and/or adverse amenity land uses identified within the land parcels in the desktop review, Kleinfelder undertook on-Site inspections of land parcels within the Croskell (Employment) PSP. Interviews were conducted with land owners/occupiers where available. Where access to land parcels was not granted, inspections were undertaken from public roads and accessible areas.

A qualitative risk ranking for each land parcel was assigned in accordance with Planning Practice Note 30 (PPN30).

A desktop review of the existing buffers outlined within the Cranbourne East Development Plan and Cranbourne North Development Plan was completed. For re-assessment of buffers, Kleinfelder adopted separation distances using the 'urban method' in accordance with EPA Victoria publication *Separation distance guideline* (August 2024).

SUMMARY OF FINDINGS:

Geological Assessment

Surface geology in the Site area comprises unnamed Quaternary inland dune deposits (sand, silt and clay; deposited



<2.6 million years before present) overlying the Late Miocene to Pliocene Red Bluff Sandstone (sandstone and conglomerate; deposited between 10 and 5 million years before present). While generally considered to have a fluvial depositional environment, the Red Bluff Sandstone overlies the Monbulk Volcanic Group basalts with both formations overlaying Late Ordovician to Middle Devonian Murrindindi Supergroup siltstones, sandstones and shales.

Sodic Soils

Soils across the site are mapped as chromosols, which are not expected to be dispersive. The desktop study did not identify sodic soils at the site and the waterlogging of the soils would suggest that the surface soils are non-dispersive in nature.

Acid Sulfate Soils

The majority of the Site has an extremely low probability for acid sulfate soil presence (1-5%) with a low probability of presence in the north central and north-eastern boundaries (6 to 70%).

Geomorphological Assessment

The Site is situated within the Central Sunlands subunit of the Eastern Plains geomorphic land unit and is described as comprising coastal plains with ridges and dune fields with an annual rainfall of ≥ 700 mm/year. The sunk lands are described as containing poorly drained soils with a moderate susceptibility to waterlogging and a low susceptibility to salinity issues. Gullying and landslip potential within the subunit are described as low and very low, respectively.

Topography

The Croskell (Employment) PSP elevation ranges from approximately 60 metres relative to the Australian Height Datum (mAHD) in the northwest to approximately 30 mAHD in the northeast. In general, the Site surface slopes toward the south and east-northeast from the northwest.

Aquifer and Supply

The DELWP resource report indicates there are five aquifers beneath the Site. Quaternary sediments are disconnected and review of available registered well bore logs in the Site area indicates the sediments are less than 5 m thick, suggesting that water yield from this aquifer, where groundwater is present is expected to be low. Groundwater at the site is expected to be encountered at a depth of between 5 and 10 mbgl with a total dissolved solids (TDS) of between 501 and 1000mg/l.

The Site's eastern area is within Zone 3 of the Koo Wee Rup water supply protection area (WSPA), which is under a groundwater management plan designed to ensure the long-term sustainability of the groundwater resource.

Approximately 60% of estimated TDS concentrations are below 601 mg/L, indicating the water table aquifer groundwater is within the Environmental Reference Standard Segment A (TDS = 0 to 600 mg/L), for which the relevant environmental values are:

- Water dependent ecosystems and species
- Potable water supply (desirable)
- Agriculture and irrigation (irrigation and stock watering)
- Water-based recreation
- Traditional Owner cultural values
- Buildings and structures

Geotechnical assessment

Potential geotechnical constraints on the site include:

- Uncontrolled fill from quarry operations and other activities on site.
- Low bearing capacity soils.
- High expansivity soils.
- Low California Bearing Ratio (CBR) soils.
- Poor trafficability.
- Elevated perched water tables.
- Hard excavation within the Red Bluff Sandstone.
- Minor risk of Acid Sulfate Soils in lower lying swampy areas.



- Presence of peat or highly organic soils.

Site contamination assessment

Based on the information reviewed in the desktop assessment, current and historic land uses within the Croskell (Employment) PSP (confirmed through the parcel inspection), potential sources of contamination were identified. The potential sources of on-site contamination were assigned a qualitative level of risk in accordance with Planning Practice Note 30 (PPN30), based on the likelihood of contamination representing a potential constraint to future development.

Table 5.2 summarises the identified potentially contaminating site and off-site activities, contamination sources, potential contaminants of concern and the resultant risk ranking for each land parcel within the study area.

Land Parcels 3, 4, 5, 6, 7, 8, 9, 10, 20, 21, 22, 23 and 24 have been identified as having a 'high contamination potential'. Land Parcels 1, 2, 12, 13 and 26 have been identified as having a 'medium contamination potential' and land parcels 11, 14, 15, 16, 17, 18, 19 and 25 were identified as "not potentially contaminated.

Buffer Distance Assessment

The following adverse amenity uses have been identified.

- Abattoir Parcels 5 and 6.
- Burdett's Yard – Sand processing Parcel 7.
- Boral Concrete Batching Plant Parcel 7.
- Dandy Premix - 1545 Thompsons Rd, Cranbourne North -Off-Site.
- Broadway & Frame Premix - 1575 Thompsons Rd, Cranbourne North- Off-Site.

Recommended separation buffers for these activities have been applied conservatively based on the existing state of knowledge as per EPA Victoria publication *Separation distance guideline* using the Urban method and are presented in Table 6.2 of the report.

RECOMMENDATIONS

Based on the conclusions of the desktop assessment it is recommended that for Land Parcels where a high potential for contamination has been identified (Parcels 3, 4, 5, 6, 7, 8, 9, 10, 20, 21, 22, 23 and 24), should a sensitive land use be proposed, then a PRSA or an environmental Audit of the site be completed. Where another (not sensitive) land use is proposed it is recommended that a PSI be completed to determine the need for a site Audit. Where a parcel is subject to an Environmental Audit Overlay, an Audit is required where there is a sensitive land use proposed.

It is recommended that for Land Parcels where a medium potential for contamination has been identified (Parcels 1, 2, 12, 13 and 26), where a sensitive use is proposed for any of these parcels, it is recommended that a PRSA be conducted for the site to inform the need for an environmental audit. For other uses, the responsible authority should document consideration of the potential contamination on the proposed development such that the assessment is site and development specific. A PSI can be completed to assist the assessment process if considered appropriate.

Where there is no potential for contamination (parcels – 11, 14, 15, 16, 17, 18, 19 and 25), there is no recommended action under PPN30 and the normal General Environmental Duty (GED) under the *Environment Protection Act 2017* applies. Where sensitive land use is proposed, for a planning scheme amendment and planning permit application a PSI with some limited intrusive assessment, if considered appropriate, can confirm the land contamination status.

It is noted that the findings of this assessment are based on desktop data sources, the accuracy of which may vary from actual site conditions. It is also noted that there are significant temporal gaps in the aerial imagery reviewed between 1939 and 1960 and 1991 and 2006 during which potentially contaminating activities could have occurred.

Unexpected site contamination finds and/or the presences of contaminants including -per and -poly fluoro alkyl substance (PFAS) and asbestos have the potential for significant implications to project schedules and budgets during site redevelopment. The presence of site contamination is not always accurately informed by desktop studies such as this assessment. As such detailed site assessment for the aforementioned contaminants and also those listed in **Table 5.2** of the report should be undertaken on a site-specific basis.

Additional assessments should involve a soil and surface water sampling and analysis program as a minimum. Groundwater sampling and analysis should be considered to inform the likelihood of groundwater being encountered



during proposed future development of the site to determine its contamination status and associated potential risks to human health and/or the environment.

Considering the limitations of desktop studies and the noted data gaps, a broad baseline intrusive assessment is recommended for any site within the precinct to further inform site development plans and construction environmental management requirements relating to ground conditions and spoil and water management requirements.

Potential geotechnical constraints on the site include:

- Uncontrolled fill from quarry operations and other activities on site.
- Low bearing capacity soils.
- High expansivity soils.
- Low California Bearing Ratio (CBR) soils.
- Poor trafficability.
- Elevated perched water tables.
- Hard excavation within the Red Bluff Sandstone.
- Minor risk of Acid Sulfate Soils in lower lying swampy areas.
- Presence of peat or highly organic soils.

As a part of the Land-use planning process that VPA undertakes and subsequent development process post the PSP, it is recommended that:

- Investigation of groundwater conditions across the site is conducted in a grid-based fashion to establish ground water depth, quality and contamination status across the site. Groundwater quality parameters including temperature, dissolved oxygen, electrical conductivity, pH and redox potential and select contaminants of concern as identified in **Table 5.2** should be considered as part of any assessment. Further consideration should also be given to the status of the identified groundwater dependent ecosystems (GDE's) to ensure water quality is maintained at current levels as part of the precinct's future development.
- Given the size of the site and potential constraints it is recommended that further geotechnical assessment be undertaken utilising simple low-cost techniques such as hand augers and/or test pits and Dynamic Cone Penetration (DCP) testing to approximately 3m depth along with appropriate laboratory testing. Test pits should be excavated on a 100-150m grid and should be logged by a suitably experienced geotechnical engineer. Both large bulk and small disturbed samples shall be recovered for testing along with 'undisturbed' U50 samples. The following laboratory testing is considered appropriate:
 - Atterberg Limit
 - California Bearing Ratio
 - Shrink Swell
 - Particle size distribution
 - Acid Sulfate Soil Screen
 - Soil aggressivity testing (pH, sulfate and chloride)
 - Emerson Class

It may also be prudent to undertake salinity testing to confirm the presence/absence of Sodic soils and undertake acid sulfate soils testing.

Potential adverse amenity impacts/industrial operations have been identified on and surrounding the Site. Recommended separation buffers for these activities have been applied conservatively based on the existing state of knowledge as per EPA Victoria publication *Separation distance guideline* using the Urban method and are presented in **Table 6.2** of the report and **Figures 12A – 12C**.

The operations at the broiler farm on parcel 10 have ceased and therefore the associated separation buffer can be removed.

It is recommended that further studies are completed to understand the scale of activities at the concrete batching facilities to review the suitability of the recommended buffers. It is understood that activities at Boral and Burdett's will cease operations upon gazettal of the PSP. Following confirmation of cessation of these activities the separation buffers from the parcel may be removed.

It is recommended to further investigate the water treatment activities and general operating processes at the abattoir to confirm the processing capability and the effluent treatment system capacity to confirm assessed separation distances.



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Attachment A:	Statement of Limitations
Attachment B:	DELWP Planning and Property Reports
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Attachment D:	Historical Aerial Photographs
Attachment E:	Cathodic Protection Search results
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1 INTRODUCTION

1.1 BACKGROUND

Kleinfelder Australia Pty Ltd (Kleinfelder) was commissioned by the Victorian Planning Authority (VPA) to provide a land capability assessment (LCA) to support the Croskell (Employment) Precinct Structure Plan (PSP). The Croskell (Employment) PSP area is located in Cranbourne East and Clyde North, Victoria, approximately 45 km south-east of the Melbourne Central Business District (CBD) (**Figure 1**, attached).

The Croskell (Employment) PSP area is bordered by Thompsons Road (north), Narre Warren Road (west), Berwick-Cranbourne Road (east) and partly by Linsell Boulevard (south). The Croskell (Employment) PSP area (also referred to as the Site) is depicted on **Figure 2** (attached).

The VPA has commenced planning for the Croskell (Employment) precinct and will ultimately deliver a PSP and Infrastructure Contributions Plan (ICP). The precinct is located south-east of Melbourne within a predominantly existing urban area of the City of Casey and is adjacent to the approved Cranbourne North PSP to the north, the approved Thompsons Road PSP to the east and the approved Cranbourne East Development Plan to the south and west. The area is established with nearby schools, shopping centres, a hospital and a police station.

The Croskell (Employment) precinct was brought into Urban Growth Boundary (UGB) via VC68 'Delivering Melbourne's newest sustainable communities' in August 2010. Amendment VC68 to the planning scheme implemented the *Melbourne@ 5 million* state policy, adding land for 284,000 dwellings for a 20-year supply in the growth areas.

The Croskell (Employment) PSP is designated within Melbourne Industrial and Commercial Land Use Plan (MICLUP) as '*Regionally Significant Commercial Areas – Future Growth Area Business with Residential Precinct.*'

A buffer assessment was previously undertaken as part of the Cranbourne North and Cranbourne East Development Plans. The buffer assessment identified the need for buffers around commercial/industrial operations within portions of the Croskell (Employment) PSP (abattoir, concrete batching plant and broiler farm).

1.2 PURPOSE

The purpose of the LCA is to:

- Provide technical information to inform and assist the VPA in the preparation of the Croskell (Employment) PSP.
- Form part of a suite of PSP background documents to be made available during agency consultation and PSP exhibition.

1.3 OBJECTIVE

The objective of this report is to identify the existing environmental conditions and potential impacts on the future development of the Croskell (Employment) PSP area, including:

- Geotechnical and hydrological variables.
- Potential soil and/or groundwater contamination.
- Areas of potential sodic/dispersive soils.
- Existing adverse amenity land uses.
- Hydrology
- Two wetland-swamps named the Ti-Tree Creek-Linsell Boulevard Sediment Trap and the Ti-Tree Creek-Linsell Boulevard Lake receive water from the Linsell Boulevard Wetlands, located across the southern Site boundary. The watercourses drain to a series of wetlands (Thompsons Road/West Arbourlea, East Arbourlea and Berwick Waters) that ultimately link to the Tooradin Road Drain, part of the surface water drainage and flood protection network infrastructure constructed to drain the Koo Wee Rup Swamp in the late 1800's to early 1900's.



- The watercourse running from south to north through the Site is identified within the Casey Planning Scheme as an urban floodway zone and land is subject to inundation.

1.4 WORKS COMPLETED

The works completed included the following:

- A detailed desktop information review of available historical information relating to land parcels within the Croskell (Employment) PSP area (viz. historical titles, aerial photography) and planning and environmental information (zoning and overlays, geology, geomorphology, hydrogeology, hydrology, Environmental Protection Authority, Victoria (EPA) records).
- Site inspections of land parcels within the Croskell (Employment) PSP area.
- Preparation of a draft LCA report (this report) outlining findings and recommendations from the desktop information review and site inspections and which details the current and historical environmental and contamination risk status of the land parcels within the PSP and buffer assessment based on existing adverse amenity land uses.

This report should be read in conjunction with the Statement of Limitations included in **Attachment A**.



2 REGULATORY FRAMEWORK

2.1 LAND USE PLANNING AND THE ENVIRONMENT

The *Planning and Environment Act 1987* – sets out the requirements of planning authorities when preparing planning schemes or amendments to planning schemes. The Act requires planning authorities to ‘*take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment*’.

Under Section 12 (2) (a) of the Act, the *Ministerial Direction No. 1 – Potentially Contaminated Land* requires planning authorities to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use, agriculture or open space are, or will be, suitable for that use. This is generally done through the completion of an environmental site assessment and audit process.

Ministerial Direction No. 1 – Potentially Contaminated Land

The purpose of *Ministerial Direction No. 1 – Potentially Contaminated Land* (MD No. 1) is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly affected by any contamination.

MD No. 1 applies to potentially contaminated land where a use is proposed which could be significantly adversely affected by any contamination. Such uses include, residential, public open space, agriculture, a child-care centre, pre-school centre or a primary school (but not a secondary school).

Potentially contaminated land is defined in MD No. 1 as land:

- used for industry or mining.
- used for the storage of chemicals, gas, waste or liquid fuel (if not ancillary to another use of the land).
- used for farming or a petrol station.

Planning Practice Note 30 – Potentially Contaminated Land (PPN30) – July 2021

Planning Practice Note 30 provides guidance for planners and applicants on how to identify potentially contaminated land, the appropriate level of assessment of contamination in different circumstances, appropriate provisions in planning scheme amendments and appropriate conditions on planning permits.

The practice note sets out a three-step process in assessing a planning proposal relating to potentially contaminated land.

1. Is land potentially contaminated?
2. What assessment is required?
3. Is the land suitable, or can it be made suitable for the proposed use?

The planning practice note indicates that the level of assessment (site assessment or environmental audit) for a planning scheme amendment or planning permit application will depend on the statutory requirements for the proposed land use and the potential for contamination.

A list of the land uses that are considered to be relevant to the Croskell (Employment) PSP and have the potential for contaminating land (categorised as high and medium potential), as derived from PPN30, is provided in **Table 2.1** below.



Table 2.1: Sample land uses with the potential to contaminate land

High potential for contamination		Medium potential for contamination
	Fertiliser manufacture or storage	Ancillary use or activities¹: Above-ground storage of chemicals or fuels (where such storage is ancillary to the primary site activities but is not minor) Waste disposal such as illegal dumping Stockpiles of imported fill
	Fill sites	
	Firefighting or training (use of foams)	
	Fuel storage depot	
Abattoir	Gasworks, Glass manufacture	
Abrasive blasting	Iron and steel works	
Airport	Landfill sites/waste depots	
Asbestos production/disposal	Lime works	
Asphalt manufacturing	Materials recycling and transfer stations	
Automotive repair/engine works	Mass animal burial on agricultural sites	
Battery manufacturing/recycling	Metal coating/electroplating	
Bitumen manufacturing	Metal finishing and treatments	
Boat building/maintenance	Metal smelting/refining/finishing	
Breweries/distilleries	Mining and extractive industries	
Brickworks	Oil or gas production/refining	
Cement manufacture	Pest control depots	
Ceramic works	Printing shops	
Chemical manufacturing/storage/blending	Pulp or paper works	
Chemical treatment/destruction facilities	Railway yards	
Cake works	Scrap metal recovery	
Compost manufacturing	Service stations/fuel storage	
Concrete batching	Sewage treatment plant	
Council works depot	Ship building/breaking yards	
Defence works	Shipping facilities - bulk(rate<100t/day)	
Drum reconditioning facility	Shooting or gun clubs	
Dry cleaning	Stock dipping sites	
Electrical/electrical component manufacture	Tannery (and associated trades)	
Electrical generation/power station	Textile operations	
Electroplating	Timber preserving/treatment	
Explosive industry	Tyre manufacturing	
	Underground storage tanks	
	Utility depots	
	Waste treatment/incineration/disposal	
	Wool scouring	
		Adjacent contaminating activity²: Automotive repair/engine works Bitumen manufacturing Chemical manufacturing/storage/blending Council works depot Gas works Defence works Dry cleaning Electrical/electrical components manufacturer Electroplating Landfill Service station Fuel storage depot Underground storage tanks
		Agriculture and animal production³: Commercial use of pesticides (including herbicides, fungicides etc) Biosolids application to land Farm waste disposal

Notes:

- Information in this table is derived from Table 3 of PPN30.
- ¹In some cases, while the land use onsite may be benign, an ancillary land use or even a one-off activity or event has the potential to cause contamination.
- ²There is potential for contamination from adjoining land based on these activities. If there is reason to suspect further off-site contamination, other nearby land should be considered.
- ³While most agricultural land is not likely to be contaminated, the potential for specific contaminating activities to have occurred over time should be considered.
- This list is advisory in nature, based on desktop studies to date and is not exhaustive.

The recommended approach to assessing potentially contaminated land is provided in MD No. 1 and in Table 2.2 below. For proposals involving sensitive uses on potentially contaminated land, MD No.1 and the EAO allow for either an environmental audit or a PRSA to be undertaken. A PRSA is recommended for scenarios where it is uncertain whether an environmental audit is warranted.

Where the land has been identified as having a ‘high’ potential for contamination, but a site use other than a sensitive use, children’s playground, is proposed, a planning or responsible authority may require a preliminary site investigation (PSI) to inform whether an environmental audit is required. A PSI involves “establishing a site history to identify the characteristics of the site (such as location and layout of the site, the building construction



on the site, the geological setting, current and past activities at the site, current and past uses of the site, and heritage considerations); and inspecting the site; and interviewing representative for the site” (NEPM 2013).

Table 2.2: Recommended approach to assessing potentially contaminated land

Planning Proposal		Potential for contamination	
		High	Medium
Uses defined in Ministerial Direction No. 1, the EAO and clause 13.04-1S			
Sensitive uses: residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use Children’s playground Secondary school	New use, buildings and works associated with a new use	A	B
	Buildings and works associated with an existing use	B	B
Other land use			
Open space Agriculture Retail or office Industry or warehouse	New use, or buildings and works associated with a new or existing use	C	D
Planning Scheme Amendment		Planning Permit Application	
A	PRSA or audit option applies Proceeding directly to an audit is recommended	PRSA or audit option applies Proceeding directly to an audit is recommended	
B	PRSA or audit option applies PRSA to determine need for audit is recommended	PRSA or audit option applies PRSA to determine need for audit is recommended	
C	PSI to inform need for audit is recommended	PSI to inform need for audit is recommended	
D	Planning authority to document consideration of potential for contamination to impact proposal	Responsible authority to document consideration of potential for contamination to impact proposal	

Notes:

- Information in table is from Table 3 of PPN30.
- Where land is used for more than one purpose, the most sensitive land use should be used for informing the approach to determining if an audit is required.

2.2 ENVIRONMENT PROTECTION

2.2.1 Environment Protection Act 2017

The *Environment Protection Act 2017* (as amended by the *Environment Protection Amendment Act 2018*) and its subordinate legislation came into effect on 1 July 2021.

The Act includes environmental obligations and protections for all Victorians and changes Victoria’s focus for environment protection and human health to a prevention-based approach. It includes the general environmental duty (GED).

The Environment Reference Standard (ERS) is a new tool made under the Environment Protection Act 2017. The ERS identifies environmental values that the Victorian community want to achieve and maintain and provides a way to assess those environmental values in locations across Victoria.



The ERS is itself made up of many ‘reference standards.’ These reference standards are in groups that cover four aspects of Victoria’s environment:

- ambient air;
- ambient sound;
- land; and
- water (surface water and groundwater).

Each reference standard identifies an environmental value.

Most reference standards also have indicators and objectives and indicate where and how these are applied to protect the established environmental values.

2.2.2 Guidelines and standards

The relevant guidelines and standards applicable to the general standard practice of assessment that may be required within the Croskell (Employment) PSP area includes, but is not limited to, those provided in **Table 2.3**.

Table 2.3: Relevant guidelines and standards

Guideline/Standard	Details
National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (ASC NEPM)	<p>The ASC NEPM is the national guideline for assessing contaminated sites.</p> <p>The ASC NEPM provides guidance on the methods of site contamination assessment, environmental and health-based investigation levels for soil and groundwater contaminants, human and environmental health risk assessment, and reporting requirements.</p>
EPA Victoria Publications and Guidelines	<p>The following publications and guidelines from EPA Victoria are commonly applied as references for intrusive soil and groundwater assessments:</p> <ul style="list-style-type: none"> • EPA Victoria 2022. Groundwater Sampling Guidelines. Publication 669.1. • EPA Victoria 2009. Sampling and analysis of water, wastewaters, and wastes. Publication IWRG701. • EPA Victoria 2009. Soil sampling. Publication IWRG702. <p>EPA Victoria Publication <i>Separation distance guideline</i> provides recommended minimum separation distances between odour or dust-emitting industrial land uses and sensitive land uses. The guideline applies only to off-site residual odour and dust emissions from industries which have the potential to impact on human health and wellbeing, local amenity, and aesthetic enjoyment.</p> <p>Clause 5.2.10 of the Victorian Planning Provision (VPP) deals with those uses which have adverse amenity potential and specifies the minimum threshold distance for various industry between the proposed use and a sensitive land use zone (i.e. residential).</p>
Australian Standards	<p>Relevant Australian Standards are listed below:</p> <ul style="list-style-type: none"> • Australian Standard AS4482.1-2005: Guide to the investigation and sampling of sites with potentially contaminated soil – Part 1: Non-volatile and semi-volatile compounds. • Australian Standard AS4482.2-2005: Guide to the sampling and investigation of potentially contaminated soil – Part 2: Volatile substances. • Australian Standard AS2870-2011: Residential footings and foundations. • Australian Standard AS1726-2017: Geotechnical site investigations.



3 METHODOLOGY

3.1 DESKTOP REVIEW

A desktop review was conducted to establish current and historical site uses and practices across the Croskell (Employment) PSP area. The following information was reviewed:

- Planning information (zoning and overlay details) - via VicPlan and Mapshare databases.
- Geotechnical, geomorphological and geological information (Geological Survey of Victoria - geological maps, topographic maps, soil classification information, CSIRO acid sulfate soils map, sodic/dispersive soils, Datashare datasets).
- Hydrological and hydrogeological information (Bureau of Meteorology – groundwater dependent ecosystems, groundwater extraction potential).
- Department of Environment, Land, Water and Planning (DELWP);
 - Groundwater resource report (depth to groundwater, groundwater salinity).
 - Registered monitoring well search.
- Review of EPA Victoria for records (via the Victoria Unearthed database) including;
 - Priority Sites Register.
 - EPA Licensed Sites.
 - Environmental audit reports, landfills, Groundwater Quality Restricted Use Zones and landfills.
 - Environmental audit overlay areas.
- Location of existing and historical quarries (Earth Resources – GeoVic Explore Victoria Online).
- EnergySafe Victoria Cathodic Protection Search.
- Available information relating to environmental incidents within and in the vicinity of the Croskell (Employment) PSP.
- Current and historical titles.
- Current and historical aerial photos.
- Historical business directories (Sands & McDougall directory via Victoria Unearthed database).
- Heritage information (City of Casey).

3.2 SITE INSPECTIONS

In order to confirm potential presence of soil and groundwater contamination and/or adverse amenity land uses identified within the land parcels in the desktop review, Kleinfelder undertook on-Site inspections of land parcels within the Croskell (Employment) PSP on 29 May and 20-21 June 2022. Interviews were conducted with land owners/occupiers of parcels 2, 6, 7 and 17.

Where access to land parcels was not granted, inspections were undertaken from public roads and accessible areas.

3.3 QUALITATIVE RISK RANKING

A qualitative risk ranking relating to each land parcel was assigned in accordance with PPN30.

3.4 BUFFER OVERLAY ASSESSMENT

A desktop review of the existing buffers outlined within the Cranbourne East Development Plan¹ and Cranbourne North Development Plan² was completed. For re-assessment of buffers, Kleinfelder adopted separation distances using the 'urban method' in accordance with EPA Victoria publication *Separation distances guideline*.

¹ City of Casey, 2014. Cranbourne East Development Plan. June 2014 (version 9.2).

² City of Casey, 2018. Cranbourne North Development Plan. 22 August 2018 (version 1).



4 SITE INFORMATION

4.1 LOCATION AND DETAILS

General information relating to Site is provided in **Table 4.1**.

Table 4.1: Croskell (Employment) PSP – General Site Details

Item	Description
Location	Cranbourne East 3977 and Clyde North, 3978 Victoria
Site area	310 hectares
Current Title Information	Refer to Section 4.7 .
Local Council	Casey City Council
Current Zoning	Farming Zone (FZ) Farming Zone – Schedule 2 (FZ2) General Residential Zone (GRZ) General Residential Zone – Schedule 1 (GRZ1) Urban Floodway Zone (UFZ) Urban Growth Zone (UGZ)
Current Land Uses	Farming, commercial/industrial, residential
Proposed Land Uses	Residential, light commercial/industrial, open space/recreational

4.2 LAND PARCEL DETAILS

The Site currently comprises 26 full or part parcels of land as identified in the Department of Environment, Land, Water and Planning (DELWP) VicPlan database (<https://mapshare.vic.gov.au/vicplan>), accessed 6 April 2022. The location of each land parcel is presented on **Figure 2** (attached). A summary of details for each land parcel is included in **Table 4.2**. Planning zones and overlays for the Croskell (Employment) PSP and surrounding areas are presented on **Figure 3A** and **Figure 3B** (attached). Property reports obtained from the VicPlan database for each parcel are included in **Attachment B**. Data from the property reports (planning scheme data) are current as of 30 March 2022.



Table 4.2: Croskell (Employment) PSP – Land Parcel Details

Parcel No.	Parcel SPI	Lot and Plan Number	Address	Area	Zoning	Overlays	Details
1	2\PS729806	Lot 2 PS729806	1450 THOMPSONS ROAD CRANBOURNE EAST 3977	24.09 hectares	FZ FZ2 General Residential Zone (GRZ) General Residential Zone – Schedule 1 (GRZ1)	DCPO DCPO4 DPO DPO1 Heritage Overlay (HO) Heritage Overlay – Schedule (HO137)	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
2	1\LP217543	Lot 1 LP217543	1454 THOMPSONS ROAD CRANBOURNE EAST 3977	5,001 m ²	Farming Zone (FZ) Farming Zone – Schedule 2 (FZ2)	Development Contributions Plan Overlay (DCPO) Development Contributions Plan Overlay – Schedule 4 (DCPO4) Development Plan Overlay (DPO) Development Plan Overlay – Schedule 1 (DPO1)	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
3	3\PS729806	Lot 3 PS729806	1460 THOMPSONS ROAD CRANBOURNE EAST 3977	4,026 m ²	FZ FZ2	DCPO DCPO4 DPO DPO1	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
4	4\PS729806	Lot 4 PS729806	1468 THOMPSONS ROAD CRANBOURNE EAST 3977	1.16 hectares	FZ FZ2	DCPO DCPO4 DPO DPO1	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'



Parcel No.	Parcel SPI	Lot and Plan Number	Address	Area	Zoning	Overlays	Details
5	1\TP113854	Lot 1 TP113854	1500 THOMPSONS ROAD CRANBOURNE EAST 3977	1.44 hectares	FZ FZ2	None	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
6	5\PS729806	Lot 5 PS729806	1500 THOMPSONS ROAD CRANBOURNE EAST 3977	22.63 hectares	FZ FZ2	DCPO DCPO4	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
7	7\PS729806	Lot 7 PS729806	1550 THOMPSONS ROAD CRANBOURNE EAST 3977 1550T THOMPSONS ROAD CRANBOURNE EAST 3977	12.19 hectares	FZ FZ2	None	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
8	6\PS729806	Lot 6 PS729806	1520 THOMPSONS ROAD CRANBOURNE EAST 3977	32.34 hectares	FZ FZ2 Urban Floodway Zone (UFZ)	Land Subject to Inundation Overlay (LSIO)	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
9	9\PS729806	Lot 9 PS729806	1568 THOMPSONS ROAD CRANBOURNE EAST 3977	5,418 m ²	FZ FZ2	None	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
10	8\PS729806	Lot 8 PS729806	1580 THOMPSONS ROAD CRANBOURNE EAST 3977 1580A THOMPSONS ROAD CRANBOURNE EAST 3977 1580B THOMPSONS ROAD CRANBOURNE EAST 3977	32.01 hectares	FZ FZ2 UFZ	LSIO	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
11	1\PS729807	Lot 1 PS729807		2.90 hectares	FZ FZ2	LSIO	Parcel is in a designated bushfire prone area.



Parcel No.	Parcel SPI	Lot and Plan Number	Address	Area	Zoning	Overlays	Details
					UFZ		All or part of this parcel is an 'area of cultural heritage sensitivity'
12	11\PS729806	Lot 11 PS729806	1670 Thompsons Road, Cranbourne East 3977	5,762 m ²	UGZ	None	Parcel is in a designated bushfire prone area.
13	10\PS729806	Lot 10 PS729806	1660 THOMPSONS ROAD CRANBOURNE EAST 3977	41.08 hectares	FZ FZ2 UFZ Urban Growth Zone (UGZ)	LSIO Public Acquisition Overlay (PAO) Public Acquisition Overlay 3 Schedule (PAO3)	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
14	12\PS729806	Lot 12 PS729806	585 BERWICK-CRANBOURNE ROAD CLYDE NORTH 3978 585T BERWICK-CRANBOURNE ROAD CLYDE NORTH 3978	53.66 hectares	FZ FZ2 UGZ	PAO PAO3	Parcel is in a designated bushfire prone area.
15	B\PS918158	Lot B PS918158	350 NARRE WARREN ROAD CRANBOURNE EAST 3977	18.6 hectares	FZ FZ2 GRZ GRZ1 UFZ	DCPO DCPO4 DPO DPO1 LSIO	Parcel is in a designated bushfire prone area.
16	A\PS918158	Lot A PS918158		18.9 hectares	FZ FZ2 GRZ GRZ1 UFZ	DCPO DCPO4 DPO DPO1 LSIO	Parcel is in a designated bushfire prone area.



Parcel No.	Parcel SPI	Lot and Plan Number	Address	Area	Zoning	Overlays	Details
17	1\TP883525	Lot 1 TP883525		3,345 m ²	GRZ GRZ1 UFZ	DCPO DCPO4 DPO DPO1 LSIO	Parcel is in a designated bushfire prone area.
18	1\TP123778	Lot 1 TP123778		1.27 hectares	UFZ	DPO DPO1 LSIO	Parcel is in a designated bushfire prone area.
19	PIPS623939	Lot P PS623939	2S DONOHUE STREET CRANBOURNE EAST 3977	7.26 hectares	GRZ GRZ1 UFZ	DCPO DCPO4 DPO DPO1 LSIO	Parcel is in a designated bushfire prone area.
20	1\PS706792	Lot 1 PS706792	37 BROCKER STREET CLYDE NORTH 3978	12 hectares	FZ FZ2 UFZ UGZ	Environmental Audit Overlay (EAO) LSIO PAO PAO3	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
21	RES2\PS706792	Lot Res 2 PS706792	90I DONOHUE STREET CLYDE NORTH 3978	3.03 hectares	UGZ	EAO PAO PAO3	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
22	1\PS706792	Lot 1 PS706792	37 BROCKER STREET CLYDE NORTH 3978	3.2 hectares	FZ FZ2 UFZ UGZ	Environmental Audit Overlay (EAO) LSIO PAO PAO3	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'



Parcel No.	Parcel SPI	Lot and Plan Number	Address	Area	Zoning	Overlays	Details
23	2\PS718150	Lot 2 PS718150	35 BROCKER STREET CLYDE NORTH 3978	8,107 m ²	UGZ	EAO	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
24	RES1\PS7067 92	Lot Res 1 PS706792	585I BERWICK- CRANBOURNE ROAD CLYDE NORTH 3978	7.92 hectares	UGZ	EAO PAO PAO3	Parcel is in a designated bushfire prone area.
25	RES1\PS5470 08	Lot Res 1 PS547008	2I STAUNTON WALK CRANBOURNE EAST 3977	6.90 hectares	GRZ GRZ1 UFZ	DCPO DCPO4 DPO DPO1 LSIO	Parcel is in a designated bushfire prone area. All or part of this parcel is an 'area of cultural heritage sensitivity'
26	C\PS704181	Lot C PS704181	80S LINSELL BOULEVARD CRANBOURNE EAST 3977	4.61 hectares	GRZ GRZ1 UFZ	DCPO DCPO4 DPO DPO1 LSIO	Parcel is in a designated bushfire prone area.



All land parcels within the Croskell (Employment) PSP are in a designated bushfire prone area. Special bushfire construction requirements apply, and planning provisions may apply.

Parcel 1 (Lot 2 PS729806) is the only land parcel with a heritage overlay (HO137). The requirements of this overlay apply to both the heritage place and its associated land.

Eight land parcels have been identified as potential flood zones, are zoned as UFZ and have a LSIO overlay.

Several parcels are within an area of cultural heritage sensitivity. Areas of cultural heritage sensitivity are defined under the Aboriginal Heritage Regulations 2018 and include cultural heritage places and landform types that are generally regarded as more likely to contain Aboriginal cultural heritage. If significant land use change is proposed, requirement for a cultural heritage management plan may be triggered.

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

Parcels 19, 20, 21, 22, 23 and 24 are subject to environmental audit overlays and before a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:

- A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use or the proposed use; or
- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use.

4.3 SURROUNDING LAND USE

The area surrounding the Croskell (Employment) PSP area is summarised in **Table 4.3**.

Table 4.3: Surrounding Land Use

Direction	Land Use
North	Thompsons Road (TRZ2), followed by a combination of commercial properties (C2Z), farmland (FZ2, GRZ1 and UGZ10) and residential properties (GRZ1), Thompsons Road Wetlands (UFZ).
South	Residential properties (GRZ1), followed by Linsell Boulevard (GRZ1)
East	Berwick-Cranbourne Road (TRZ2), followed by commercial and residential properties (UGZ6, SUZ4)
West	Narre-Warren Road (TRZ2), followed by commercial (C1Z, RGZ2) and residential properties (GRZ1)

Notes :

C1Z : Commercial 1 Zone

C2Z : Commercial 2 Zone

FZ2: Farming Zone – Schedule 2

GRZ1: General Residential Zone - Schedule 1

RGZ2: Residential Growth Zone - Schedule 2

SUZ4: Special Use Zone – Schedule 4

TRZ2 : Transport Zone 2

UFZ : Urban Floodway Zone

UGZ6: Urban Growth Zone - Schedule 6

UGZ10: Urban Growth Zone - Schedule 10

Hillcrest Farm (market gardens) occupies an area of approximately 5.5 hectares to the north of the Site, beyond Thompsons Road.

Concrete batching plants (Dandy Premix Concrete and Broadway & Frame Premix) are located to the north of the Site, beyond Thompson Road.

Three service stations (United Petroleum, BP and APCO) are located to the north and north-west of the Site, on Thompsons Road.



4.4 SITE FEATURES

The Site is largely open undeveloped grazing land surrounding commercial/industrial operations in the central north-western portion. The main commercial/industrial operations within the Croskell (Employment) PSP area include the following:

- Broiler farm (operations have ceased) – Parcel 9\PS729806;
 - Owned/operated by La Ionica Farming Operations Pty Ltd.
- Concrete batching plant and quarry (currently occupied by Boral Concrete and Burdett's) – Parcel 7\PS729806;
 - Owned by MQG Land Holdings Pty Ltd.
- Abattoir (operates across two land parcels);
 - Parcel 1\TP113854 - currently owned and occupied by Wagstaff Cranbourne Pty Ltd.
 - Parcel 5\PS729806 - currently owned by Kamulla Pty Ltd and occupied by Wagstaff Cranbourne Pty Ltd.
- Market gardens (Springmont Farm) – Parcel 2\PS729806;
 - Owned and operated by Favero Holdings Pty Ltd.

Additional features and observations from the site inspections relating to specific land parcels are discussed in **Section 5**.

Surface water bodies include a creek, dams, a lake/wetland and a quarry lake and drainage channels across the wider Site area.

Areas of dense vegetation are limited to two land parcels in the south and parcel 5\PS729806 (abattoir) and 6-PS729806 (former quarry) in the central to northern portion of the Croskell (Employment) PSP area.

Utilities and assets within the Croskell (Employment) PSP area include:

- Melbourne Water easement.
- High voltage transmission lines.
- Underground electrical cable (For the Melbourne desalination plant).
- Fibre optic cable.

Details about the utilities and assets and locations within the Croskell (Employment) PSP area is included in the Utility Services Assessment (USA) report.

4.5 ENVIRONMENTAL SETTING

4.5.1 Topography and Hydrology

The Croskell (Employment) PSP elevation ranges from approximately 60 metres relative to the Australian Height Datum (mAHD) in the northwest to approximately 30 mAHD in the northeast (**Figure 4-1** below and **Figure 4** (attached)). In general, the Site surface slopes toward the south and east-northeast from the northwest.

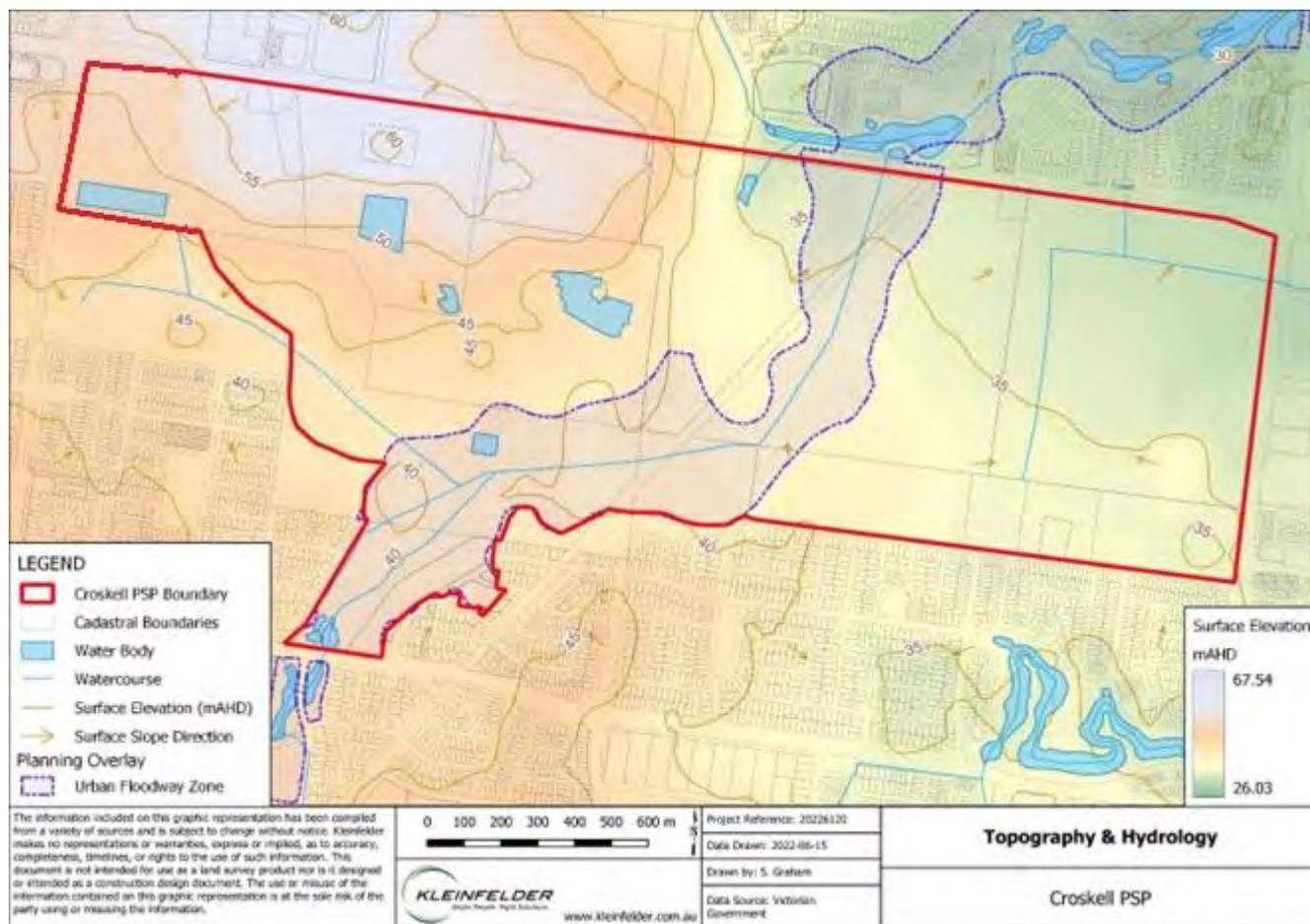


Figure 4-1. Interpolated surface elevation for the Croskell (Employment) PSP.

Source: Information shown was obtained from Victorian Government spatial data information sources (datashare.maps.vic.gov.au).

There are nine surface water bodies on the Site. In the southwestern Site area there are three water bodies, the two western water bodies are wetland-swamps named the Ti-Tree Creek-Linsell Boulevard Sediment Trap and the eastern water body is the Ti-Tree Creek-Linsell Boulevard Lake. These water bodies receive water from the Linsell Boulevard Wetlands, located across the southern Site boundary.

None of the other water bodies are named. Two water bodies in the central and northwest are associated with the Wagstaff abattoir and may contain organic waste from the facility. To the east of these water bodies, are a series of dams (designated as one structure on **Figure 4-1** and **Figure 4** (attached), a roadway from the abattoir accesses these water bodies. Historical aerial photograph review indicates that this area was originally a low-lying natural feature, likely a swamp/wetland. To the northwest a dam considered to be associated with agricultural activities is present on parcel 1.

The two remaining smaller water bodies are dams. Based on recent aerial photographs the dam in the southern Site area appears to have been drained in September 2021, through connection to the channel located to the south of the feature. The water body near the northern Site boundary is a dam and based on the DELWP mapping and aerial photograph review is connected to the Thompsons Road Wetlands (Arbourlea West Wetland) via a drain that runs beneath Thompsons Road.

Watercourses in the Site are distinctly linear, likely anthropogenic or modified natural structures and drain toward the northern/northeastern Site boundary. The watercourses drain to a series of wetlands (Thompsons Road/West Arbourlea, East Arbourlea and Berwick Waters) that ultimately link to the Tooradin Road Drain, part of the surface water drainage and flood protection network infrastructure constructed to drain the Koo Wee Rup Swamp in the late 1800's early 1900's³.

³ Victorian Resources Online. A brief description and land use in the Roo-Wee-Rup and Cranbourne Regions (accessed June 2022).



As shown on **Figure 4-1** (above) and **Figure 4** (attached), the watercourse running from south to north through the Site is identified within the Casey Planning Scheme as an urban floodway zone (UFZ).

The UFZ requires that the flood risk be considered during assessing land uses and essentially discourages development outside of recreational uses. Based on the surface elevation review the area of the UFZ could be re-evaluated with more recent data to determine the probable maximum flood (PMF) and design flood extent (DFE).

4.5.2 Geomorphology

Based on the data in the Geomorphology of Victoria and Land Systems of Victoria 1:250,000 maps⁴, the Site is situated within the Central Sunklands subunit of the Eastern Plains geomorphic land unit and is described as comprising coastal plains with ridges and dune fields with an annual rainfall of ≥ 700 mm/year. The sunk lands are described as containing poorly drained soils with a moderate susceptibility to waterlogging and a low susceptibility to salinity issues. Gullying and landslip potential within the subunit are described as low and very low, respectively.

4.5.3 Geology

Surface geology in the Site area⁵ (**Figure 4-2** below and **Figure 5**, attached) comprises unnamed Quaternary inland dune deposits (sand, silt and clay; deposited < 2.6 million years before present) overlying the Late Miocene to Pliocene Red Bluff Sandstone (sandstone and conglomerate; deposited between 10 and 5 million years before present). It is noted that, while generally considered to have a fluvial depositional environment, VandenBerg⁶ identified the Red Bluff Sandstone depositional setting is interfingering marine and fluvial.

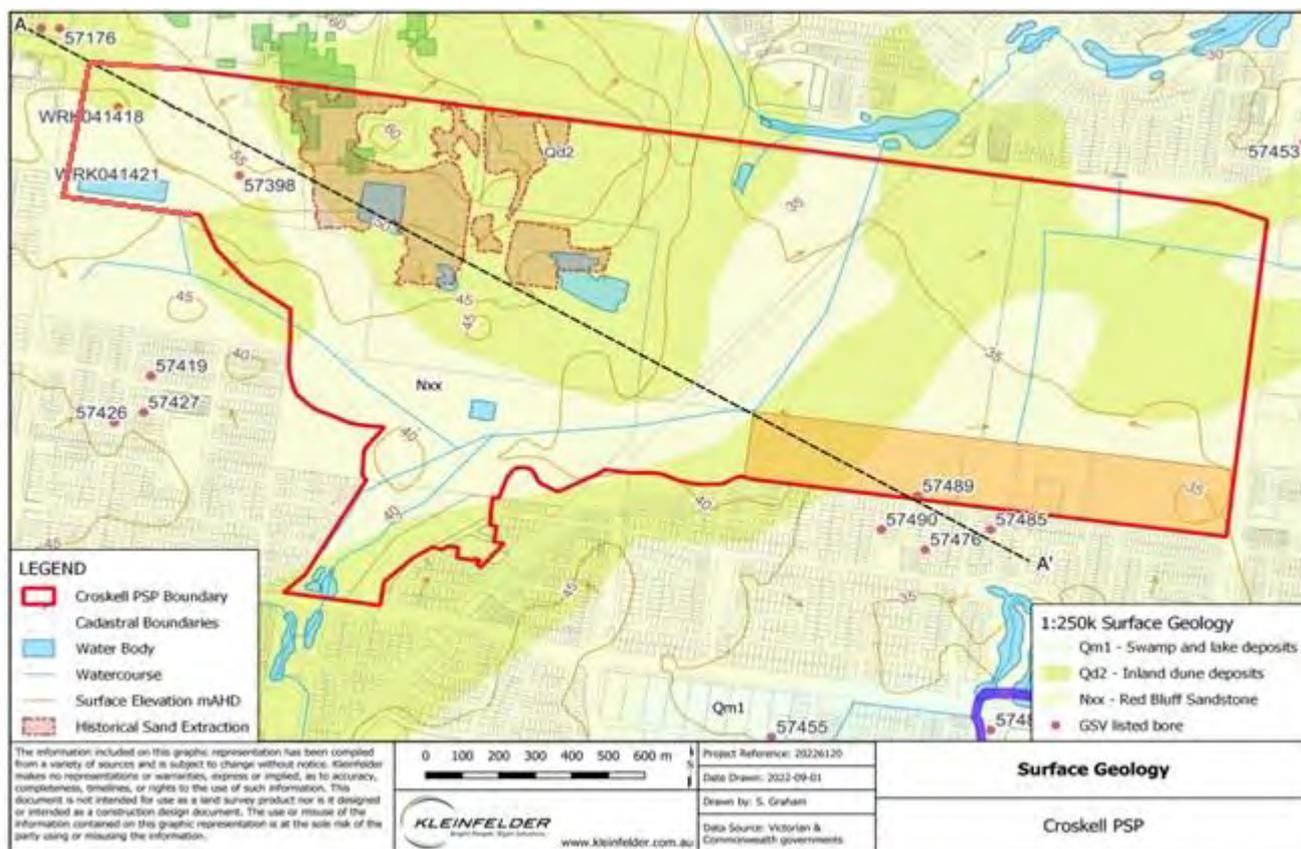


Figure 4-2 Surface 1:250,000 geological map.

For **Figure 4-2** historical sand mining areas were determined by georeferencing the 1974 historical aerial photograph. Bore locations are from the Geological Survey of Victoria database.

Based on logs from boreholes drilled to the Site's northwest, south, northeast and southeast, the Red Bluff Sandstone partially overlies the Monbulk Volcanic Group basalts (erupted approximately 37 million years before

⁴ See services.land.vic.gov.au – GMU250 and LSYS250 spatial datasets.

⁵ Geological Survey of Victoria, 2011. Seamless surface geology 1:250,000 map book. (Online version – gsv.civ.gov.au/sd_weave)

⁶ VandenBerg, A.H.M., 2016. Depositional facies and extent of the Late Neogene Sandringham Sandstone in southern Victoria, Australia. Royal Society of Victoria, 128, 7-24.



present), with both formations unconformably overlying the Late Ordovician to Middle Devonian Murrindindi Supergroup siltstones, sandstones and shales, deposited between 490 and 460 million years before present.

Historically sand from the Quaternary dune deposits was extracted for use within the building industry, with sand extraction occurring at various locations on the PSP (**Figure 5**, attached). Based on historical aerial photographs sand extraction commenced prior to 1960, but post 1939 and concluded between 1991 and 2006. Following the cessation of sand works the extracted areas appear contoured/levelled rather than backfilled.

A review of the Atlas of Australian Soils indicates that soil in the Croskell (Employment) PSP area is classified as non-sodic (exchangeable sodium potential <6%) with a low potential for dispersion. The soil type is identified as chromosols which display a strong texture contrast between the surface soil and subsoil horizons (**Figure 6** attached).

A review of the CSIRO acid sulfate soil map⁷ database indicates that the majority of the Site has an extremely low probability for acid sulfate soil presence (1-5%), although notes that any occurrences may be in localised areas, for example the possible natural low-lying area identified in **Section 4.5.1**. The CSIRO map indicates that the north central and northeastern boundaries have a low probability for acid sulfate soil (6 to 70%). The extent of probable acid sulfate soils across the Croskell (Employment) PSP area is presented on **Figure 7** (attached).

4.5.4 Hydrogeology

The Site's eastern area is within Zone 3 of the Koo Wee Rup water supply protection area (WSPA), which is under a groundwater management plan (GMP) designed to ensure the long-term sustainability of the groundwater resource. The WSPA applies to all aquifers beneath the area and the groundwater management plan requires monitoring of the groundwater for level changes and salinity. There are no wells for the GMP monitored within the WSPA Zone 3.

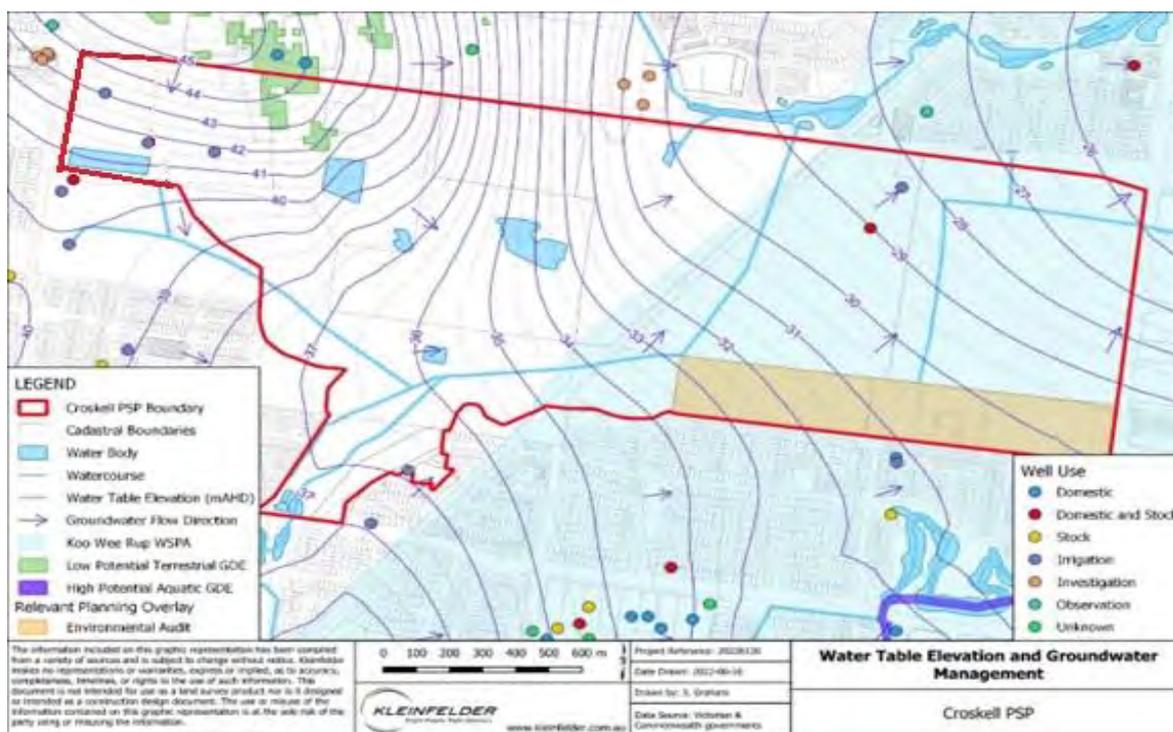


Figure 4-3. Water table elevation and potential flow direction beneath the Site.

The water table elevation was modelled by the Secure Allocation Future Entitlements Commonwealth Government project. WSPA is water supply protection area and GDE is groundwater dependent ecosystem (from Commonwealth Government Groundwater Dependent Ecosystem database).

The Department of Environment, Land, Water and Planning (DELWP) groundwater resource report for the Site area indicates it is in the Westernport Catchment and the water table is between 5 and 10 metres below ground level (mbgl), with the groundwater having a total dissolved solids (TDS) concentration of 501 to 1,000 mg/L. As

⁷ CSIRO Land and Water, 2013. Atlas of Australia Acid Sulfate Soils. data.csiro.au/collection/6226



indicated in **Figure 4-3** (above) and **Figure 8** (attached), shallow aquifer groundwater is expected to flow in a south easterly and north easterly direction beneath the Site.

The DELWP resource report indicates there are five aquifers beneath the Site (Quaternary, Upper Tertiary (unconsolidated), two Lower Tertiary (fractured rock) and Mesozoic-Palaeozoic (fractured rock)). As shown on **Figure 4-3** (above) and **Figure 8** (attached) the Quaternary sediments are disconnected and review of available registered well bore logs in the Site area indicates the sediments are less than 5 m thick, suggesting that water yield from this aquifer, where groundwater is present is expected to be low. However, where these sediments overlie lower permeability sediments, perched water conditions are possible.

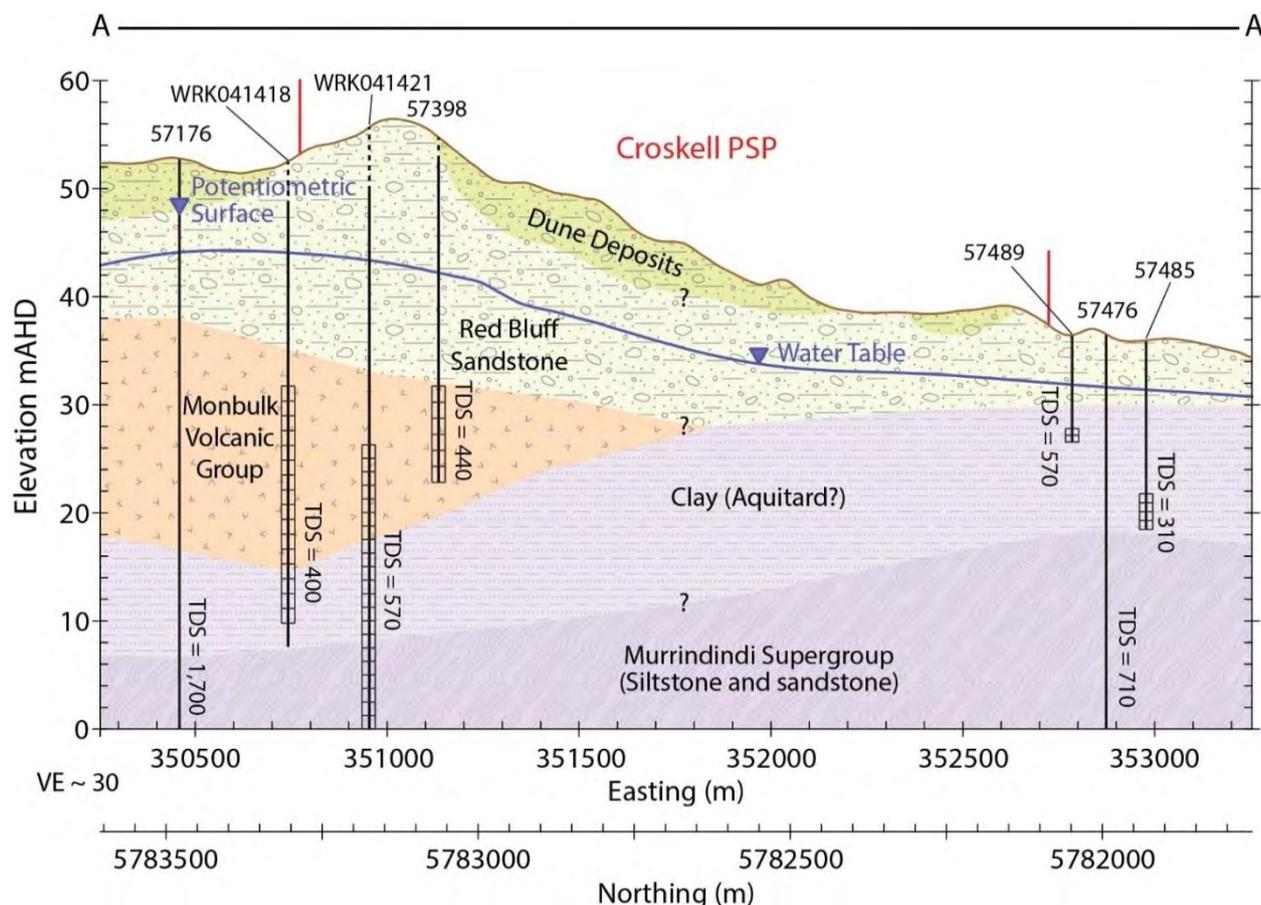


Figure 4-4. Schematic hydrogeological cross section for the Site area.

The section location is shown on **Figure 4-4**. Well screened intervals are indicated. Note: the screened interval for bore 57176 is not known and the interval for 57476 is below 0 mAHd.

Review of available bore logs indicates the Monbulk Volcanic Group and Murrindindi Super Group are important aquifers beneath the Site's western area and the Murrindindi Supergroup is important beneath the eastern area. The water table is inferred to be within the Red Bluff Sandstone and the potentiometric surface for the 57176 well indicates that the Murrindindi Supergroup aquifer is confined.

The DELWP report indicates that the groundwater TDS concentrations from the Tertiary and Mesozoic-Palaeozoic aquifers is expected to be between 1,001 and 3,001 mg/L. Information obtained from the near Site relevant groundwater database search suggests the groundwater TDS from these aquifers is below 1,000 mg/L (**Figure 4-4**).

There are four groundwater wells within the Site boundary, three of which are registered for irrigation, with the fourth registered for stock watering. The three irrigation wells were installed to depths between 20 and 40 mbgl suggesting these wells source water from the Monbulk Volcanic Group and Murrindindi Supergroup aquifers. The installation depth for the stock watering well is not recorded in the relevant databases.

Within an approximate 5 km radius from the Site centre, 548 registered groundwater wells were identified using the Victorian Government Water Management Information System and the Commonwealth Government



Groundwater Explorer databases (**Attachment C**). Most wells registered for irrigation, stock watering and domestic supply were installed prior to 2007 and are now located within residential areas, hence it is probable that the majority of wells near Site have been decommissioned.

Based on electrical conductivity measurements for wells installed at depths less than 20 m bgl the groundwater TDS concentrations within a 5 km radius of the Site centre are estimated to range between 100 and 7,900 mg/L, with a geometric mean of 700 mg/L (n= 82). Approximately 22% wells have groundwater with an estimated TDS concentration >1,200 mg/L and 6% >3,200 mg/L. Approximately 60% of estimated TDS concentrations are below 601 mg/L, indicating the water table aquifer groundwater is within the Environmental Reference Standard Segment A (TDS = 0 to 600 mg/L), for which the relevant environmental values are:

- Water dependent ecosystems and species.
- Potable water supply (desirable).
- Agriculture and irrigation (irrigation and stock watering).
- Water-based recreation.
- Traditional Owner cultural values.
- Buildings and structures.

With regards to water dependent ecosystems and species environmental value on the Australian Groundwater Dependent Ecosystem Atlas⁸ there is one groundwater dependent ecosystem (GDE) within the Site boundary, and one located to the Site's south:

- Within the Site a low potential terrestrial groundwater dependent ecosystem (GDE) is in the northeastern Site area. This area would potentially receive groundwater sourced from off-Site.
- A high potential GDE is associated with the Clyde Creek Wetlands, located approximately 550 m across the Site's southeastern boundary. It is unlikely that groundwater from the Site would discharge to this GDE.

Based on the wider GDE's identified in the atlas and the water table groundwater flow direction groundwater from the Site possibly discharges to Cardinia Creek, located approximately 4 km from the eastern Site boundary. Hence it is considered unlikely that groundwater discharging from the Site, if contaminated would preclude the water-based recreation and Traditional Owner cultural values environmental values.

As the area is proposed for residential development the potable water supply, agriculture, irrigation, buildings, and structures environmental values are unlikely to be relevant to any issues associated with groundwater quality. There is potential that footings of residential buildings may intercept shallow water table at some areas within the Site.

Along the Site's southeastern boundary there is an environmental audit overlay. Following a review of aerial photographs (1939 to 2022) the reason for the overlay at this location is not clear, as the site appears to have been predominantly used for grazing, although there is some evidence in the photographs that minor waste stockpiling could have occurred.

4.6 HISTORICAL AERIAL PHOTOGRAPHS

Historical aerial photography for the Site was obtained from Lotsearch. Aerial photographs were reviewed covering a period from 1939 to 2022. Quarrying and materials processing has occurred at the site from as early as 1960. It appears that quarried land was levelled as opposed to infilled following the completion of quarrying activities.

A summary of the historical aerial photograph review is provided in **Table 4.4**. Historical aerial photographs are included in **Attachment D**.

⁸ bom.gov.au/water/groundwater/gde



Table 4.4: Summary of Aerial Photographs

Date	Observations	
	Site	Surrounding Area
1939	<p>The Site is bounded to the north and east by unsealed roads (currently Thompsons Road and Berwick-Cranbourne Road, respectively).</p> <p>The Site is largely grass covered (presumably grazing/farmland) with minor tree cover and smaller roads/paths divide individual land parcels. A section of bushland/established vegetation is present in the central northern portion of the Site.</p> <p>Tracks/paths are visible throughout the portion of bushland (parcels 6, 7 and 8) with some evidence of vegetation clearance visible to the west (parcels 5 and 6). At least three buildings/structures are visible on parcel 5.</p> <p>On cleared land/farmland adjacent to the east of the bushland area (parcels 7 and 8) is one rectangular shaped shed/building/structure and two smaller sheds/buildings which are accessible from Thompsons Road via a smaller north-south internal road (parcel 10).</p> <p>On cleared land/farmland adjacent to the west of the bushland area (parcels 5, 7 and 8) are at least four sheds/buildings which are accessible from Thompsons Road via a smaller internal road (parcel 1). To the west of the internal road is a parcel of cleared land with trees planted along each boundary.</p> <p>Patches of dense vegetation (trees/scrub) are present in the central-southern section of the Site (parcels 11, 15, 16 and 26).</p> <p>A drainage line/easement runs through the Site from the north-east to south-west.</p> <p>A creek runs through parcels 10, 11 and 13.</p>	<p>Surrounding land appears to largely grass covered (presumably grazing/farmland).</p> <p>Off-Site to the north, there is a mixture of bushland and cleared parcels with sheds/buildings.</p>
1960	<p>Further clearance of vegetation on parcel 6, including parcels 3 and 4 with bare earth visible and multiple earth tracks/paths (potential quarrying activities) surrounding a rectangular parcel of land with approximately eight sheds/buildings (parcel 5).</p> <p>Wider tracks/paths created within the bushland area with access from Thompsons Road.</p> <p>A pit/quarry is located in the southern portion of parcel 6.</p> <p>Additional sheds/buildings erected on cleared land/farmland (parcel 1) to the east of parcels 3, 4 and 6.</p> <p>Patches of dense vegetation (trees/scrub) in the central-southern section of the Site have been cleared (parcels 11, 18, 16 and 26).</p> <p>Several buildings/structures and cleared fields/patches of vegetation (gardens) are present on parcels 22 and 23 to the south-east of the Site (likely homestead).</p>	<p>Clearance of vegetation to the north and bare earth visible (potential quarrying activities).</p>
1962	<p>The Site appears to be largely unchanged.</p> <p>Clearance of bushland and potential quarrying (bare earth visible) extending to the east on parcels 7 and 8.</p>	<p>Surrounding land appears to be largely unchanged.</p>
1968	<p>Clearance of bushland and potential quarrying (bare earth visible) extending to the east on parcels 7 and 8.</p> <p>The number of buildings present on parcel 10 has increased.</p>	<p>Surrounding land appears to be largely unchanged.</p>
1972	<p>The Site appears to be unchanged.</p> <p>Clearance of bushland and potential quarrying (bare earth visible) increasing on parcels 7 and 8.</p>	<p>Surrounding land appears to be largely unchanged.</p>
1974	<p>Additional buildings/structures present on parcel 5.</p>	<p>Surrounding land appears to be largely unchanged.</p> <p>The road to the north of the Site has been sealed (bitumen).</p>



Date	Observations	
	Site	Surrounding Area
1979	Parcel 1 in the north-western portion of the Site appears to be in development for agricultural use (linear patterns).	Surrounding land appears to be largely unchanged. Increase in the number of buildings structures (presumably residential/commercial developments) to the south-east.
1985	Parcel 1 in the north-western portion of the Site established for large-scale agricultural use as indicated by parcels of land with linear patterns. Electrical transmission lines and towers run east-west through the Site through parcels 8,11, 13, 14, 15 and 18.	Surrounding land appears to be largely unchanged. Roadways in a grid-based pattern to the north of established quarrying operations. Increase in the number of buildings structures (presumably residential/commercial developments) to the south-east. Large rectangular structure (pond/dam) present to the south-west at the termination of drainage lines
1987	A rectangular structure (dam/pond) is present in parcel 16 in the central-southern portion of the Site.	Surrounding land appears to be largely unchanged.
1989	Three long rectangular sheds have been installed on parcel 10, with foundations for development of an additional two buildings present. Clearance of vegetation and potential quarrying activities (bare earth visible) on the eastern portion of parcel 7. Addition of a large shed/building on parcel 1.	Surrounding land appears to be largely unchanged.
1991	One additional long rectangular shed has been installed on parcel 10.	Parcels of land to the north of established quarrying operations appear to be established for agricultural use as indicated by parcels of land with linear patterns.
2006	A large rectangular structure (dam/pond), two smaller rectangular structures/pits containing dark coloured material and a smaller pond/dam are present on parcel 6. These structures are the wastewater treatment features of the abattoir. A building/structure is present at the northern boundary of the Site (north-eastern Site area -Parcel 12).	Residential developments located adjacent to the Site (southern and south-western boundaries)
2009	The structure on parcel 5 has been expanded to the east of the existing buildings.	Surrounding land appears to be largely unchanged. Residential developments in various stages of completeness to the north. A roundabout has been installed at the intersection of Berwick-Cranbourne Road and Thompsons Road.
2014	The Site appears to be unchanged.	Continued development of parcels of land (predominantly residential use) in all directions surrounding the Site.
2022	A parking area or contractors laydown yard is present at the north of parcel 13.	Continued development of parcels of land (predominantly residential use) in all directions surrounding the Site.



4.7 CERTIFICATES OF TITLE

European settlers first arrived in the general City of Casey area in the 1830s and 1840s. The first sale of freehold land was in 1852. Prior to this, grazing and squatters' licenses were taken up in this district between 1837 to 1846 and new regulations in 1847 allowed squatters and grazing license holders to purchase pre-emptive rights to their homestead blocks or purchase acreage before any of the land was available for purchase by the general public⁹.

Records of land parcel ownership prior to the 1940s were not available on Land data (https://www.landata.vic.gov.au/tpc_specify_property.aspx) for most land parcels within the Croskell (Employment) PSP.

Based on the current and available historical certificates of title, notable land uses or potentially contaminating businesses that currently or historically have operated within the Croskell (Employment) PSP area including:

- Abattoir.
- Quarry.
- Brickworks.
- Broiler farm.
- Agriculture (market gardens).
- Natural person/agricultural land use (dairy, orchards, crops).

4.8 HISTORICAL BUSINESS DIRECTORY

According to the Sands & McDougall directory 1896–1974 (accessed via Victoria Unearthed), there are no historical business listings associated with land parcels within the Croskell (Employment) PSP area.

4.9 HERITAGE SITES

Aboriginal presence in the greater Casey area dates back 30-35,000 years before present¹⁰. Sites of Aboriginal cultural heritage significance includes the following:

- scar trees.
- stone tool artefact scatters.
- coastal or freshwater shell middens.
- burial sites.

Several Aboriginal cultural heritage assessments have been completed in the Berwick, Cranbourne and Clyde regions. In general, the archaeological signature of the area suggests that low density scatters, or isolated artefacts, may be found on all landforms regardless of disturbance levels and in surface and sub-surface contexts¹¹. Several parcels within the Croskell (Employment) PSP area are within areas of Aboriginal cultural heritage sensitivity.

A heritage study commissioned by the City of Casey in 1997¹² (focused on post-Contact heritage) indicated that there are two sites of heritage value within the Croskell (Employment) PSP area:

- Springmont (parcel 1) – the altered farmhouse is located well off the road and has a combination of timber ashlar pattern boarding and stuccoed brick cladding. The roof form is gabled with Dutch-hipped bays. There are mature exotic trees on the lot but close to and to the rear of a large new house complex in a sand mining area.
 - The house and the mature trees are locally significant historically for their connection with a prominent Clyde community member, from the 1860s when the first section of the house was probably built. The house has been altered and hence represents no one period clearly but it is perceivably old for the locality.

⁹ Graeme Butler & Associates, 1998. City of Casey Heritage Study – Environmental History

¹⁰ Archaeological & Heritage Management Solutions, 2015. Casey Central Town Centre PSP 12, Cranbourne North. 26 October 2015.

¹¹ Archaeological & Heritage Management Solutions, 2015. Casey Central Town Centre PSP 12, Cranbourne North. 26 October 2015.

¹² Graeme Butler & Associates, 1997. City of Casey Heritage Study – Significant Places

(<https://www.cclc.vic.gov.au/cms/content/uploads/2018/05/City-of-Casey-Heritage-Study-Significant-Places.pdf>).



- A heritage overlay (HO137) applies to the farmhouse and mature exotic trees (the heritage place) and its associated land.
- Spring Meadows (parcel 10) - a semi-derelict cavity red-brick house set in remnant house garden and orchard, which is now part of a large market garden. The house has a hipped roof clad with corrugated iron, a new verandah roof and concrete verandah floor and many rear skillion extensions. It is well set back from the road in a small group of mature exotic trees.
 - The house and associated trees are of local significance for their altered expression of the Edwardian era, their association with one of the Clyde pioneering families and a prominent local identity.

4.10 EPA VICTORIA RECORDS

4.10.1 Licensed Sites

Wagstaff Cranbourne Pty Ltd holds EPA license 74250 (amended 11/12/2017) for its operations at 1500 Thompsons Road, Cranbourne East, 3977 (EPA premises reference no: 70690). The license allows for the discharge of treated wastewater and animal, or vegetable organic wastes generated at the premises to land. The conditions of this license include:

- No waste is to be discharged, emitted or deposited beyond the boundaries of the premises, except in accordance with this licence or under the Act.
- Immediate notification to the EPA of non-compliance with any condition of the licence.
- Submission of an annual performance statement to EPA for the previous financial year.
- Retention of documents and monitoring records associated with annual performance statements at the premises for five years from the date of each statement.
- Establishment of a risk-based monitoring program to enable determination of compliance with each condition of the licence.
- Ensuring that odours offensive to the senses of human beings are not discharged, emitted or released beyond the boundaries of the premises.
- Ensuring that nuisance dust and/or nuisance airborne particles are not discharged or emitted beyond the boundaries of the premises, except as permitted by the licence.
- Water conditions:
 - Ensure that surface water discharged from the premises is not contaminated with waste.
- Land conditions:
 - Must not contaminate land or groundwater.
 - Ensure that the discharge of wastewater does not change the condition of land so as to make that land or any part of that land harmful or potentially harmful to human beings or the environment.
 - Ensure that deposit of animal or vegetable organic wastes does not change the condition of land so as to make that land or any part of that land harmful or potentially harmful to human beings or the environment.

In November 2000, EPA Victoria determined that Wagstaff Cranbourne Pty Ltd committed the following offences in relation to their previous license:

- Disobeyed Conditions of Licence in contravention of s.27(2) of the *Environment Protection Act 1970*.
- An unlicensed discharge of waste onto the abattoir site: breach of s. 27(1)(a) of the *Environment Protection Act 1970*.
- The unauthorised installation of works: breach of s. 19A(2)(a) of the *Environment Protection Act 1970*.

4.10.2 Priority Sites Register

A search of the EPA Victoria priority sites register (current as of 25 May 2022) indicated that no land parcels within the Croskell (Employment) PSP are listed as priority sites.

A former landfill listed on the priority sites register is located at Lot 7,9-11 and 12 Stevenson's Road, Cranbourne, approximately 4.95 km to the south-west of the Site.



4.10.3 Certificates and Statements of Environmental Audit

A search of the EPA Victoria list of Issued Certificates and Statements of Environmental Audit undertaken in April 2022 indicated that no certificates or statements of environmental audit have been issued for any parcels of land within the Croskell (Employment) PSP.

The Croskell (Employment) PSP area is located within 5 km of a sites with certificates or statements of environmental audit. Details of environmental audits within 5 km of the Site are summarised in **Table 4.5** below.



Table 4.5: Summary of Environmental Audits within 5 km of the Site

Site name/address	Audit Type	CARMS No.	Distance and direction from Site centroid	Date Completed	Nature of site contamination	Outcome	Conditions
Ford New Holland Site – Berwick-Cranbourne Road, Cranbourne	53X Statement ¹³	22071-1	3.15 km south-west	19/04/1993	Soil contamination adjacent to two underground petroleum hydrocarbon storage tanks and the associated pipework. The soil contamination has been removed.	The area of the site excluding inaccessible fill is considered suitable for any development, including residential. However, a certificate of audit was not issued for the entire site due to localised concentrations exceeding EPA clean fill guidelines in inaccessible fill materials.	N/A
Former Works Depot – O’Toole’s Road, Cranbourne	53X Certificate ¹⁴	31521-1	4.3 km south-west	17/03/1999	Small areas of hydrocarbon and low-level PCB contamination. Soil in these areas was removed and the excavated areas validated. Minor levels of petroleum hydrocarbon remain in the soil and shallow groundwater but are attenuating.	Certificate of environmental audit issued – the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.	N/A
298-346 Clyde Road, Berwick	53X Certificate ¹⁵	46168-1	4.1 km north-east	31/05/2002	Low level contamination (Cr, Zn, dieldrin, OCP and TPH C>9 in the north-eastern portion of the site which was remediated.	Certificate of environmental audit issued – the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.	N/A

¹³ ICF Pty Ltd, 1993. Environmental Audit Report – Ford New Holland Site Cranbourne. 16 April 1993.

¹⁴ Gutteridge Haskins & Davey Pty Ltd, 1999. Former Work Depot on O’Tooles Road, Cranbourne. Environmental Audit Report (Volume 1). March 1999.

¹⁵ Gutteridge Haskins & Davey Pty Ltd, 2002. 298-346 Clyde Road Berwick Victoria 3806. Environmental Audit Report Under the Environment Protection Act 1970. Volume 1 of 2. 31 May 2002.



Site name/address	Audit Type	CARMS No.	Distance and direction from Site centroid	Date Completed	Nature of site contamination	Outcome	Conditions
<p>Favero Gardens – Narre Warren-Cranbourne Road, Cranbourne North</p> <p>Audit Area 1 – Market Garden Fields Area</p> <p>Audit Area 2 – Farm Operations Area</p> <p>Audit Area 3 – Main Dam Area</p>	53X Statement ¹⁶	49142-1	2.25 km north-west	23/09/2002	<p>Soil analytical results revealed small areas impacted by petroleum hydrocarbons and to a less extent pesticides. The affected areas in audit area 1 have been cleaned up and validated.</p> <p>The soil in audit area 1 has elevated levels of phosphate derived from fertiliser.</p> <p>The groundwater is contaminated mainly by nitrate derived from fertiliser application. EPA determined that clean-up of groundwater has occurred to the extent practicable and identified that the site is in a groundwater restricted use zone.</p> <p>The groundwater has low pH and occurs in shallow depth in some areas.</p>	<p>Statements of environmental audit issued for audit areas 1, 2 and 3. Subject to conditions, audit areas 1, 2 and 3 are suitable for the following beneficial uses:</p> <ul style="list-style-type: none"> • Maintenance of ecosystems (modified and highly modified) • Human health • Buildings and structures • Aesthetics • Production of food, flora and fibre 	<p>The owners and occupiers of the site should be informed that the site is within a GRUZ.</p> <p>A GQMP shall be prepared and implemented by the site owner or occupier</p> <p>Buildings and structures should be designed and constructed in accordance with relevant Australian Standards to assure protection from potentially corrosive shallow groundwater in parts of the site</p> <p>An EIP shall be prepared for the purpose of clearly communicating the requirements for protection of the environment during the development phase.</p>

¹⁶ Lane Consulting Pty Ltd, 2002. Environmental Audit Report - Favero Gardens Narre Warren-Cranbourne Road, Cranbourne North, VIC. 23 September 2002.



Site name/address	Audit Type	CARMS No.	Distance and direction from Site centroid	Date Completed	Nature of site contamination	Outcome	Conditions
Area 2 (Operations Area) Camden Green Estate – Narre Warren-Cranbourne Road Cranbourne North	53X Statement ¹⁷	49142-2	2.2 km north-west	20/09/2006	<p>Contamination associated with imported fill at the site was encountered. The main contaminants of concern were OCPs, petroleum hydrocarbons and metals.</p> <p>Following remediation and validation works, it was concluded that no beneficial uses of land were precluded.</p> <p>Groundwater contamination at the site precludes agriculture parks and gardens, stock watering, primary contact recreation and buildings and structures beneficial uses.</p>	<p>Statement of environmental audit issued for audit area 2. Subject to conditions, the site is suitable for the following beneficial uses:</p> <ul style="list-style-type: none"> • agricultural • sensitive use (high density) • sensitive use (other – consisting of medium or low density residential, childcare, pre-school or primary school) • recreation/open space • commercial • industrial 	<p>A GQMP shall be prepared and implemented by the site owner or occupier.</p> <p>Buildings and structures should be designed and constructed in accordance with relevant Australian standards to assure protection from potentially corrosive shallow groundwater.</p>
Area 3A – Camden Green Estate Narre Warren – Cranbourne Road, Cranbourne North	53X Statement ¹⁸	49142-3	2.2 km north-west	17/10/2005	<p>No beneficial use of land was precluded due to the contamination status of the land.</p> <p>Groundwater contamination at the site precludes agriculture parks and gardens, stock watering, primary contact recreation and buildings and structures beneficial uses.</p>	<p>Statement of environmental audit issued for audit area 3A. Subject to conditions, the site is suitable for the following beneficial uses:</p> <ul style="list-style-type: none"> • parks and reserves • agricultural • sensitive use (high density) • sensitive use (other – consisting of medium or low density residential, childcare centre, pre-school or primary school) • recreation/open space • commercial • industrial 	<p>A GQMP shall be prepared and implemented by the site owner or occupier.</p> <p>Buildings and structures should be designed and constructed in accordance with relevant Australian standards to assure protection from potentially corrosive shallow groundwater.</p>

¹⁷ Lane Piper Pty Ltd, 2006. Environmental Audit Report – Area 2 (Operations Area) Camden Green Estate Narre Warren-Cranbourne Road, Cranbourne North, VIC. 20 September 2006.

¹⁸ Lane Consulting Pty Ltd, 2005. Environmental Audit Report – Area 3A, Camden Green Estate Narre Warren-Cranbourne Road, Cranbourne North, VIC. 17 October 2005.



Site name/address	Audit Type	CARMS No.	Distance and direction from Site centroid	Date Completed	Nature of site contamination	Outcome	Conditions
Area 3B – Camden Green Estate Narre Warren – Cranbourne Road, Cranbourne North	53X Statement ¹⁹	49142-4	2.2 km north-west	3/3/2006	<p>No beneficial use of land was precluded due to the contamination status of the land.</p> <p>Groundwater contamination at the site precludes agriculture parks and gardens, stock watering, primary contact recreation and buildings and structures beneficial uses.</p>	<p>Statement of environmental audit issued for audit area 3B. Subject to conditions, the site is suitable for the following beneficial uses:</p> <ul style="list-style-type: none"> • agricultural • sensitive use (high density) • sensitive use (other – consisting of medium or low density residential, childcare centre, pre-school or primary school) • recreation/open space • commercial • industrial 	<p>A GQMP shall be prepared and implemented by the site owner or occupier.</p> <p>Buildings and structures – should be designed and constructed in accordance with relevant Australian standards to assure protection from potentially corrosive shallow groundwater.</p>
358 Clyde Road, Berwick	53X Statement ²⁰	54977-2	2.97 km north-east	24/05/2007	<p>Some soil results exceeded ecological screening criteria but were below residential criteria. The metals concentrations are attributed to naturally occurring metals concentrations.</p> <p>Elevated concentrations of antimony, copper, mercury, nickel and zinc in groundwater are attributed to regionally occurring concentrations.</p>	<p>Statement of environmental audit issued. Subject to conditions the site is suitable for the beneficial uses associated with:</p> <ul style="list-style-type: none"> • sensitive use (other) • commercial and industrial 	<p>The site must be developed in general accordance with the proposed sub-division plan provided to the auditor.</p> <p>Groundwater should not be used for agriculture, parks and gardens, stock watering and primary contact recreation.</p>

¹⁹ Lane Consulting Pty Ltd, 2006b. Environmental Audit Report – Area 3B, Camden Green Estate Narre Warren-Cranbourne Road, Cranbourne North, VIC. 3 March 2006.

²⁰ Coffey Environments Pty Ltd, 2007. Environmental Audit Report – 358 Clyde Road, Berwick, Victoria. 25 May 2007.



Site name/address	Audit Type	CARMS No.	Distance and direction from Site centroid	Date Completed	Nature of site contamination	Outcome	Conditions
950 Pound Road, Cranbourne North	53X Statement ²¹	57874-1	1.5 km	23/02/2006	<p>One of the beneficial uses of land is precluded due to the contamination status of the land.</p> <p>Groundwater at the site is not polluted with respect to any of the protected beneficial uses for the relevant groundwater segment. However, groundwater in the south-western corner of the site has elevated TDS.</p>	<p>Statement of environmental audit issued. Subject to conditions the site is suitable for the beneficial uses associated with:</p> <ul style="list-style-type: none"> • agricultural • sensitive use (high density) • sensitive use (other – consisting of medium or low density residential, childcare centre, pre-school or primary school) • recreation/open space • commercial • industrial 	<p>Groundwater in the south-western area of the site (in the vicinity of bore GW2) has elevated total salinity. Therefore it would be prudent for groundwater in this portion of the site not to be used for irrigation.</p> <p>In the event that any part of the site is used for cattle grazing, this must be in accordance with the Property Management Plan required by the Department of Sustainability and Environment due to the residual levels of pesticides in the soil.</p>
920 Pound Road, Cranbourne North	53X Statement ²²	61498-1	1.4 km	17/12/2007	<p>The concentrations of analytes in soil are not considered to constitute pollution of the protected beneficial uses of soil. Concentrations of nitrate in groundwater preclude the beneficial use of agriculture parks and gardens, primary contact recreation and stock watering.</p>	<p>Statement of environmental audit issued. Subject to conditions the site is suitable for the beneficial uses associated with:</p> <ul style="list-style-type: none"> • low density residential use • other uses 	<p>Groundwater at the site should not be abstracted for the beneficial use of agriculture parks and gardens, primary contact recreation or stock watering</p>

²¹ Lane Consulting Pty Ltd, 2006a. Environmental Audit Report – 950 Pound Road, Cranbourne North, VIC. 23 February 2006.

²² Golder Associates Pty Ltd, 2007. Environmental Audit – 920 Pound Road, Cranbourne North, Victoria. December 2007.



Site name/address	Audit Type	CARMS No.	Distance and direction from Site centroid	Date Completed	Nature of site contamination	Outcome	Conditions
Audit Area A – 1085 Glasscocks Road, Narre Warren South	53X Statement ²³	72254-1	2.33 km north-east	20/12/2013	<p>Soil contamination was not identified at the site.</p> <p>Low soil pH may result in mild exposure conditions for concrete (AS2159-2009).</p> <p>Nitrate, copper, nickel and zinc concentrations in groundwater were below the adopted audit criteria.</p> <p>Primary contact recreation and agriculture parks and gardens beneficial uses are precluded by ammonia, manganese, and/or low pH.</p>	<p>Statement of environmental audit issued. Subject to conditions, the site is suitable for the beneficial uses associated with sensitive uses (residential, primary schools and children’s services), secondary schools; public open space and recreational use; parks and reserves; agricultural use; commercial and industrial use.</p>	<ol style="list-style-type: none"> Concrete which may be exposed to natural soil, and groundwater in the upper aquifer (less than 3 metres below ground level), should be specified so as to be suitable for Exposure Condition A2 as defined in AS3600-2009. Groundwater from the upper aquifer (less than 3 mbgl) should not be extracted for recreational or irrigation purposes.
Audit Area B – 1085 Glasscocks Road, Narre Warren South	53X Statement ²⁴	72254-2	2.33 km north-east	30/07/2014	<p>Soil contamination was not identified at the site.</p> <p>Nitrate, copper, nickel and zinc concentrations in groundwater were below the adopted audit criteria.</p> <p>Primary contact recreation beneficial use is precluded by naturally occurring manganese concentrations and low pH.</p>	<p>Statement of environmental audit issued. Subject to conditions, the site is suitable for the beneficial uses associated with sensitive uses (residential, primary schools and children’s services) secondary schools; public open space and recreational use; parks and reserves; agricultural use; commercial and industrial use.</p>	<p>Groundwater from the upper aquifer (less than 3 mbgl) should not be extracted for recreational or irrigation purposes.</p>

²³ Douglas Partners Pty Ltd, 2013. Environmental Audit Report – EPA CARMS No. 72254-1. EPA Service Order No. 8004041. Audit Area A – 1085 Glasscocks Road, Narre Warren South. 20 December 2013.

²⁴ Douglas Partners Pty Ltd, 2014. Environmental Audit Report – EPA CARMS No. 72254-2. EPA Service Order No. 8004066. Audit Area B – 1085 Glasscocks Road, Narre Warren South. 30 July 2014.



Site name/address	Audit Type	CARMS No.	Distance and direction from Site centroid	Date Completed	Nature of site contamination	Outcome	Conditions
281 Berwick-Cranbourne Road, Clyde North	53X Certificate ²⁵	72977-1	2.73 km south-east	1/5/2015	Based on average and statistical assessment, reported TRH and zinc in fill soils were below ecological screening criteria and unlikely to affect underlying groundwater.	Certificate of environmental audit issued – the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.	N/A
1591 South Gippsland Highway, Cranbourne East	53X Statement ²⁶	74974-1	4.41 km south-west	16/11/2018	Groundwater at the site is polluted with <i>E.coli</i> and faecal coliforms (from an off-site source) and currently precludes the beneficial uses potable water supply, stock watering, agriculture, parks and gardens and primary contact recreation.	Certificate of environmental audit issued. Subject to conditions, the site is suitable for the beneficial uses associated with: <ul style="list-style-type: none"> • sensitive use (other) • sensitive use (high density residential) • commercial • industrial 	Groundwater must not be used for any beneficial use without prior testing and review of results by a suitably qualified professional to confirm its suitability for that use. It may be extracted for the purpose of environmental monitoring or remediation. Groundwater pollution from off-site would need to be cleaned up to restore all beneficial uses at the site.
Clyde North Hall - 414 Berwick-Cranbourne Road, Clyde	53X Certificate ²⁷	26725-1	2.5 km 5south-east	20/07/1995	No visual evidence of potential soil contamination was identified. This was confirmed by the results of a soil investigation.	Certificate of environmental audit issued - the condition of the site is neither detrimental nor potentially detrimental to any beneficial use of the site.	N/A

²⁵ AECOM Australia Pty Ltd, 2015. Environmental Audit Report: 281 Berwick-Cranbourne Road, Clyde North. 1 May 2015.

²⁶ Vic Audits, 2018. Environmental Audit Report – 1591 South Gippsland Highway, Cranbourne East VIC 3977. November 2018.

²⁷ Woodward-Clyde Pty Ltd, 1995. Combined Environmental Assessment/Auditor's Report: Clyde North Hall, Clyde. July 1995.



4.10.4 Groundwater Quality Restricted Use Zones

A Groundwater Quality Restricted Use Zone (GQRUZ) is an area, site or property where an environmental audit has been conducted and was found to have residual groundwater contamination, usually as a result of previous industrial activity. These zones have been subject to cleanup in line with the relevant environmental standards. However, restrictions remain on what the water can be used for if it is extracted via a groundwater bore.

A search of the VVG database indicated that the Croskell (Employment) PSP area is located within 5 km of two GQRUZs.

A summary of the GQRUZs is provided in **Table 4.6**.

Table 4.6: Summary of Groundwater Quality Restricted Use Zones within 5 km of the Site

Site name/address	Site operations	Distance and direction from Site centroid	Nature of GQRUZ
1591 South Gippsland Highway, Cranbourne East ²⁸	Agricultural, vehicle towing	4.4 km southwest	Groundwater at the site is polluted with <i>E.coli</i> and faecal coliforms (from an off-site source) and currently precludes the beneficial uses potable water supply, stock watering, agriculture, parks and gardens and primary contact recreation.
Area 1, Audit Area 3A, Audit Area 3B – Narre Warren-Cranbourne Road, Cranbourne North ²⁹	Market gardens (Favero Gardens)	2.2 km north-west	The groundwater is contaminated mainly by nitrate derived from fertiliser application. EPA determined that clean-up of groundwater has occurred to the extent practicable and identified that the site is in a groundwater restricted use zone. The groundwater has low pH and occurs in shallow depth in some areas. Groundwater contamination at the site precludes agriculture parks and gardens, stock watering, primary contact recreation and buildings and structures beneficial uses.

4.11 LANDFILLS

According to the Victoria Unearthed, there are two landfills located approximately 5 km from the Site. The nearest operating landfill to the Site is located approximately 5 km to the north-west. The landfill is located at 274 Hallam Road, Hampton Park and is licensed to accept shredded tyres, solid inert waste and putrescible waste.

The nearest closed landfill is located approximately 5 km to the south-west of the Site. The landfill (known as Stevenson’s Road landfill) is located at 16-32I Cyril Beechey Lane, Cranbourne. The unlined landfill operated between 1996 and 2005 and received wastes including solid inert and domestic putrescible waste. The landfill was the subject of a parliamentary investigation³⁰ after dangerous levels of methane (a landfill gas) were detected in homes of the Brookland Greens housing estate. Due to the risk of explosion, approximately 29 households within the Brookland Greens housing estate were evacuated in 2008. The Brookland Greens housing estate was constructed within 250 m of the landfill.

Within the Croskell (Employment) PSP area, there is the potential for small scale undocumented landfilling, including during rehabilitation of quarries and disposal of animal carcasses on agricultural land parcels.

²⁸ Vic Audits, 2018. Environmental Audit Report – 1591 South Gippsland Highway, Cranbourne East VIC 3977. November 2018.

²⁹ Lane Consulting Pty Ltd, 2002. Environmental Audit Report - Favero Gardens Narre Warren-Cranbourne Road, Cranbourne North, VIC. 23 September 2002.

³⁰ Ombudsman Victoria, 2009. Brookland Greens Estate – Investigation into methane gas leaks. October 2009 (<https://www.parliament.vic.gov.au/papers/govpub/VPARL2006-10No237.pdf>)



4.12 CATHODIC PROTECTION RECORDS

A search of the cathodic protection public search tool (<https://connect.energysafe.vic.gov.au/home>) completed in April 2022 for each of the land parcels indicated that cathodic protection (associated with underground pipelines or fuel storage) is not present at the Site.

Copies of the cathodic protection search results for each of the addresses/land parcels are included in **Attachment E**.

4.13 HISTORIC MINING ACTIVITY

A search of the Earth Resources GeoVic Explore Victoria Online database (https://gsv.vic.gov.au/sd_weave/anonymous.html) identified three expired extractive tenement licenses within the Croskell (Employment) PSP area:

- LIC79 – Parcel 6.
- LIC1380 – Parcel 7.
- LIC61 – Parcel 8.

Off-Site to the north, two expired extractive tenement licenses (Figure 4-5) are associated with the current Dandy Premix Concrete and Broadway & Frame Premix properties.



Figure 4-5 Expired Extractive Industry Tenements in the Croskell (Employment) PSP area

Source: from Earth Resources GeoVic Explore Victoria Online database.

There were no records available for review in relation to the expired licences (i.e. issue date, expiry date, licence conditions).

4.14 SUMMARY OF HISTORICAL ENVIRONMENTAL INCIDENTS

In January 2018, there was a coal fire at Burdett's³¹ (parcel 7). It was reported that fire engulfed almost 10,000 tonnes of coal stored on the parcel and the Country Fire Authority was called to extinguish the fire. Risk to surrounding property was determined to be low as there were not many houses in the area.

In March 2013, there was a fire at the Wagstaff abattoir³² (parcel 5). It was reported that the fire was likely the result of an electrical fault in the roof of the abattoir building. It took more than 100 firefighters an hour to control the fire.

There are no reports of spills within or in the immediate vicinity of the Croskell (Employment) PSP area.

³¹ <https://cranbournenews.starcommunity.com.au/news/2018-01-24/coal-fire-at-quarry/>

³² <https://www.abc.net.au/news/2013-03-23/sheep-saved-in-massive-abattoir-blaze/4590656>



5 SITE CHARACTERISATION

5.1 SUMMARY OF LAND USES

Based on the title searches, aerial photographs and site inspections, a summary of current and historical land uses for each of the land parcels is provided (**Table 5.1** below).

Table 5.1: Summary of Land Uses

Parcel No.	SPI	Current Land Use	Historical Land Use
1	2\PS729806	Agriculture (market gardens) & residential	Agriculture (market gardens and grazing) and residential
2	1\LP217543	Agriculture (market gardens)	Agriculture (market gardens)
3	3\PS729806	Residential	Residential Commercial/industrial (associated with sand/quarrying activities)
4	4\PS729806	Commercial/light industrial and residential	Residential Commercial/industrial (associated with sand/quarrying activities)
5	1\TP113854	Commercial/industrial (abattoir)	Commercial/industrial (abattoir)
6	5\PS729806	Commercial/industrial (abattoir)	Commercial/industrial (abattoir) Commercial/industrial (sand quarry/brick manufacturer)
7	7\PS729806	Commercial/industrial (concrete batching plant & soil storage & processing yards) Chemical and fuel storage	Commercial/industrial (sand quarry/brick manufacturer)
8	6\PS729806	Open space, agriculture (grazing/ pasture/ irrigation) and commercial/industrial Easement for electricity transmission	Commercial/industrial (sand quarry/brick manufacturer)
9	9\PS729806	Vacant land	Residential
10	8\PS729806	Vacant commercial/industrial property and agriculture (grazing) Chemical and fuel storage Easement for electricity transmission	Commercial/industrial (broiler farm) including incineration of animal carcasses. Agriculture (grazing)
11	1\PS729807	Melbourne Water easement within land used for agricultural (grazing land)	Melbourne Water easement within land used for agricultural (grazing land)
12	11\PS729806	Residential	Residential Agriculture (grazing)
13	10\PS729806	Agriculture (grazing), commercial/light industrial Easement for electricity transmission	Agriculture (grazing)
14	12\PS729806	Agriculture (grazing) Easement for electricity transmission	Agriculture (grazing)
15	B/PS918158	Agriculture (grazing) Easement for electricity transmission	Agriculture (grazing)



Parcel No.	SPI	Current Land Use	Historical Land Use
16	A/PS918158	Agriculture (grazing) Easement for electricity transmission	Agriculture (grazing)
17	1\TP883525	Melbourne Water easement within land used for agricultural (grazing land)	Melbourne Water easement within land used for agricultural (grazing land)
18	1\TP123778	Melbourne Water easement within land used for agricultural (grazing land)	Melbourne Water easement within land used for agricultural (grazing land)
19	P\PS623939	Agriculture (grazing)	Agriculture (grazing)
20	1\PS706792	Agriculture (grazing), commercial/light industrial (logistics-trucking) Chemical and fuel storage	Residential Commercial/light industrial Agriculture (grazing)
21	RES2-PS706792	Agriculture (grazing)	Agriculture (grazing)
22	1\PS706792	Agriculture (grazing), commercial/light industrial (logistics-trucking) Chemical and fuel storage	Residential Commercial/light industrial Agriculture (grazing)
23	2\PS718150	Residential and commercial/light industrial (logistics-trucking) Chemical and fuel storage	Residential Commercial/light industrial
24	RES1-PS706792	Agriculture (grazing)	Agriculture (grazing)
25	RES1\PS547008	Melbourne Water easement within land used for grazing and stormwater management.	Melbourne Water easement within land used for grazing and stormwater management.
26	C\PS704181	Vacant undeveloped land	Agriculture (grazing)

5.2 POTENTIAL FOR CONTAMINATION

5.2.1 General

Inspections of land parcels within the Croskell (Employment) PSP were completed on 29 May and 20-21 June 2022. A photo summary of the site inspections is provided in **Attachment F**.

Based on the information reviewed in the desktop assessment, current and historic land uses within the Croskell (Employment) PSP (confirmed through the parcel inspection), potential sources of contamination were identified. The potential sources of on-site contamination were assigned a qualitative level of risk in accordance with PPN30, based on the likelihood of contamination representing a potential constraint to future development.

Outside of specific, potentially contaminating land-uses (eg. industrial), other factors taken into consideration include locations where deceased animals may have been buried (nutrients, pathogens and heavy metals), the potential for burial of domestic or other waste, underground fuel storage and septic tanks. The ground conditions (waterlogging, overgrown grass and weeds) on several parcels made it difficult to distinguish features that may suggest small-scale landfilling.

Specific contaminants of potential concern (COPC) based on different sources/site uses were adopted from Appendix J of Australian Standard AS4482.1³³ in addition to those from Kleinfelder's recent experience on similar sites.

³³ Standards Australia, 2005. Guide to the investigation and sampling of sites with potentially contaminated soil. Part 1: Non-volatile and semi-volatile compounds. 2 November 2005.



Based on available current and historical information for the land parcels, likely COPC associated with Site use or activities/features and risk ratings are listed in **Table 5.2**. Contamination risk ratings for each land parcel are presented on **Figure 9** (attached).

Further contamination assessment requirements for sensitive land use development (i.e. residential use, childcare centre, kindergarten, pre-school centre, primary school, children's playground, secondary school) are presented on **Figure 10** (attached).

Further contamination assessment requirements for other land use development (i.e. open space, agriculture, retail or office, industry or warehouse) are presented on **Figure 11** (attached).



Table 5.2: Summary of Potential Sources of Contamination

Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
1	Market garden Residential	No	Pesticide & fertiliser storage and application.	Soil Groundwater Surface water	Calcium phosphate, calcium sulfate, nitrates, ammonium sulfate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium. Copper sulfate, copper chloride, sulfur chromium, zinc. ammonium thiocyanate, carbamates, organochlorines, organophosphates, arsenic, mercury, triazines. lead, sodium tetraborate, sulfur, synthetic pyrethroids.	Medium	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit. <i>Other land use</i> – Document consideration of the potential contamination on the proposed development.
			Maintenance of farm infrastructure/machinery.		Petroleum hydrocarbons.		
			Irrigation using bore water.		Salinity.		
2	Market garden Residential	No	Pesticide & fertiliser storage and application.	Soil Groundwater Surface water	Calcium phosphate, calcium sulfate, nitrates, ammonium sulfate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium. Copper sulfate, copper chloride, sulfur chromium, zinc. ammonium thiocyanate, carbamates, organochlorines, organophosphates, arsenic, mercury, triazines. lead, sodium tetraborate, sulfur, synthetic pyrethroids.	Medium	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit. <i>Other land use</i> – Document consideration of the potential contamination on the proposed development.
			Maintenance of farm infrastructure/machinery.		Petroleum hydrocarbons.		
			Irrigation using bore water.		Salinity.		



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
3	Residential	Yes	Historical sand quarry.	Soil Groundwater	Heavy metals.	High	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit. <i>Other land use</i> - PSI to inform need for further assessment or an environmental audit.
			Importation of fill soils/sand of unknown origin.		Asbestos, petroleum hydrocarbons, metals, polycyclic aromatic hydrocarbons (PAH).		
4	Commercial/light industrial Residential	Yes	Historical sand quarry.	Soil Groundwater	Heavy metals	High	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit. <i>Other land use</i> - PSI to inform need for further assessment or an environmental audit.
			Importation of fill soils/sand of unknown origin.		Asbestos, petroleum hydrocarbons, metals, PAH.		
			Use of chemicals including paint, aerosols, solvents.		Petroleum hydrocarbons, metals.		
			Maintenance of plant/vehicles/machinery.		Petroleum hydrocarbons, metals.		
			Imported fill of unknown origin covering the site.		Asbestos, petroleum hydrocarbons, metals, PAH.		
5	Abattoir	No	Chemical and fuel storage and use, including pesticides/insecticides.	Soil Groundwater Surface water	Petroleum hydrocarbons, lead, arsenic, organochlorines, organophosphates, carbamates, synthetic pyrethroids, sodium tetraborate, sulfur.	High	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit. <i>Other land use</i> - PSI to inform need for further assessment or an environmental audit.
			Maintenance of infrastructure/machinery.		Hydrocarbons, metals, solvents, acids/alkalis, refrigerant, antifreeze Detergents.		
			Potential underground petroleum storage tanks.		Petroleum hydrocarbons, lead.		



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
6	Abattoir	No	Historical sand quarry/brick manufacturing.	Soil Groundwater Surface water	Heavy metals.	High	<p><i>Sensitive land use</i> - PRSA to inform need for an environmental audit.</p> <p><i>Other land use</i> - PSI to inform need for further assessment or an environmental audit.</p>
			Wastewater/effluent treatment.		Aluminium, arsenic, cadmium, chromium, cobalt, lead, nickel, fluoride, lime and zinc.		
			Irrigation with potentially contaminated surface water.		Metals, petroleum hydrocarbons, organochlorines, organophosphates.		
			Chemical and fuel storage and use, including pesticides/insecticides.		Petroleum hydrocarbons, lead, arsenic, organochlorines, organophosphates, carbamates, synthetic pyrethroids, sodium tetraborate, sulfur.		
			Buried hard waste & industrial waste, including animal carcasses/putrescible waste.		Asbestos, petroleum hydrocarbons, metals, PAH, ammonia, organic acids		
7	Concrete batching plant Soil storage and processing yards	Yes	Concrete batching.	Soil Groundwater Surface water	Metals, PAH.	High	<p><i>Sensitive land use</i> - PRSA to inform need for an environmental audit.</p> <p><i>Other land use</i> - PSI to inform need for further assessment or an environmental audit.</p>
			Historical sand quarry/brick manufacturing.		Heavy metals.		
			Importation and processing/sorting of soils.		Metals, PAH.		
			Chemical and fuel storage and use.		Hydrocarbons, metals, solvents, acids/alkalis, refrigerant, antifreeze.		
			Maintenance of infrastructure/machinery.		Detergents.		
			Wastewater treatment/recycling.		Aluminium, arsenic, cadmium, chromium, cobalt, lead, nickel, fluoride, lime and zinc.		



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
8	Open space Agriculture (grazing/pasture) Commercial / industrial	Yes	Irrigation with potentially contaminated surface water/groundwater.	Soil Groundwater Surface water	Petroleum hydrocarbons, metals, organochlorines, organophosphates.	High	Sensitive land use - PRSA to inform need for an environmental audit. Other land use - PSI to inform need for further assessment or an environmental audit.
			Historical sand quarry/brick manufacturing.		Heavy metals.		
			Importation of soils (stockpiles) of unknown origin.		Asbestos, petroleum hydrocarbons, metals.		
			Historical chemical and fuel storage and use.		Petroleum hydrocarbons, metals.		
9	Vacant land	Yes	No potential sources of contamination identified on the parcel. However, parcel is potentially impacted by operations of adjacent land parcel(s).	Soil Groundwater	COPCs as per parcels 7 and 10.	High	Sensitive land use - PRSA to inform need for an environmental audit. Other land use - PSI to inform need for further assessment or an environmental audit.
10	Vacant commercial / industrial property Agriculture (grazing)	Yes	Storage and application of chemicals i.e. cleaning agents, sanitisers, insecticides, pesticides.	Soil Groundwater Surface water	Calcium phosphate, calcium sulfate, nitrates, ammonium sulfate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium. Copper sulfate, copper chloride, sulfur chromium, zinc. ammonium thiocyanate, carbamates, organochlorines, organophosphates, arsenic, mercury, triazines. lead, sodium tetraborate, sulfur, synthetic pyrethroids.	High	Sensitive land use - PRSA to inform need for an environmental audit. Other land use - PSI to inform need for further assessment or an environmental audit.
			Residual organic wastes in sheds.		Nutrients, pathogens.		
			Aging site buildings, sheds and electrical switchboards.		Asbestos, metals.		



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
			<p>Stockpiles containing building waste and soils of unknown origin.</p> <p>Fuel storage and use (diesel and petrol ASTs).</p> <p>Potential underground petroleum storage tanks.</p> <p>Sheep and cattle dips.</p> <p>Buried hard waste and industrial waste.</p> <p>Burning of rubbish, vegetation.</p>		<p>Asbestos, petroleum hydrocarbons, metals.</p> <p>Petroleum hydrocarbons, lead.</p> <p>Petroleum hydrocarbons, lead.</p> <p>Arsenic, organochlorines and organophosphates, carbamates and synthetic pyrethroids.</p> <p>Metals and hydrocarbons.</p> <p>Polycyclic aromatic hydrocarbons.</p>		
11	Melbourne Water easement within land used for agricultural (grazing land)	Yes	No potential sources of contamination identified.	Not applicable	No potential sources of contamination identified.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>
12	Residential	No	<p>Domestic garden maintenance</p> <p>Septic tank.</p>	<p>Soil</p> <p>Groundwater</p> <p>Surface water</p>	Pesticides, herbicides, pathogens, e coli, heavy metals.	Medium	<p><i>Sensitive land use</i> - PRSA to inform need for an environmental audit</p> <p><i>Other land use</i> – Document consideration of the potential contamination on the proposed development.</p>



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
13	Agriculture (grazing) Commercial/light industrial	Yes	Truck/plant/vehicle parking and maintenance (BMD laydown area).	Soil Groundwater Surface water	Hydrocarbons, metals, solvents, acids/alkalis, refrigerant, antifreeze. Detergents.	Medium	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit <i>Other land use</i> – Document consideration of the potential contamination on the proposed development.
			Chemical storage (BMD laydown area).				
			Fill soil stockpiles (BMD laydown area).				
14	Agriculture (grazing)	Yes, but partial (southern area inspected)	No potential sources of contamination identified.	Not applicable	Not applicable.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>
15	Agriculture (grazing)	Yes	No potential sources of contamination identified.	Not applicable	Not applicable.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>
16	Agriculture (grazing)	Yes	No potential sources of contamination identified.	Not applicable	Not applicable.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>
17	Melbourne Water easement within land used for agricultural (grazing land)	Yes	No potential sources of contamination identified.	Not applicable	No potential sources of contamination identified.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>
18	Melbourne Water easement within land used for agricultural (grazing land)	Yes	No potential sources of contamination identified.	Not applicable	No potential sources of contamination identified.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>
19	Agriculture (grazing)	Yes	No potential sources of contamination identified.	Not applicable	Not applicable.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
20	Agriculture (grazing) Commercial/light industrial	Yes	The parcel is subject to an EAO. Sheep and cattle dips.	Soil Groundwater Surface water	Arsenic, organochlorine and organophosphates, carbamates and synthetic pyrethroids.	High	Sensitive land use - PRSA to inform need for an environmental audit. Other land use - PSI to inform need for further assessment or an environmental audit.
			Fuel storage and use (diesel AST).		Petroleum hydrocarbons, lead.		
			Aging site buildings & sheds. Stockpile containing demolished building & soil.		Asbestos, metals, PAH.		
			Sheds - chemical and equipment storage/use.		Hydrocarbons, metals, solvents, acids/alkalis, refrigerant, antifreeze. Pesticides, herbicides. Detergents.		
			Buried hard waste and industrial waste.		Asbestos, metals and hydrocarbons.		
			Garden maintenance.		Pesticides, herbicides.		
21	Agriculture (grazing)	Yes	No potential sources of contamination identified. However, parcel is subject to EAO.	Not applicable.	Not applicable.	High	Sensitive land use - PRSA to inform need for an environmental audit. Other land use - PSI to inform need for further assessment or an environmental audit.
22	Agriculture (grazing) Commercial/light industrial	Yes	The parcel is subject to an EAO. Sheep and cattle dips.	Soil Groundwater Surface water	Arsenic, organochlorine and organophosphates, carbamates and synthetic pyrethroids.	High	Sensitive land use - PRSA to inform need for an environmental audit. Other land use - PSI to inform need for further assessment or an environmental audit.
			Fuel storage and use (diesel AST).		Petroleum hydrocarbons, lead.		
			Aging site buildings & sheds. Stockpile containing demolished building & soil.		Asbestos, metals, PAH.		



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
			Sheds - chemical and equipment storage/use.		Hydrocarbons, metals, solvents, acids/alkalis, refrigerant, antifreeze. Pesticides, herbicides. Detergents.		
			Buried hard waste and industrial waste.		Asbestos, metals and hydrocarbons.		
			Garden maintenance.		Pesticides, herbicides.		
23	Residential Commercial/light industrial	Yes	The parcel is subject to an EAO. Fuel storage and use (diesel AST). Truck maintenance works. Domestic garden maintenance.	Soil Groundwater Surface water	Petroleum hydrocarbons, lead. Hydrocarbons, metals, solvents, acids/alkalis, refrigerant, antifreeze Detergents. Pesticides, herbicides.	High	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit. <i>Other land use</i> - PSI to inform need for further assessment or an environmental audit.
24	Agriculture (grazing)	Yes	No potential sources of contamination identified. However, parcel is subject to EAO.	Not applicable.	Not applicable.	High	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit. <i>Other land use</i> - PSI to inform need for further assessment or an environmental audit.
25	Melbourne Water easement within land used for grazing and stormwater management.	Yes	No potential sources of contamination identified.	Not applicable	No potential sources of contamination identified.	Not potentially contaminated	General Environmental Duty under <i>Environment Protection Act 2017</i>



Parcel No.	Current Land Use	On-Site Inspection Conducted	Activity/Potential Sources	Potentially Contaminated Medium	Potential Contaminants of Concern	Potential for Site Contamination	Recommended Site Assessment
26	Vacant undeveloped land	Yes	Dumped hard waste including industrial waste, chemicals and building materials.	Soil Groundwater Surface water	Asbestos, petroleum hydrocarbons, metals, solvents.	Medium	<i>Sensitive land use</i> - PRSA to inform need for an environmental audit <i>Other land use</i> – Document consideration of the potential contamination on the proposed development.

Notes/Legend: Potential for contamination as defined in *Planning Practice Note 30 | Potentially Contaminated Land*.

Not potentially contaminated
 Medium potential for contamination
 High potential for contamination



5.2.2 *Parcels Identified as High Contamination Potential*

5.2.2.1 General

For sites that are classified as 'high contamination potential' where a sensitive use is proposed, for a planning scheme amendment and planning permit, the PRSA or audit option applies. A PRSA or proceeding directly to an environmental audit is recommended as per PPN30.

For all land parcels classified as 'high contamination potential' with an Environmental Overlay (EAO), an environmental audit is required if the land parcel is proposed for sensitive land uses (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use, children's playground and secondary school).

For other uses (open space, agriculture, retail or office, industry or warehouse), a PSI is used to determine the need for an environmental audit and recommend the scope for the environmental audit if one is required. Environmental consultants can prepare a PSI without the requirement for an Environmental Auditor.

Where there are large vacant areas of a land parcel consideration could be given to subdivision and completion of a site audit where potentially contaminating activities were more likely to have occurred and completion of a PRSA or PSI on areas of the parcel where land contamination is considered less likely.

Plates from the site inspection referenced within the following subsections are presented within **Attachment F**.

5.2.2.2 Residential property – 1460 Thompsons Road, Cranbourne East (Parcel 3)

Based on the aerial photography reviewed, the parcel appeared to be associated with the adjacent sand quarrying activities (parcel 5) between approximately 1960 and 1974 (evidence of ground disturbance). A residential property has been present on the parcel since approximately the 1990s. The site inspection was limited to areas outside the residential building. The parcel comprises a single storey residential dwelling with attached garage, an outdoor swimming pool, a caravan parked on premises and several mature pine trees on the property boundaries. No evidence of recent commercial/industrial activity was identified during the site inspection (**Plates 2.1 and 2.2**).

The parcel has been assigned as high potential for contamination based on:

- association with historical quarrying activities.
- presence of an abattoir which has been operating within 500 m of the property since approximately the 1940s.
- proximity to an operating market garden (adjacent land parcel).

5.2.2.3 Mixed commercial and residential property – 1468 Thompsons Road, Cranbourne East (Parcel 4)

Based on the aerial photography reviewed, the parcel appeared to be associated with the adjacent sand quarrying activities (parcels 4 and 5) between approximately 1960 and 1974. A residential property has been present on the parcel since approximately 1979. The site inspection included all areas of the parcel with exception of the interior of the single storey residential dwelling (**Plates 3.1 to 3.10**).

In addition to the dwelling, the only other permanent structure, a large metal shed is present in the central portion of the parcel (containing polystyrene blocks and pallets of paint). Several vehicles, including a truck were parked outside the dwelling and three people were present on the property unloading steel beams from a shipping container with a forklift.

The exact nature of the commercial operations being conducted at the property could not be determined during the site inspection. However, based on information provided to Kleinfelder, a skip bin hire business is currently operating from the property and the property may be used in future to expand an existing timber business which is currently operating from another premises. Several chemical containers (aerosols, paint and solvents) were identified.

Several stockpiles of soil containing building waste (brick and concrete) were present on the land parcel.

The ground surface was noted to be waterlogged in the southern portion of the land parcel.



The parcel has been assigned as high potential for contamination based on:

- association with historical quarrying activities.
- presence of an abattoir which has been operating within 500 m of the property since approximately the 1940s.
- presence of soil stockpiles of unknown origin on the property.
- imported fill soil and material used to resurface the property.
- storage and use of chemicals at the property.
- proximity to an operating market garden (adjacent land parcel).

5.2.2.4 Abattoir – 1500 Thompsons Road, Cranbourne East (Parcels 5 and 6)

Parcel 5 has operated as an abattoir since approximately the 1908. Prior to a fire in 2013 the plant could process 300 cattle and 2,500-3,000 sheep daily. Parcel 6 was previously part of the sand quarry that was in operation prior to 1960 but after 1939. Access to the abattoir for inspection was not granted, therefore inspection of the abattoir was limited to what could be sighted from adjacent parcels (**Plate 4.1 to Plate 4.4**).

There are two ponds/dams on parcel 6. The larger is the effluent dam to the south of the main abattoir operations (parcel 6). The smaller pond or dam is located in the south-eastern corner (**Plate 4.3**) and appears to be associated with surface water runoff from the site and not an overflow for the larger effluent dam.

A review of Nearmap imagery (2009-2022) of the parcel identified periods of soil stockpiling and soil stockpile removal along the eastern boundary of the parcel.

Parcels 5 and 6 have been assigned as high potential for contamination based on:

- current and historical abattoir operations conducted on the parcel.
- presence of a wastewater/effluent pond on parcel 6.
- historical sand quarrying activities conducted on the parcel.
- periodic stockpiling activities.
- dumping/burial of hard waste and industrial waste including animal carcasses.
- proximity to concrete batching operations across Thompsons Road.

5.2.2.5 Burdett's and Boral Concrete – 1550 & 1550T Thompsons Road, Cranbourne East (Parcel 7)

The parcel is occupied primarily by a soil importation, sorting and processing yard (Burdett's), with a smaller concrete batching operation in the north-eastern portion of the land parcel (Boral Concrete). Although commonly referred to as 'Burdett's quarry', there are no active quarrying operations on parcel 7. The inspection included the Burdett's portion only (**Plate 6.1 to 6.14**).

The Burdett's operation includes soil, sand and rock storage yards, a chemical storage area, wastewater treatment system and site offices. On-site fuel storage includes a diesel storage vessel. It is understood that diesel was previously dispensed from a diesel storage tank housed within a shipping container with an adjacent fuel bowser. The former diesel fuel infrastructure was present during the site inspection; however, it was not established if this infrastructure has been decommissioned.

The eastern, southern and western boundaries of the parcels are made up of tailings (residual soils from sand and soil processing). Tailings have progressively been added to create berms around the site in excess of 20 m in height to the south. The tailings appear to be mostly grassed and may limit the potential for dust from the property to impact surrounding land. It is noted that the inspection was completed during wet conditions and dust issues were not observed.

The site operator advised that the parcel is underlain with crushed rock and bricks to provide a stable and even working surface for the plant and machinery, while allowing some drainage of surface water to occur. The surface of the site was waterlogged in several locations, particularly at the eastern boundary, adjacent to a pond or surface water collection point (sighted on aerial photography).

Based on information provided by the site operator, both the Burdett's and Boral Concrete operations at the parcel are planned to cease operations upon gazettal of the PSP.



The parcel has been assigned as high potential for contamination based on:

- historical quarrying activities conducted on the parcel.
- presence of an abattoir which has been operating within 500 m of the property since approximately the 1960s.
- imported fill soil and material on the parcel.
- storage and use of chemicals and fuel at the property.

Additionally, there is a communications tower within the Burdett's operations.

5.2.2.6 Former quarry – 1520 Thompsons Road, Cranbourne East (Parcel 8)

Based on the aerial photography reviewed, the parcel was a sand quarry between approximately 1962 and the 1990s. The inspection included the former quarry area and the pasture to the south (**Plate 7.1 to 7.8**).

A quarry lake is present in the south-eastern portion of the parcel. An excavator was present to the south of the quarry lake. It is understood that minor quarry excavation works were completed recently to unblock the pump which is used to irrigate the pastureland to the south. According to aerial photography and NearMap imagery, the morphology of the land parcel, including the quarry appears largely unchanged since rehabilitation of the quarry, suggesting that major earthworks/excavations are not occurring.

The quality of surface water entering the parcel and the quarry through a series of dig channels is unknown as it may be directed from other commercial/industrial sites in the vicinity of the parcel.

Temporary site huts are likely to have been present on the land parcel historically. The historical aerial photograph from 1987 shows square structures along a roadway to the west of the quarry and one to the north. Additional structures (potentially shipping containers) are present to the north of the quarry in the 2006 aerial photograph. Chemical and fuel storage on the parcel during quarrying operations was highly likely.

A review of Nearmap imagery (2009-2022) of the parcel identified periods of appearance and removal soil of soil stockpiles to the north-west of the former quarry between 2016 and April 2022. The site operator advised that a large rectangular grass covered stockpile adjacent to the former quarry was going to be removed from site.

It was noted during the site inspection and review of aerial photographs that an internal access road exists between this parcel and the adjacent parcel 5 and 6 (abattoir).

There are currently no buildings or structures present on the land parcel.

Waterlogging was observed across the parcel including the pasture to the south of the former quarry.

The parcel has been assigned as high potential for contamination based on:

- historical quarrying activities conducted on the parcel.
- presence of an abattoir which has been operating within 500 m of the property since approximately the 1940s.
- presence of soil stockpiles of unknown origin.
- unknown source/quality of surface water entering the land parcel and former quarry.
- historical storage of chemicals and fuel on the parcel.

5.2.2.7 Former residential property – 1568 Thompsons Road, Cranbourne East (Parcel 9)

Based on historical aerial photographs, a residential building was built on the parcel sometime between 1985 and 1987. Prior to this, the parcel was vacant/undeveloped land. The inspection was completed from the footprint of the former residential building (**Plates 8.1 and 8.2**). The area surrounding the building foundations (presumably former yard/garden areas) was overgrown with grass and weeds.

The parcel has been assigned as high potential for contamination based on:

- proximity to the former broiler farm on the adjacent lot, which was in operation until approximately March 2022.
- proximity to concrete batching operations and soil processing operations (parcel 7) and outside PSP area (across Thompsons Road).

5.2.2.8 Former broiler farm - 1580, 1580A and 1580B Thompsons Road, Cranbourne East (Parcel 10)

The farm is historically known as 'Spring Meadows.' In approximately 1965, controlled environment poultry sheds



were erected at Spring Meadows. The farm produced fertile eggs for hatcheries³⁴. Sometime between 1987 and 1991, an additional four broiler sheds were constructed on the site (based on historical aerial photographs).

The parcel comprises a broiler farm to the west and cattle grazing area to the east. The northern portion of the parcel consists of a single storey residential dwelling and yard. In this area, there is also an unoccupied dilapidated weatherboard house and outhouse, a workshop area and several mature trees. These are in relatively close proximity to a broiler shed (shed 1). The remaining four broiler sheds are located to the south. All five broiler sheds were empty at the time of the inspection. Based on paperwork sighted in broiler shed 1, it is assumed that the broiler farm operations ceased in March 2022, when approximately 4,000 live birds were removed from the parcel.

The broiler farm occupies a smaller footprint compared to the cattle grazing area (**Plate 9.1 to 9.18**).

Two above-ground fuel storage tanks (petrol and diesel) are present on the parcel. It is not known if they currently contain fuel. A chemical storage shed stocked with cleaning agents, insecticides, sanitiser and rodenticide is present in the broiler farm area. Storage of cleaning agents, sanitiser etc was also identified in other areas of the broiler farm. A natural gas AST and a concrete pad thought likely to be associated with a former AST were also observed.

Although surface water from drainage ditches between the broiler sheds is captured in a sub-surface stormwater drainage network, the parcel was waterlogged, particularly around the broiler shed. The cattle grazing area of the parcel also appeared to be waterlogged.

The creek discharges to the man-made wetlands to the north of parcel 10, via concrete drains beneath Thompsons Road. At the point of discharge, the water did not appear to show signs of potential contamination (i.e. no odour noted, no sheen, colouration or foaming was observed). The creek flows predominantly through parcels 13 and 19.

The parcel has been assigned as high potential for contamination based on:

- historical broiler farm operations conducted on the parcel.
- proximity to concrete batching and soil processing operations (parcel 7) and outside PSP area (across Thompsons Road).
- storage and use of chemicals and fuel (diesel and petrol above-ground storage) at the property.
- presence of soil stockpiles of unknown origin.
- proximity to historical quarrying activities.

5.2.2.9 Agriculture (grazing) and commercial/light industrial land – 37 Brocker Street, Clyde North (Parcels 20 and 22)

The parcel comprises of old sheds and dumped hard waste including scrap and sheet metal, car tyres and a partially buried rusted steel drum (**Plate 16-1 to 16-10**). It is not known if the petrol above-ground storage tank is still in use. Peripheral grazing land within the parcel was noted to be waterlogged.

The parcel has been assigned as high potential for contamination based on:

- the parcel is subject to an EAO.
- above-ground storage of fuel on the land parcel (petrol).
- dumped hard waste and a large stockpile of unknown origin (containing building materials).

5.2.2.10 Mixed commercial and residential property – 35 Brocker Street, Clyde North (Parcel 23)

The parcel comprises a single storey residential dwelling, separate garage/workshop area and an area for fuel storage and dispensing (diesel above-ground storage vessel and bowser) in the central portion and areas for truck, plant and vehicle parking (**Plate 17.1 to 17.4**).

The parcel has been assigned as high potential for contamination based on:

- the parcel is subject to an EAO.
- above-ground storage of fuel on the land parcel (diesel).

³⁴ Context Pty Ltd, 2004. City of Casey – Thematic Environmental History (Post European Contact). December 2004.



5.2.2.11 Agriculture (grazing land) – 585I Berwick-Cranbourne Road, Clyde North and 90I Donohue Street, Clyde North (Parcels 21 and 24)

The parcel comprises two lots. There are no buildings/structures present on either lot, and both lots are used for agricultural (grazing purposes) (**Plate 19.1 to 19.2**).

Both lots were noted to be waterlogged and a pond/surface water discharge area is present on part of the lot adjacent to parcel 22.

Although no potential sources of contamination were identified, the parcel has been assigned as high potential for contamination as it is subject to an EAO.

5.2.3 *Parcels Identified as Medium Contamination Potential*

5.2.3.1 General

For sites that are classified as ‘medium contamination potential’ where a sensitive use is proposed, for a planning scheme amendment and planning permit application, the PRSA or environmental audit option applies.

For other land uses, the responsible authority should document consideration of the potential contamination on the proposed development such that the assessment is site and development specific. A PSI can be completed to assist the assessment process if considered appropriate.

Plates from the site inspection referenced with the following subsections are presented within **Attachment F**.

5.2.3.2 Springmont Farms – 1450 & 1454 Thompsons Road, Cranbourne East (Parcels 1 and 2)

The property has been a farm from as early as 1863 when James and Arthur Facey purchased the 160 acre ‘Springmont’ block. Around this time, there were fruit trees and berry bushes and a forge had been set up to make farming tools and implements. The family also kept cows to milk and horses to ride and work.³⁵

It is understood that the current operations on the land parcel are part of a larger family farming business (Favero Gardens) who have operated market gardens in the Cranbourne area for over 60 years. The farming operations grow a wide range of produce which is distributed across most states throughout Australia.

The parcel comprises the operational farm area with sheds, farm fields, a water dam and a residential property (**Plate 1.1 to 1.4**).

An on-site inspection of the property was not completed, but the parcel was observed from the property boundary with parcel 3.

Farming practices and processes at parcel 1 are assumed to be similar to that of Favero Gardens’ former operations approximately 2.2 km north-west of the Croskell (Employment) PSP area which underwent an environmental audit³⁶ which resulted in a GQRUZ being applied to the property.

Based on the presence of defined surface water/drainage lines at the boundaries and that parcel 2 and 3 are raised in relation to Springmont Farms, surface water runoff on Springmont Farms is considered unlikely to impact on the adjacent land parcels.

The parcel has been assigned as medium potential for contamination based on:

- operations as a market garden (storage and application fertilisers, pesticides and insecticides).
- presence of an abattoir which has been operating approximately 500 m from the property since the 1940s.

5.2.3.3 Residential – 1670 Thompsons Road, Cranbourne East 3977 (Lot 11 on PS729806) (Parcel 12)

Parcel 12 is a residential property that was built in the late 1990s/early 2000s. Prior to that it was an open agricultural area. The home, garages and sheds are modern and aerial photographs indicate it is consistently tidy with no indication of external storage of chemicals or areas of buried materials. However, the records indicate the Lot is not sewered and therefore will likely have a septic tank system. Vic EPA Publication 2008.1 (July 2021) *Notifiable contamination guideline – Duty to notify of contaminated land* lists septic system as a “contaminating

³⁵ Casey City Council (<https://www.casey.vic.gov.au/sites/default/files-public/user-files/City%20%26%20Council/About%20Casey/families.pdf>)



activity". Septic systems are not specially identified in PPN30 and the feedback relating to PRSAs on sites with septic systems was not directly addressed in the DEECA *Planning for Environment Protection Consultation Report* - March 2023.

The parcel has been assigned as medium potential for contamination based on:

- The likely presence of a septic tank.

5.2.3.4 Agriculture (grazing) and commercial/light industrial land – 1660 Thompsons Road Cranbourne East 3977 (Lot 10 on PS729806) (Parcel 13)

Parcel 13 is largely used as agricultural (grazing) land. However, to the north, a laydown yard for vehicles and equipment (currently occupied by BMD) is present (**Plate 11.1 to 11.3**). Based on aerial photographs, the laydown area has been in its present location since Feb-March 2018. Around this time, several stockpiles appeared to the east and west of the laydown area and is likely include soils that were stripped off the surface of the laydown area. Some form of soil importation and earthworks (potential excavations) appeared to be occurring just north of the laydown area until June-September 2019 and the stockpiles to the east and west were removed from the parcel by approximately mid-2021.

The laydown area is generally the same size as it was in 2018. Access to the laydown area was not granted but was viewed from Thompsons Road. Several vehicles (cars, trucks) were parked on what appeared to be a crushed rock surface.

Some stockpiles (gravel and/or soil) presumably for road construction works were sighted at the entrance to the laydown area from Thompsons Road. Based on Kleinfelder's experience working on road construction depots and temporary laydown yards, fuel and chemical storage is likely to be minor. No buildings or structures were observed and are not visible in a recent aerial photograph (April 2022).

The scale of potentially contaminating activities from the laydown yard within parcel 13 is considered to be small. As such it was not considered appropriate to classify the entire parcel as 'medium contamination potential.' However, it would be considered appropriate to assign a 'medium contamination potential' to the laydown area inclusive of the current and historical stockpile storage locations.

The parcel has been assigned as medium potential for contamination based on:

- Use as laydown area for construction contractor, with placement and storage of materials and stockpiles of unknown contamination potential.
- Use as laydown area for construction contractor. Potential for storage and spillage of chemicals and fuels (diesel).

5.2.3.5 Vacant, undeveloped land – 80S Linsell Boulevard, Cranbourne East 3977 (Lot C on PS704181) (Parcel 26)

Parcel 26 comprises vacant open space to the east of the stormwater management area along Staunton Walk. There is evidence of illegal dumping of hard waste among bushes adjacent to the land parcel (**Plate 18.1 to 18.2**). The area is accessible from the adjacent roads. Therefore, unless access to this area by the public is prohibited, illegal dumping may continue and potentially increase with further residential development in the area. Illegal dumping and litter in this location may result in contamination of surface water within Ti-Tree Creek and potentially impact on down-stream portions of the creek, however no significant evidence for this was observed at this time.

The parcel has been assigned as medium potential for contamination based on:

- Dumped hard waste, including potential industrial waste, chemicals and building materials.

5.2.4 Parcels Identified as Not Potentially Contaminated

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

Where a sensitive use is proposed, for a planning scheme amendment and planning permit application, a PSI with some limited intrusive assessment, if considered appropriate, can confirm the contamination status of the land.



No sources of potential contamination were identified at parcels 11, 14, 15, 16, 17, 18, 19 and 25 which are classified as 'Not Potentially Contaminated'. Refer to **Plate 10.1 and 10.2, Plate 13.1 and 13.2, Plate 14.1 to 14.4 and Plate 15.1 (Attachment F)**.

A land sales office was built at the northern boundary of Parcel 14 in mid to late 2015 (according to Nearmap imagery). The land sales office was demolished in sometime between November 2019 and January 2020. All that remains is a concrete driveway off Thompsons Road and a bitumen sealed parking area.

6 BUFFER ASSESSMENT

6.1 GENERAL

Buffer distances for residential lots from adverse amenity or industrial uses have been assessed under two sets of guidance due to recent updates from the Victoria EPA – Development Plans from the City of Casey and the Vic EPA separation distance guidelines (2024). Figures showing the updated separation distances from this assessment are presented below and attached as **Figures 12A–12C**.

Since the initial buffer overlay assessments were completed, the following changes to adverse amenity land use within the Croskell (Employment) PSP have occurred:

- The broiler farm on parcel 10 has ceased operations and is currently vacant.
- No changes have occurred to adverse amenity land use in the immediate surrounds of the Croskell (Employment) PSP.

6.2 SUMMARY OF SEPARATION DISTANCES IN CITY OF CASEY DEVELOPMENT PLANS

This section summarises the buffer distances for identified adverse amenity use in the Croskell (Employment) PSP area as outlined within the Cranbourne East Development Plan³⁷ and the Cranbourne North Development Plan³⁸ (**Figure 6-1** and **Figure 6-2** below) and summarised in **Table 6.1**.



Figure 6-1 Separation Distances from Adverse Amenity Uses – Cranbourne North Development Plan

Source: (City of Casey, 22 August 2018 (version 1). Cranbourne East Development Plan. June 2014 (version 9.2).

³⁷ City of Casey, 2014. Cranbourne East Development Plan. June 2014 (version 9.2).

³⁸ City of Casey, 2018. Cranbourne North Development Plan. 22 August 2018 (version 1).

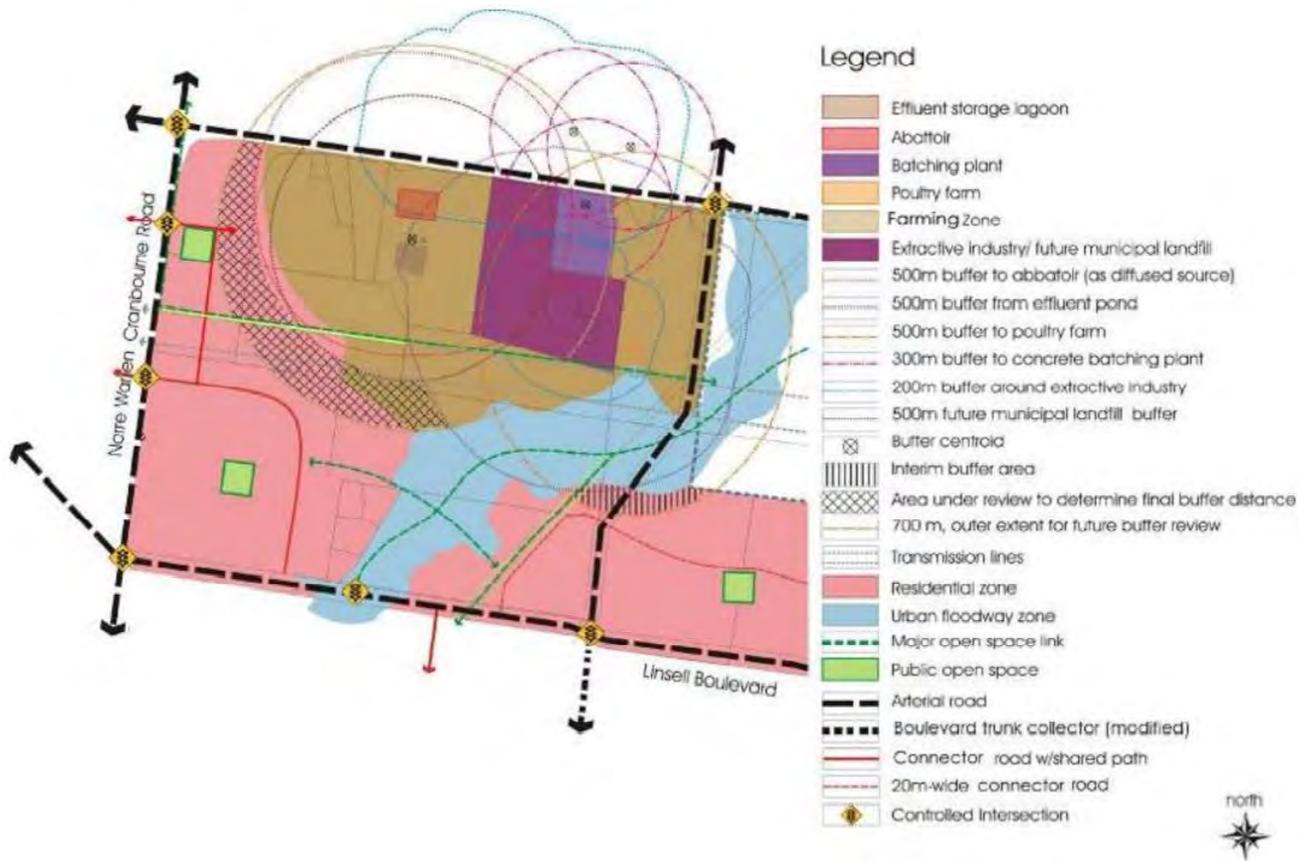


Figure 6-2 Separation Distances from Adverse Amenity Uses – Cranbourne East Development Plan

Source: (City of Casey, 22 August 2018 (version 1). Cranbourne East Development Plan. June 2014 (version 9.2).

Table 6.1: Summary of Separation Distances (City of Casey Development Plans)

Adverse amenity use	Separation distance ¹	Separation distance ²	Can the separation distance be reduced?	Comment
Concrete batching plant – Boral Concrete, Parcel 7	NIL	300 m		
Concrete batching plant – Dandy Premix	300 m	300 m	Yes – if production capacity is <5,000 tonnes per year	
Concrete batching plant – Broadway & Frame Premix	300 m	300 m		
Extractive industry/quarry – Burdett’s Yard, Parcel 7	NIL	200 m	No	
Abattoir – building on parcel 5	500 m	500 m	Yes – if production capacity is <200 tonnes per year	
Abattoir – effluent pond/effluent storage lagoon on parcel 6	700 m	500 m	Further information required	
Poultry sheds, Parcel 10	n/a	n/a	n/a	No longer applicable as poultry sheds are not operational.

Notes:

¹City of Casey, 2018. Cranbourne North Development Plan. 22 August 2018 (version 1).

²City of Casey, 2014. Cranbourne East Development Plan. June 2014 (version 9.2).



6.3 SUMMARY OF SEPARATION DISTANCES – VIC EPA GUIDELINES 2024

6.3.1 General

In August 2024 the Victorian Environment Protection Authority released updated guidelines that provides advice on recommended separation distances between industrial land uses that emit odour and/or dust, and sensitive land uses. The EPA developed the guideline to support state agencies, local government, community and industry to make informed land use decisions under the *Planning and Environment Act 1987* (P&E Act) and the *Environment Protection Act 2017* (EP Act).

6.3.2 Separation Distance Guidance

This section summarises the recommended separation distances between industrial land uses that emit odour and/or dust, and sensitive land uses in the Croskell (Employment) PSP area as outlined within the Vic EPA separation distance guidelines (**Table 6.2**).

Table 6.2: Summary of Separation Distances Applied (Vic EPA Guidelines)

Adverse amenity use	Separation distance	Can the separation distance be reduced?	Comment
Concrete batching plant – Boral Concrete, Parcel 7	100 m		
Concrete batching plant – Dandy Premix	100 m	Yes – if production capacity is <5,000 tonnes per year	Refer <i>Planning guidance for concrete batching</i> (EPA publication 3001, Oct 2023).
Concrete batching plant – Broadway & Frame Premix	100 m		
Extractive industry/quarry – Burdett’s Yard, Parcel 7	500 m	No	Refer <i>Guideline for Assessing and Minimising Air Pollution in Victoria</i> (EPA publication 1961)
Abattoir – building on parcel 5	1,000 m	Separation distance may be adjusted following detailed odour assessment to better account for local conditions.	It is understood that the plant can process <i>greater than 10,000 head</i> if required (<i>based on information provided by Wagstaff Cranbourne Abattoir (Aug 2024)</i>).
Abattoir – effluent pond/effluent storage lagoon on parcel 6	707 m	No	Based on information provided by Wagstaff Cranbourne Abattoir (Aug 2024) the wastewater treatment capacity is 20,000EP. Appendix B, Table 5 of the guideline provides the formula $5 \times n^{1/2}$ where $n = 20,000EP = 5 \times 20,000^{1/2} = 707m$.
Poultry sheds, Parcel 10	n/a	n/a	No longer applicable as poultry sheds are not operational.

*SAU = *standard animal units*.

Separation distances may be adjusted following detailed odour and dust assessments to better account for local conditions.

6.4 DISCUSSION

6.4.1 Concrete batching operations and quarry

The Cranbourne North and Cranbourne East Development Plans applied a separation distance of 300 m from the centre of each of the three concrete batching operations within and to the north of the Croskell (Employment) PSP area:

- Boral Concrete (parcel 7).
- Dandy Premix - 1545 Thompsons Rd, Cranbourne North.
- Broadway & Frame Premix - 1575 Thompsons Rd, Cranbourne North.

No additional concrete batching operations are present in the vicinity of the Croskell (Employment) PSP area.



The Vic EPA separation distance guidelines provide separation distance from concrete plants with a production capacity of >5,000 tonnes per year of 100m. The guideline does not provide a separation distance for production capacity of <5,000 tonnes per year. The current production capacity of the three concrete batching operations is not known.

For the purposes of this assessment, a separation distance of 100 m (in accordance with EPA Victoria separation distance guidelines), was applied using the urban method (activity boundary to property boundary). The activity boundaries adopted correspond with the footprint of the operations at the properties.

It is noted that the Cranbourne North Development Plan did not take into consideration the activities completed by Burdett's on parcel 7 which involves screening and stockpiling of soil. There are currently no quarrying operations (excavation) conducted on the parcel. During the site inspection, it was noted that processing of soil including sand occurs in the western portion of parcel 7. Rock or sand blasting activities were not observed.

Given that soil that is processed at Burdett's includes sand, respirable crystalline silica should be considered. The minimum sizing/grade of sand processed at Burdett's is not known and should be confirmed through testing. For the purposes of this assessment, separation distances of 500 m (without blasting) and 500 m (with respirable crystalline silica) were adopted, in accordance with EPA Victoria separation distance guidelines.

The activity boundaries adopted correspond with the footprint of Burdett's operations at the property.

Updated separation distances from the three concrete batching plants and Burdett's are shown on **Figure 12A** (attached).

It is understood that Burdett's and Boral Concrete will cease operations at parcel 7 upon gazettal of the PSP. The separation distances from parcel 6 can be removed if and when operations cease.

During the site inspection, Kleinfelder were advised that regular environmental monitoring is conducted at the site. Monitoring records were not available for review during the site inspection.

Further information regarding environmental monitoring and the wastewater recycling system should be obtained from Burdett's for review.

6.4.2 Abattoir

Based on the information available at the time, the Cranbourne North and Cranbourne East Development Plans applied a separation distance of 500 m from the centre of the abattoir building on parcel 5.

For this assessment, the applied separation distance from the abattoir per the EPA Victoria Separation distance guideline is 1,000m and is based on a production capacity of greater than 10,000 SAU per year (per correspondence Wagstaff Cranbourne Abattoir (Aug 2024)). A site inspection was not completed by Kleinfelder for the purpose of the LCA. Wagstaff are not a member of the Australian Renderers Association and rendering is not an operation specified on the Wagstaff website, therefore it is assumed that rendering does not take place on the property.

In addition to the separation distance from the abattoir building on parcel 5, the Cranbourne North Development Plan applied a 700 m separation distance from the centre of the effluent lagoon (parcel 4) to the south of the abattoir building. In addition to the effluent lagoon, based on a review of aerial photographs, there are two smaller ponds to the north of the effluent storage lagoon, one of which appears to contain a mechanical aerator in the centre (mechanical/biological treatment). Details of the effluent/wastewater treatment system are unclear on the EPA license. It is assumed that the effluent pond is classified as a 'sewage treatment plant' from which sewage (including sullage) effluent is treated, discharged or deposited and is an aerobic system.

In August 2024 the advised (per correspondence Wagstaff Cranbourne Abattoir (Aug 2024)) capacity of the aerobic effluent treatment system is 20,000EP (actual flow not provided).

Therefore, as per Victorian EPA separation distance guidelines Appendix B, Table 5 - Aerobic pondage systems (designed for wastewater treatment, not for storage of treated effluent) = $5 \times n^{1/2}$ where $n = 20,000EP = 5 \times 20,000^{1/2} = 707m$.

Based on the available data, a 707 m separation distance has been applied to the wastewater treatment area.

Based on review of recent aerial photography (Nearmap images from November 2021 and April 2022), it appears that livestock are held in pens to the east of the abattoir building. This part of the operations is a holding yard for



the abattoir and would not be considered a 'stock saleyard' where pigs, cattle or other stock are temporarily confined for buying and selling, as per Victorian EPA separation distance guidelines.

The activity areas at the abattoir are considered to be:

- the abattoir building and adjacent internal roadways.
- the livestock holding area to the east of the abattoir building.
- the effluent dam and ancillary infrastructure.

Updated separation distances from the abattoir are shown on **Figure 12B** (attached).

Further information is required from Wagstaff regarding the effluent treatment system to determine an appropriate separation distance from the treatment area as well as confirmation of the capacity/scale of operations.

6.4.3 Poultry sheds

Given that the broiler farm operations have ceased on parcel 10, it is considered appropriate to remove separation distances from this parcel.

6.5 SUMMARY OF EXISTING POTENTIALLY AFFECTED SENSITIVE LAND USES

6.5.1 Sensitive Land Uses

The updated separation distances from all activity areas associated with the identified adverse amenity uses are presented on **Figure 12C** (attached).

The only land parcels with current sensitive land use are residential properties within the Croskell (Employment) PSP. The residential properties that are currently located adjacent to the identified adverse amenity uses are:

- Parcel 1 (Lot 2\PS729806) – 1450 Thompsons Road, Cranbourne East.
- Parcel 3 - 1460 Thompsons Road, Cranbourne East.
- Parcel 4 - 1468 Thompsons Road, Cranbourne East.
- Parcel 10 - 1580 Thompsons Road, Cranbourne East.

6.5.2 Potential impacts from concrete batching plants and quarry

Based on the revised separation distances, there is one residential property within the minimum recommended distance of quarry/soil processing operations.

- Parcel 10 – approximately 60 m at the nearest point to Burdett's.

Potential impacts from Burdett's operations to occupants of the existing residential property includes:

- Exposure to noise.
- Exposure to odours (from organic soils, fertilisers).
- Exposure to dust and respirable crystalline silica.
- Soil and surface water runoff.

It is understood that Burdett's operates 6 days a week, from 6AM to 5PM Mon-Fri and 6AM to 12 PM on Saturday.

It is noted that the Burdett's soil yard is raised in relation to parcel 10 but has dense vegetation at the boundaries, which may limit some of the potential impacts from operations. Dry and windy conditions in summer may give rise to dust. However, dust suppression measures may be implemented by operations in these situations (i.e. watering of surfaces and light sandy soil stockpiles).

Parcel 9 (1568 Thompsons Road, Cranbourne East) is currently located within the buffer from concrete batching operations (approximately 40 m from Broadway & Frame Premix, approximately 80 m from Boral Concrete, at its nearest point and approximately 60 m from Dandy Premix, at its nearest point). The residential building on parcel 9 was likely vacant sometime between April and October 2012 based on extensive damaged to the roof, and was then demolished sometime between May and August 2014, as observed in aerial imagery (Nearmap).

The buffers from the concrete batching plant (Boral Concrete) and the quarry (Burdett's) can be removed once concrete batching and soil processing operations cease at parcel 7 (likely to cease operations upon gazettal of the PSP).



6.5.3 Potential impacts from abattoir

Based on the current and revised separation distances, there are three existing residential properties within the minimum recommended distance of the abattoir (1,000 m):

- Parcel 1 (Lot 2\PS729806) – approximately 265 m at the nearest point (effluent/wastewater lagoon).
- Parcel 3 – approximately 210 m at the nearest point (abattoir).
- Parcel 4 – approximately 145 m at the nearest point (abattoir).

Parcels 9 and 10 have previously included residences that would be within the 1000m separation distance, however these are no longer applicable.

Potential impacts from the abattoir operations to occupants of these existing residential properties include:

- Exposure to noise.
- Exposure to odours.

The operation at this location is a multi-species processing abattoir. It is understood that the abattoir operates 24 hours a day. The specific periods of noise and odour generating activities are not known. However, noise and odour are likely to be exacerbated during easterly winds. Additionally, thick vegetation at the western boundary may minimise potential impacts, however, several mature trees were felled in this portion of the abattoir sometime between September and November 2021.

There is a wide corridor of mature trees between the effluent/wastewater lagoon and the western boundary. From the eastern and western boundaries adjacent to the effluent/wastewater lagoon, the terrain slopes towards the centre, so that the effluent/wastewater lagoon is effectively located in a depression/valley and barely visible from the eastern and western boundaries. All three listed residential properties are currently within the 707 m buffer applied from the effluent/wastewater lagoon.

Abattoir operations in general are a contentious sector and in November 2000, EPA Victoria determined that Wagstaff Cranbourne Pty Ltd committed offences in relation to their previous license (details in **Section 4.10.1**). Limited information regarding the abattoir operations was available for review at the time this report was written.

The current operator of the abattoir has not provided a timeframe for vacating the parcel and it is unclear as to if and when they will depart.

Kleinfelder were not advised on any complaints about the abattoir operations (odours, noise). However, a strong manure-like odour from the abattoir was noted by Kleinfelder from parcel 7, near Thompsons Road (approximately 190 m to the east of the abattoir building) on 21 June 2022 at approximately 3 PM.

Reduction of the separation distances from the abattoir is not recommended under the current production capacity. In order to allow sensitive uses within the buffer, confirmatory monitoring (noise and odour) at the abattoir boundaries and nominated distances from the boundaries would be required.



7 DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES

7.1 DEVELOPMENT CONSTRAINTS AND OPPORTUNITIES

7.1.1 Current Zoning and Overlays

All land parcels within the Croskell (Employment) PSP are in a designated bushfire prone area. Special bushfire construction requirements apply, and planning provisions may apply. Depending on the staging of future development of land within the precinct and surrounding areas and considering the transition of the land from a rural to an urban setting a review of the requirement may be appropriate.

Parcels 20, 21, 22, 23 and 24 are subject to environmental audit overlays and before a sensitive use (residential use, childcare centre, kindergarten, even if ancillary to another use), children's playground or secondary school commences or before the construction or carrying out of buildings and works in association with these uses commences:

- A PRSA statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use or the proposed use; or
- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use.

7.1.2 Flood zones and inundation

Eight land parcels have been identified as potential flood zones, are zoned as UFZ and have a LSIO overlay. Land parcels with UFZ zoning are restricted to low intensity uses such as recreation and agriculture. Development is generally not encouraged in the UFZ. Several parcels were observed to have waterlogging issues. However, based on the surface elevation, a review of the area of the UFZ could be undertaken with more recent data to determine the probable maximum flood and design flood extents.

7.1.3 Adverse amenity uses and separation distances

The current adverse amenity uses within the Croskell (Employment) PSP area and immediate surrounds are:

- Abattoir operations - parcels 5 and 6.
- Burdett's quarry (soil processing and sorting) - parcel 7.
- Boral Concrete (concrete batching) - parcel 7.
- Dandy Premix (concrete batching) – immediately north of the Croskell (Employment) PSP across Thompsons Road.
- Broadway & Frame Premix (concrete batching) - immediately north of the Croskell (Employment) PSP across Thompsons Road.

Development opportunities exist for parcel 10 as broiler farm operations have ceased and as such, separation distances can be removed from this parcel. Additionally, the separation distances from Burdett's quarry and Boral Concrete may be removed when the adverse amenity uses cease at these parcels (likely to cease operations upon gazettal of the PSP). Until then, the separation distances from Burdett's quarry and Boral Concrete are to remain.

Should sensitive land uses be proposed adjacent to parcels 5 and 6, separation distances from the abattoir are to remain based on anticipated continued abattoir operations. However, review of the separation distances should be completed based on site-specific conditions (monitoring results) or operational changes (i.e. production scale decrease) which may allow for reduction in separation distances.

A potential development constraint is the future operational plans for Dandy Premix and Broadway and Frame Premix, which are currently unknown. For the purposes of this assessment, it is assumed that both businesses will remain in operation in their current locations for the foreseeable future. In this case, if sensitive land uses are proposed to the south of these operations, the separation distances from these operations are to remain but should be reviewed if operational changes occur.



7.1.4 Potentially Contaminated Land

The constraints associated with development of potentially contaminated land relate to the level and extent of contamination identified. Based on the desktop information review and site inspections completed for the land parcels of the Croskell (Employment) PSP area, thirteen parcels (3, 4, 5, 6, 7, 8, 9, 10, 20, 21, 22, 23 and 24) were identified as having a 'high potential for contaminated land', five parcels (1, 2, 12, 13 and 26) were assigned a 'medium potential for contaminated land', and eight parcels (11, 14, 15, 16, 17, 18, 19 and 25) were identified as 'not potentially contaminated', as per PPN30.

In the case of parcels where an environmental audit is required, the timeframe from initiation of environmental audit to statement or certificate of audit may be lengthy if staged investigations and/or remediation is required. Rather than subjecting an entire land parcel to an environmental audit, relevant areas of the land parcel could be targeted. For example, the former broiler farm operations on parcel 10 were conducted on a relatively small portion of the western portion of the land parcel, compared to the grazing activities on the eastern portion of the land parcel. Given that the grazing activities are considered to have a low potential for contamination, compared to the former broiler farm operations, the environmental audit could focus on the area of the land parcel where the broiler farm operated.

7.1.5 Re-development of former quarries

Development constraints are likely in the relation to redevelopment of former quarry sites.

In order to redevelop the quarry portion of parcel 8 (northern portion), extensive engineering (including but not limited to earthworks and geotechnical testing) will be required. Prior to infilling, the quarry will require dewatering (groundwater and surface water) which will require consideration of licensing and permitting for both dewatering and disposal of the water. Testing of this water will be required to inform the route for its disposal and/or reuse.

In addition to excavation and levelling of parcel 8, determination of the quality of infill and imported materials used to build up parcel 8 will be required, prior to redevelopment.

7.1.6 Utilities

Several existing utilities within the Croskell (Employment) PSP are likely to present constraints on the area of land that can be developed for any land use. The main utilities in the Croskell (Employment) PSP area include:

- Melbourne Water easement.
- High voltage transmission lines which run east to west across the entire Croskell (Employment) PSP area, through several individual parcels.
- Underground power cable which runs east to west.
- Communications tower is present on parcel 7.

It is understood that a duplication of the high voltage transmission lines within the easement is proposed which may be run underground.

Any roads which are proposed to cross over the east-west services easement will need to consider proposed service plans and the approvals requirements associated with the underground power cable servicing the desalination plant.

7.1.7 Heritage

Heritage places and items (both Aboriginal and Post-Contact) in the Croskell (Employment) PSP area may present constraints on development.

Several parcels are within an area of cultural heritage sensitivity, as identified in the desktop information review. If significant land use change is proposed, requirement for a cultural heritage management plan may be triggered.

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

Parcel 1 (Lot 2 PS729806) is the only land parcel with a heritage overlay (HO137). The requirements of this overlay apply to both the heritage place and its associated land. Although the schedule to the overlay permits



'prohibited uses,' the heritage place is subject to tree controls. Heritage places on parcel 1 (Lot 2 PS729806) are not included on the Victorian Heritage Register.

Items of local heritage significance are understood to be present on parcel 10 and were identified during the site inspection. Protection of places/items of local heritage significance within the Croskell (Employment) PSP is the responsibility of City of Casey. Section 4 of the *Planning and Environment Act 1987* obliges councils to use their planning schemes to conserve and enhance buildings, areas or other places of local heritage significance.

7.1.8 Further Assessment

It is noted that the findings of this assessment are based on desktop data sources the accuracy of which may vary from actual site conditions. It is also noted that there are significant temporal gaps in the aerial imagery reviewed between 1939 and 1960 and 1991 and 2006 during which potentially contaminating activities could have occurred.

Unexpected site contamination finds and or the presences of contaminants including PFAS, and asbestos have the potential for significant implications to project schedules and budgets during site redevelopment. The presence of site contamination is not always accurately informed by desktop studies such as this assessment. As such, detailed site assessment for the aforementioned contaminants and also those listed in Table 5.2 should be undertaken on a site-specific basis. Additional assessments should involve a soil and surface water sampling and analysis program as a minimum. Groundwater sampling and analysis should be considered to inform the likelihood of groundwater being encountered during proposed future development of the site to determine its contamination status and associated potential risks to human health and or the environment.

Considering the limitations of desktop studies and the noted data gaps, a broad baseline intrusive assessment is recommended for any site within the precinct to further inform site development plans and construction environmental management requirements relating to ground conditions and spoil and water management requirements.

Potential geotechnical constraints on the site include:

- Uncontrolled fill from quarry operations and other activities on site.
- Low bearing capacity soils.
- High expansivity soils.
- Low CBR soils.
- Poor trafficability.
- Elevated perched water tables.
- Hard excavation within the Red Bluff Sandstone.
- Minor risk of Acid Sulfate Soils in lower lying swampy areas.
- Presence of peat or highly organic soils.

Given the size of the site and potential constraints it is recommended that further geotechnical assessment be undertaken utilising simple low-cost techniques such as hand augers and/or test pits and DCP testing to approximately 3m depth along with appropriate laboratory testing. Test pits should be excavated on a 100-150m grid and should be logged by a suitably experienced geotechnical engineer. Both large bulk and small disturbed samples shall be recovered for testing along with 'undisturbed' U50 samples.

The following laboratory testing is considered appropriate:

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

It may also be prudent to undertake salinity testing to confirm the presence/absence of sodic soils on site.



8 CONCLUSIONS

8.1 GEOTECHNICAL

8.1.1 Geotechnical Parameters

Potential geotechnical constraints on the site include:

- Uncontrolled fill from quarry operations and other activities on site.
- Low bearing capacity soils.
- High expansivity soils.
- Low CBR soils.
- Poor trafficability.
- Elevated perched water tables.
- Hard excavation within the Red Bluff Sandstone.
- Minor risk of Acid Sulfate Soils in lower lying swampy areas.
- Presence of peat or highly organic soils.

8.1.2 Sodic Soils

Soils across the site are mapped as chromosols, which are not expected to be dispersive. The desktop study did not identify sodic soils at the site and the waterlogging of the soils would suggest that the surface soils are non-dispersive in nature.

8.1.3 Acid Sulfate Soils

The majority of the Site has an extremely low probability for acid sulfate soil presence (1-5%) with a low probability of presence in the north central and north-eastern boundaries (6 to 70%). Occurrences may be in localised areas and may also coincide with the low-lying areas that are prone to flooding/waterlogging. Targeted confirmatory soil sampling for potential acid sulfate soils should be completed within the Croskell (Employment) PSP area.

8.1.4 Further Testing

Given the size of the site and potential constraints it is recommended that intrusive geotechnical assessment be undertaken utilising simple low-cost techniques such as hand augers and/or test pits and DCP testing to approximately 3m depth along with appropriate laboratory testing. Test pits should be excavated on a 100-150m grid and should be logged by a suitably experienced geotechnical engineer. Both large bulk and small disturbed samples shall be recovered for testing along with 'undisturbed' U50 samples.

The following laboratory testing is considered appropriate:

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

It may also be prudent to undertake acid sulfate soil and salinity testing to confirm the presence/absence of soils with these characteristics on-Site.

8.2 HYDROLOGICAL/HYDROGEOLOGICAL

8.2.1 Topography and Drainage

The Croskell (Employment) PSP elevation ranges from approximately 60 metres relative to the Australian Height Datum (mAHD) in the northwest to approximately 30 mAHD in the northeast. In general, the Site surface slopes toward the south and east-northeast from the northwest.



Two wetland-swamps named the Ti-Tree Creek-Linsell Boulevard Sediment Trap and the Ti-Tree Creek-Linsell Boulevard Lake receive water from the Linsell Boulevard Wetlands, located across the southern Site boundary. The precinct contains watercourses which are distinctly linear, likely anthropogenic or modified natural structures which direct surface water to dams and drain toward the northern/north-eastern Site boundary. The watercourses drain to a series of wetlands (Thompsons Road/West Arbourlea, East Arbourlea and Berwick Waters) that ultimately link to the Tooradin Road Drain, part of the surface water drainage and flood protection network infrastructure constructed to drain the Koo Wee Rup Swamp in the late 1800's early 1900's.

8.2.2 Flood Risk

The watercourse running from south to north through the Site is identified within the Casey Planning Scheme as an urban floodway zone, which requires that the flood risk be considered during assessing land uses and essentially discourages development outside of recreational uses. Based on the surface elevation review, the area of the UFZ could be re-evaluated with more recent data to determine the probable maximum flood and design flood extents.

8.2.3 Aquifer and Supply

The Croskell (Employment) PSP is situated on unnamed Quaternary inland dune deposits (sand, silt and clay) overlying the Late Miocene to Pliocene Red Bluff Sandstone (sandstone and conglomerate). The DELWP resource report indicates there are five aquifers beneath the Site. Quaternary sediments are disconnected and review of available registered well bore logs in the Site area indicates the sediments are less than 5 m thick, suggesting that water yield from this aquifer, where groundwater is present is expected to be low. However, where these sediments overlie lower permeability sediments, perched water conditions are possible.

The Site's eastern area is within Zone 3 of the Koo Wee Rup water supply protection area (WSPA), which is under a groundwater management plan designed to ensure the long-term sustainability of the groundwater resource. The WSPA applies to all aquifers beneath the area and the groundwater management plan requires monitoring of the groundwater for level changes and salinity. There are no wells for the GMP monitored within the WSPA Zone 3. It is understood that within the Koo Wee Rup WSPA allocations of groundwater are in excess of the Permissible Consumptive Volume (PCV), which means that future applications for groundwater extraction are unlikely, potentially affecting local food and agricultural production.

8.2.4 Groundwater Depths, Salinity and Quality

Groundwater at the site is expected to be encountered at a depth of between 5 and 10 mbgl with a TDS of between 501 and 1000mg/l. It is possible that shallower perched groundwater conditions exist at the site associated with variable ground conditions in the area.

Within an approximate 5 km radius from the Site centre, 548 registered groundwater wells were identified using the Victorian Government Water Management Information System and the Commonwealth Government Groundwater Explorer databases (**Attachment C**). Most wells registered for irrigation, stock watering and domestic supply were installed prior to 2007 and are now located within residential areas, hence it is probable that the majority of wells near Site have been decommissioned.

Based on electrical conductivity measurements for wells installed at depths less than 20 mbgl the groundwater TDS concentrations within a 5 km radius of the Site centre are estimated to range between 100 and 7,900 mg/L, with a geometric mean of 700 mg/L (n= 82). Approximately 22% wells have groundwater with an estimated TDS concentration >1,200 mg/L and 6% >3,200 mg/L. Approximately 60% of estimated TDS concentrations are below 601 mg/L, indicating the water table aquifer groundwater is within the Environmental Reference Standard Segment A (TDS = 0 to 600 mg/L), for which the relevant environmental values are:

- Water dependent ecosystems and species.
- Potable water supply (desirable).
- Agriculture and irrigation (irrigation and stock watering).
- Water-based recreation.
- Traditional Owner cultural values.
- Buildings and structures.



8.2.5 Recommended Further Assessment

Based on the findings of the desktop assessment it is recommended that investigation of groundwater conditions across the site is conducted in a grid-based fashion to establish ground water depth, quality and contamination status across the site.

Groundwater quality parameters including temperature, dissolved oxygen, electrical conductivity, pH and redox potential and select contaminants of concern as identified in **Table 5.2** should be considered as part of any assessment. Further consideration should also be given to the status of the identified GDE's to ensure water quality is maintained at current levels as part of the precinct's future development.

8.3 CONTAMINATION

Based on the information reviewed in the desktop assessment, current and historic land uses within the Croskell (Employment) PSP (confirmed through the parcel inspection), potential sources of contamination were identified. The potential sources of on-site contamination were assigned a qualitative level of risk in accordance with PPN30, based on the likelihood of contamination representing a potential constraint to future development.

Table 5.2 summarises the identified potentially contaminating site and offsite activities, contamination sources, potential contaminants of concern and the resultant risk ranking for each land parcel within the study area.

Land Parcels 3, 4, 5, 6, 7, 8, 9, 10, 20, 21, 22, 23 and 24 have been identified as having a 'high contamination potential'.

Where a sensitive use is proposed for any of these parcels, it is recommended that a PRSA be undertaken to inform the need for an environmental audit. An environmental audit is required where the parcel is subject to an Environmental Audit overlay. Where other land use is proposed, it is recommended that a PSI should be completed for these parcels to inform the need for an environmental audit.

Land Parcels 1, 2, 12, 13 and 26 have been identified as having a 'medium contamination potential'.

Where a sensitive use is proposed for any of these parcels, it is recommended that an PRSA be conducted for the site to inform the need for an environmental audit.

For other uses, the responsible authority should document consideration of the potential contamination on the proposed development such that the assessment is site and development specific. A PSI can be completed to assist the assessment process if considered appropriate.

8.4 SEPARATION DISTANCES FROM ADVERSE AMENITY USES

A desktop review of the existing buffers outlined within the Cranbourne East Development Plan³⁹ and Cranbourne North Development Plan⁴⁰ was completed. For re-assessment of buffers, Kleinfelder adopted separation distances using the 'urban method' in accordance with Victorian EPA separation distance guidelines (August 2024).

The following adverse amenity uses have been identified.

- Abattoir Parcels 5 and 6.
- Burdett's Yard – Sand processing Parcel.
- Boral Concrete Batching Plant.
- Dandy Premix - 1545 Thompsons Rd, Cranbourne North.
- Broadway & Frame Premix - 1575 Thompsons Rd, Cranbourne North.

It is understood that operations at the broiler farm on parcel 10 have ceased and that the associated separation buffer can be removed.

Recommended separation buffers for these activities have been applied conservatively based on the existing state of knowledge, as per Victorian EPA separation distance guidelines, and are presented in **Table 6.2** and **Figures 12A – 12C**.

³⁹ City of Casey, 2014. Cranbourne East Development Plan. June 2014 (version 9.2).

⁴⁰ City of Casey, 2018. Cranbourne North Development Plan. 22 August 2018 (version 1).



It is recommended that further studies are completed to understand the scale of activities at the concrete batching facilities to review the suitability of the recommended buffers.

It is also recommended to further investigate the water treatment activities and general operating processes at the abattoir to confirm the processing capability and the effluent treatment system capacity.

It is understood that activities at Boral and Burdett's will likely cease operations upon gazettal of the PSP. Following confirmation of cessation of these activities the separation buffers from the parcel may be removed.



9 RECOMMENDATIONS

It is understood that the proposed future use of the Croskell (Employment) PSP is to include a combination of commercial land use as well as sensitive land uses such as residential, and childcare centres in addition to open/recreational space. This assessment was completed based on the assumption that sensitive uses will be a probable land use across the Croskell (Employment) PSP, with some existing commercial/industrial land uses to remain.

Based on the conclusions of the desktop assessment it is recommended that for Land Parcels where a high potential for contamination has been identified (Parcels 3, 4, 5, 6, 7, 8, 9, 10, 20, 21, 22, 23 and 24), should a sensitive land use be proposed then a PRSA or an environmental Audit of the site be completed. Where other land use is proposed it is recommended that a PSI be completed to determine the need for a site Audit.

It is recommended that for Land Parcels where a medium potential for contamination has been identified (Parcels 1, 2, 12, 13 and 26), where a sensitive use is proposed for any of these parcels it is recommended that a PRSA be conducted for the site to inform the need for an environmental audit. For other uses, the responsible authority should document consideration of the potential contamination on the proposed development such that the assessment is site and development specific. A PSI can be completed to assist the assessment process if considered appropriate.

Where there is no potential for contamination (parcels 11, 14, 15, 16, 17, 18, 19 and 25), there is no recommended action under PPN30 and the normal General Environmental Duty (GED) under the *Environment Protection Act 2017* applies. Where sensitive land use is proposed, for a planning scheme amendment and planning permit application a PSI with some limited intrusive assessment, if considered appropriate, can confirm the contamination status of the land.

It is noted that the findings of this assessment are based on desktop data sources the accuracy of which may vary from actual site conditions. It is also noted that there are significant temporal gaps in the aerial imagery reviewed between 1939 and 1960 and 1991 and 2006 during which potentially contaminating activities could have occurred.

Unexpected site contamination finds and or the presences of contaminants including PFAS, and asbestos have the potential for significant implications to project schedules and budgets during site redevelopment. The presence of site contamination is not always accurately informed by desktop studies such as this assessment. As such detailed site assessment for the aforementioned contaminants and also those listed in **Table 5.2** should be undertaken on a site-specific basis. Additional assessments should involve a soil and surface water sampling and analysis program as a minimum. Groundwater sampling and analysis should be considered to inform the likelihood of groundwater being encountered during proposed future development of the site and to determine its contamination status and associated potential risks to human health and or the environment.

Considering the limitations of desktop studies and the noted data gaps, a broad baseline intrusive assessment is recommended for any site within the precinct to further inform site development plans and construction environmental management requirements relating to ground conditions and spoil and water management requirements.

Potential geotechnical constraints on the site include:

- Uncontrolled fill from quarry operations and other activities on site.
- Low bearing capacity soils.
- High expansivity soils.
- Low CBR soils.
- Poor trafficability.
- Elevated perched water tables.
- Hard excavation within the Red Bluff Sandstone.
- Minor risk of Acid Sulfate Soils in lower lying swampy areas.
- Presence of peat or highly organic soils.



As a part of the Land-use planning process that VPA undertakes and subsequent development process post the PSP, it is recommended that:

- Investigation of groundwater conditions across the site is conducted in a grid-based fashion to establish ground water depth, quality and contamination status. Groundwater quality parameters including temperature, dissolved oxygen, electrical conductivity, pH and redox potential and select contaminants of potential concern as identified in **Table 5.2** should be considered as part of any assessment. Further consideration should also be given to the status of the identified GDE's to ensure water quality is maintained at current levels as part of the precinct's future development.
- Further geotechnical assessment be undertaken utilising simple low-cost techniques such as hand augers and/or test pits and DCP testing to approximately 3m depth along with appropriate laboratory testing. Test pits should be excavated on a 100-150m grid and should be logged by a suitably experienced geotechnical engineer. Both large bulk and small disturbed samples shall be recovered for testing along with 'undisturbed' U50 samples. The following laboratory testing is considered appropriate:
 - Atterberg Limit.
 - California Bearing Ratio.
 - Shrink Swell.
 - Particle size distribution.
 - Acid Sulfate Soil Screen.
 - Soil aggressivity testing (pH, sulfate and chloride).
 - Emerson Class.

It may also be prudent to undertake salinity testing to confirm the presence/absence of sodic soils on site.

Adverse amenity impacts have been identified on and surrounding the Site.

Recommended separation buffers for these activities have been applied conservatively based on the existing state of knowledge as per Victorian EPA separation distance guidelines (August 2024) using the Urban method and are presented in **Table 6.2** and **Figures 12A – 12C**.

It is recommended that further studies are completed to understand the scale of activities at the concrete batching facilities to review the suitability of the recommended buffers.

It is recommended to further investigate the water treatment activities and general operating processes at the abattoir to confirm the processing capability and the effluent treatment system capacity to confirm assessed separation distances.



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FIGURES

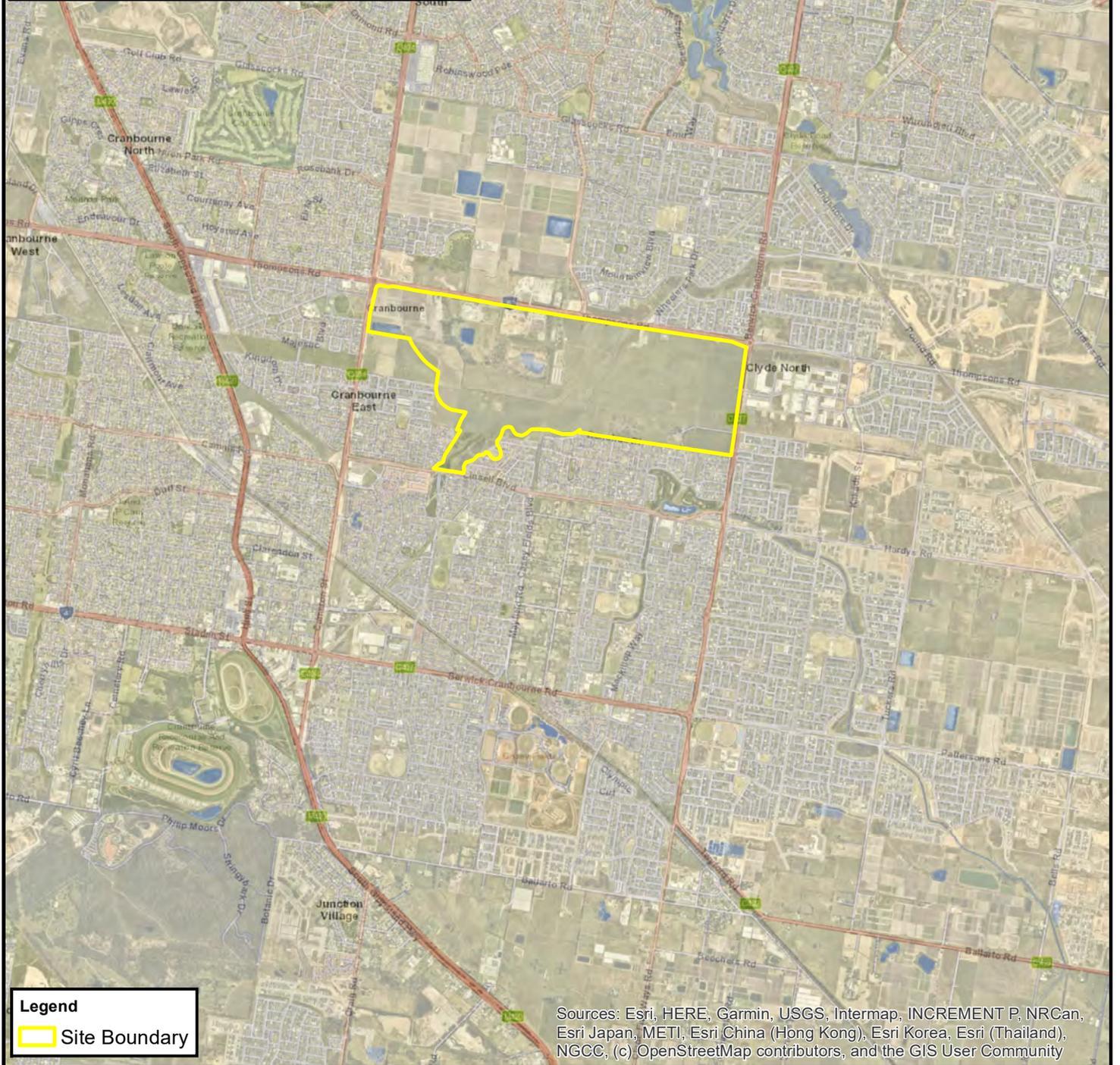


Regional Context

0 5 10 20 30 40 50 km



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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

Site Boundary



PROJECT REFERENCE: 20226120

DATE DRAWN: 16/02/2023 08:39 Version 3

DRAWN BY: CMiskell

DATA SOURCE:
Nearmap - 2022
Esri - 2022
VIC Department of Environment, Land,
Water & Planning - 2022

Site Locality

Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:

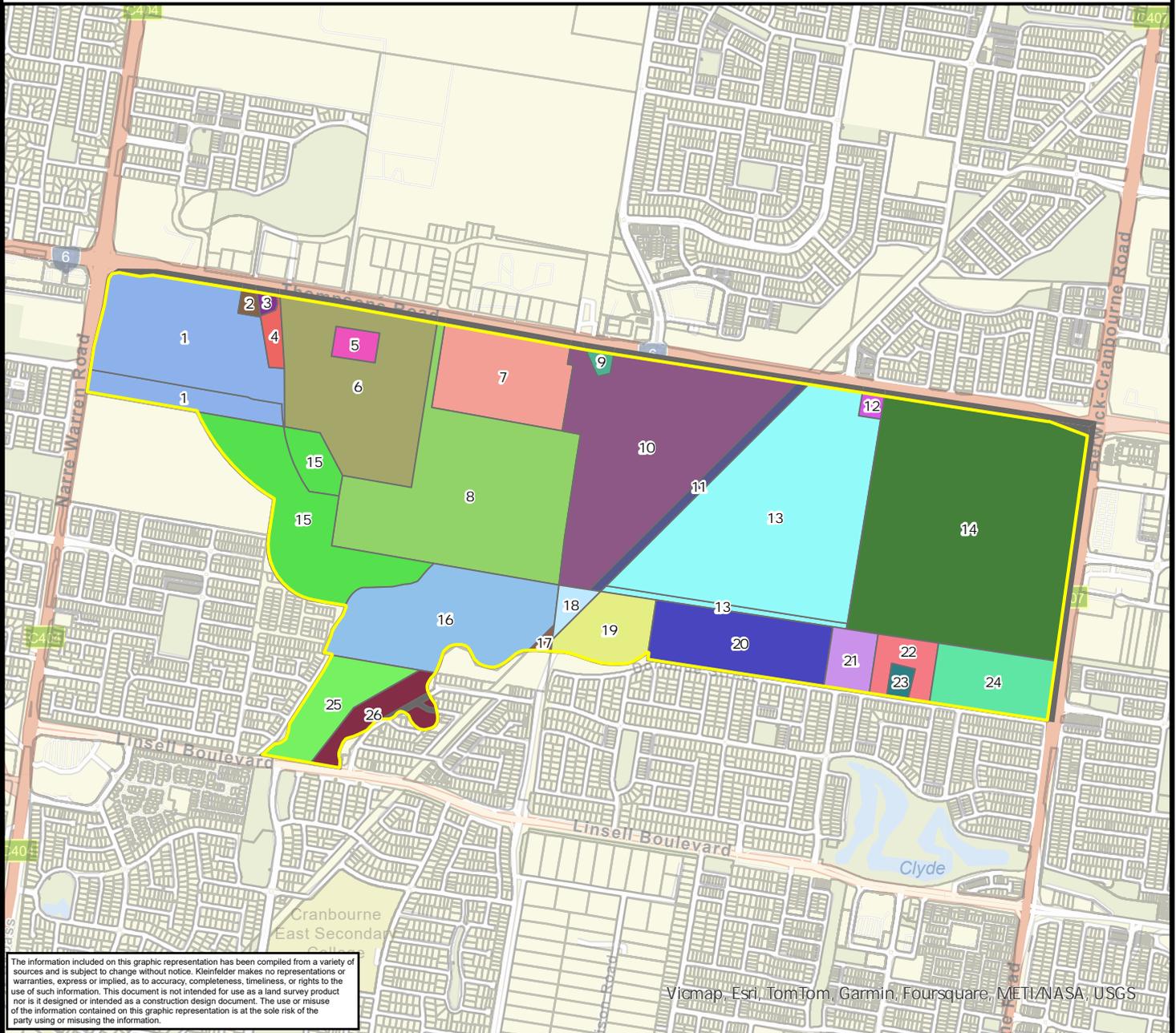
1

Legend

- Site Boundary
- Vicmap Property (PROPERTY_MP)
- Road Casement

Parcel Boundaries: LotPlan - Address

<ul style="list-style-type: none"> 1: Lot 2 PS729806 2: Lot 1 LP217543 3: Lot 3 PS729806 4: Lot 4 PS729806 5: Lot 1 TP113854 6: Lot 5 PS729806 7: Lot 7 PS729806 8: Lot 6 PS729806 9: Lot 9 PS729806 10: Lot 8 PS729806 11: Lot 1 TP123778 12: Lot 11 PS729806 13: Lot 10 PS729806 	<ul style="list-style-type: none"> 1450 Thompsons Rd, Cranbourne East VIC 3977 1454 Thompsons Rd, Cranbourne East VIC 3977 1460 Thompsons Rd, Cranbourne East VIC 3977 1468 Thompsons Rd, Cranbourne East VIC 3977 1500 Thompsons Rd, Cranbourne East VIC 3977 1500 State Route 6, Cranbourne East VIC 3977 1550 Thompsons Rd, Cranbourne East VIC 3977 1520 Thompsons Rd, Cranbourne East VIC 3977 1568 Thompsons Rd, Cranbourne East VIC 3977 1580 Thompsons Rd, Cranbourne East VIC 3977 102W Linsell Blvd, Cranbourne East 3977 1670 State Route 6, Cranbourne East VIC 3977 1660 Thompsons Rd, Cranbourne East VIC 3977 	<ul style="list-style-type: none"> 14: Lot 12 PS729806 15: Lot B PS918158 16: Lot A PS918158 17: Lot 1 TP123778 18: Lot 1 TP123778 19: Lot P PS623939 20: Lot 1 PS706792 21: Lot Res 2 PS706792 22: Lot 1 PS706792 23: Lot 2 PS718150 24: Lot Res 1 PS706792 25: Lot Res 1 PS547008 26: Lot C PS704181 	<ul style="list-style-type: none"> 585 Berwick-Cranbourne Rd, Clyde North VIC 3978 350 Narre Warren Rd, Cranbourne East VIC 3977 350 Narre Warren Rd, Cranbourne East VIC 3977 102W Linsell Blvd, Cranbourne East 3977 102W Linsell Blvd, Cranbourne East 3977 2S Donohue St, Cranbourne East VIC 3977 37 Brocker St, Clyde North 3978 901 Donohue St, Clyde North 3978 37 Brocker St, Clyde North 3978 35 Brocker St, Clyde North VIC 3978 585I Berwick-Cranbourne Rd, Clyde North 3978 2I Staunton Walk, Cranbourne East VIC 3977 80S Linsell Boulevard, Cranbourne East, 3977
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Vicmap, Esri, TomTom, Garmin, Foursquare, METI/NASA, USGS

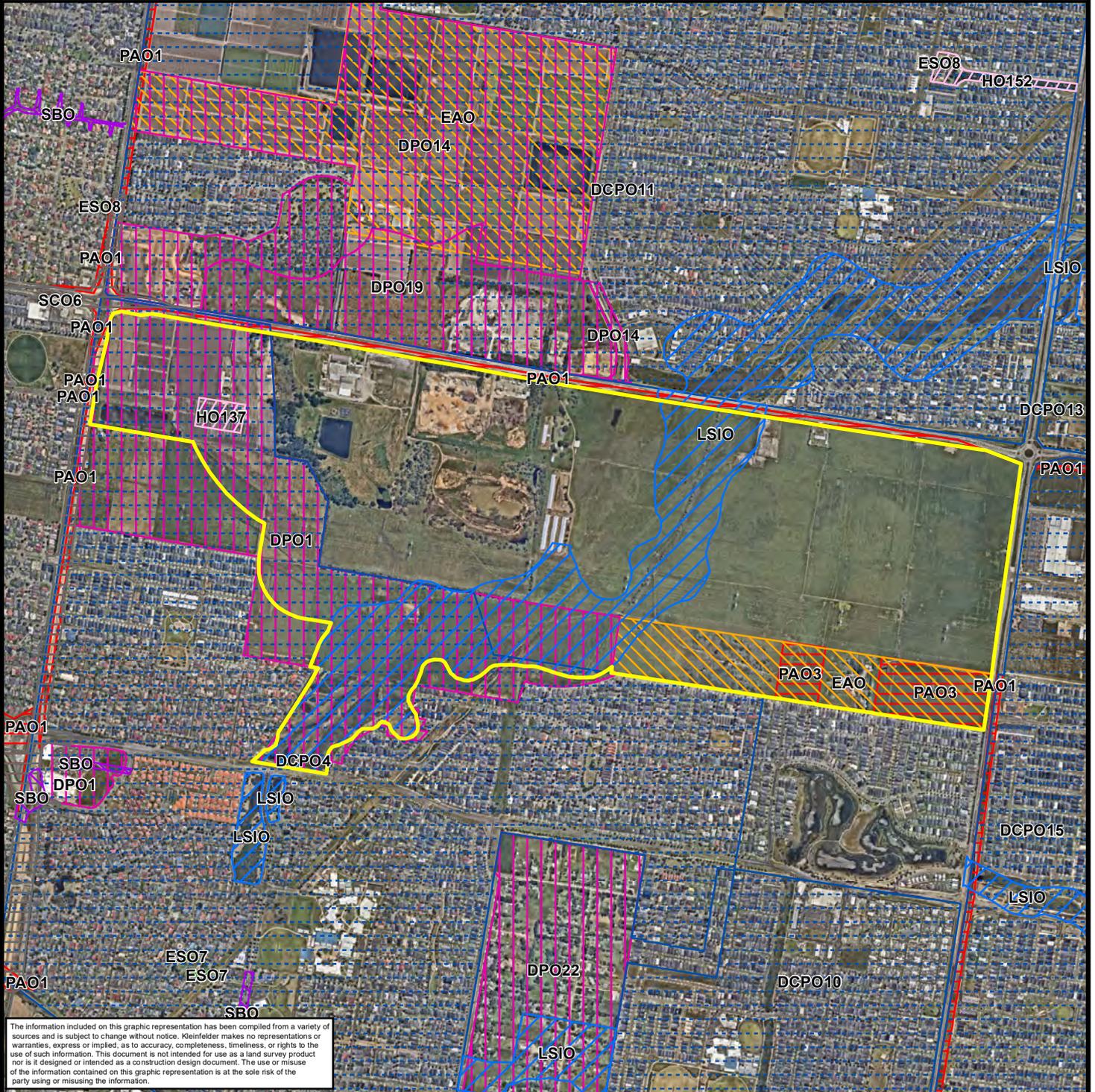
 Scale at A4 1:20,000		PROJECT REFERENCE: 20226120 DATE DRAWN: 2/08/2024 Version 5 DRAWN BY: StChan	FIGURE: 2
 www.kleinfelder.com		DESKTOP & SITE INSPECTION STUDY AREA VICTORIAN PLANNING AUTHORITY CROSKELL PSP UTILITY SERVICES ASSESSMENT CRANBOURNE EAST AND CLYDE NORTH, VIC	

Legend

 Site Boundary

Planning Overlays

 DCPO
  EAO
  HO
  PAO
  SCO
 DPO
  ESO
 LSIO
 SBO



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0 0.2 0.4 0.6 0.8 1 km




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PROJECT REFERENCE: 20226120
 DATE DRAWN: 16/02/2023 08:59 Version 2
 DRAWN BY: CMiskell
 DATA SOURCE:
 Nearmap - 2022
 Esri - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

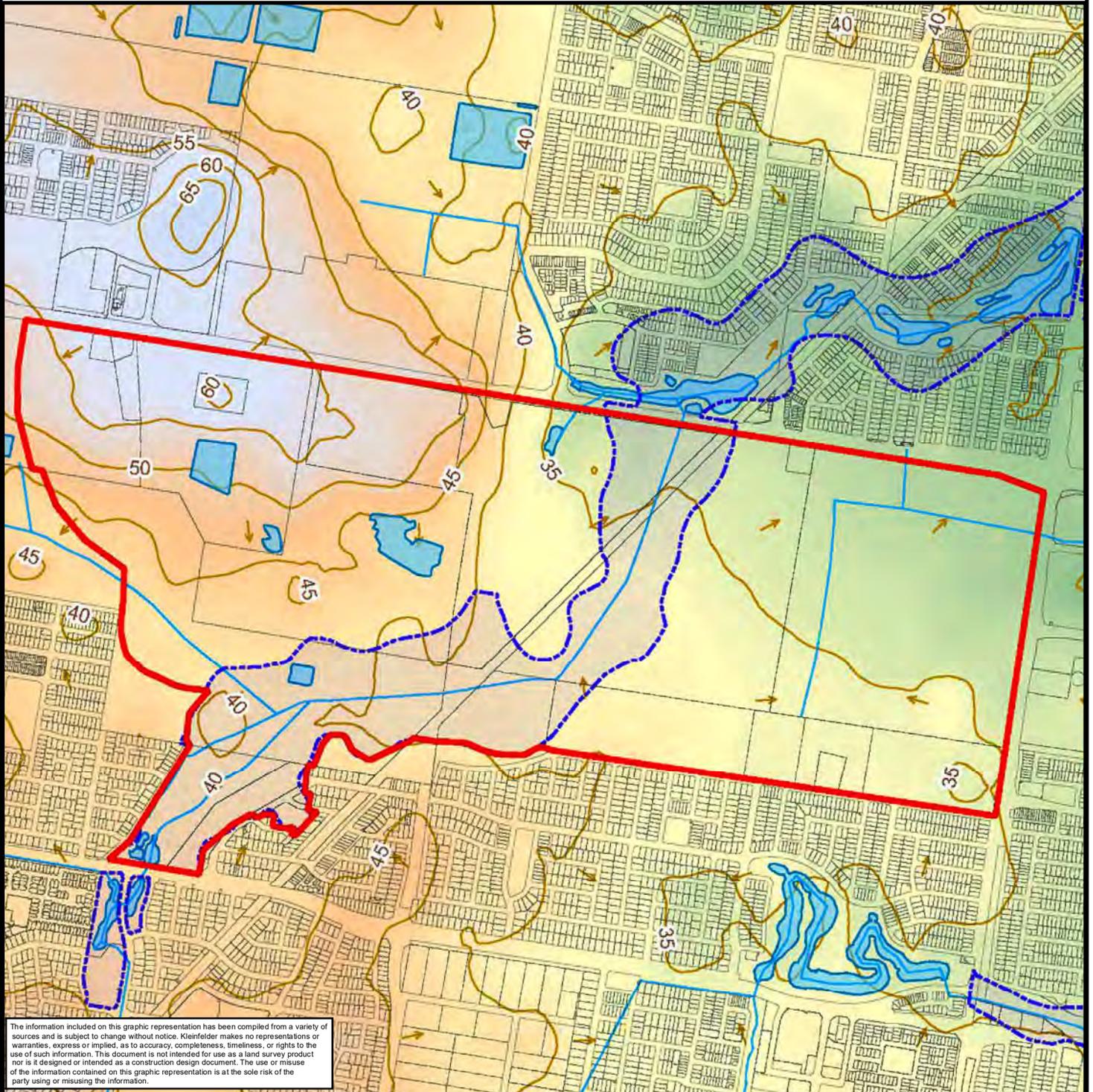
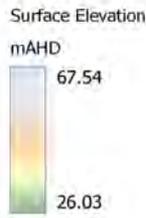
Planning Overlays

Victorian Planning Authority
 Croskell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:
 3B

LEGEND

- ▭ Croskell PSP Boundary
- ▭ Cadastral Boundaries
- ▭ Water Body
- Watercourse
- Surface Elevation (mAHD)
- Surface Slope Direction
- ▭ Planning Overlay
- ▭ Urban Floodway Zone



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0 0.1 0.2 0.3 0.4 0.5 km

PROJECT REFERENCE: 20226120
 DATE DRAWN: 8/07/2022 14:34 Version 1
 DRAWN BY: CMiskell & SGraham
 DATA SOURCE:
 Nearmap - 2022
 VIC Department of Environment, Land, Water & Planning - 2022

Topography

Victorian Planning Authority
 Croskell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

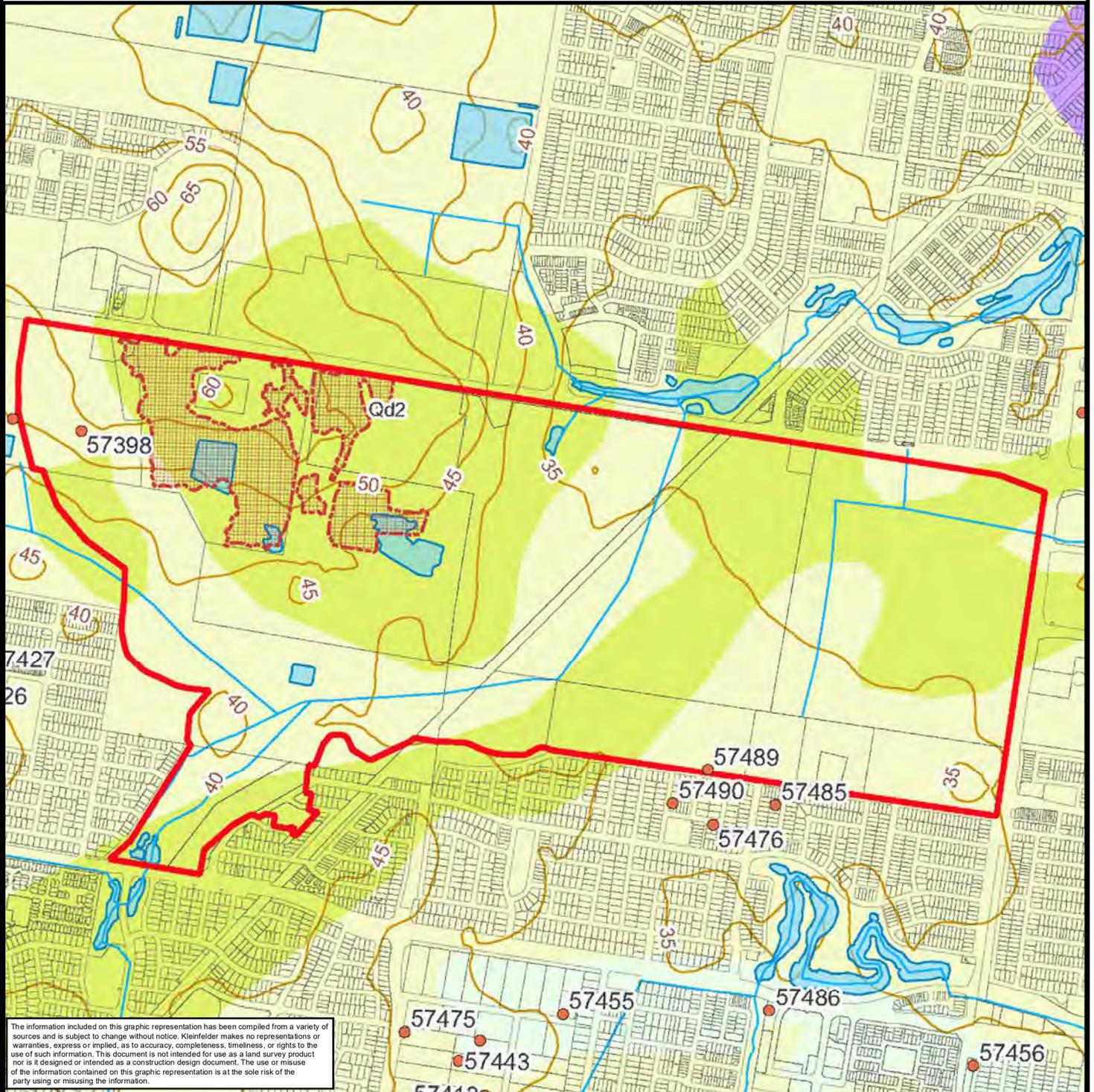
FIGURE:

4

LEGEND

- ▭ Croskell PSP Boundary
- Cadastral Boundaries
- Water Body
- Watercourse
- Surface Elevation mAHD
- Historical Sand Extraction

- 1:250k Surface Geology**
- Qm1 - Samp and lake deposits
 - Qd2 - Inland dune deposits
 - Nxx - Red Bluff Sandstone
 - GSV listed bore

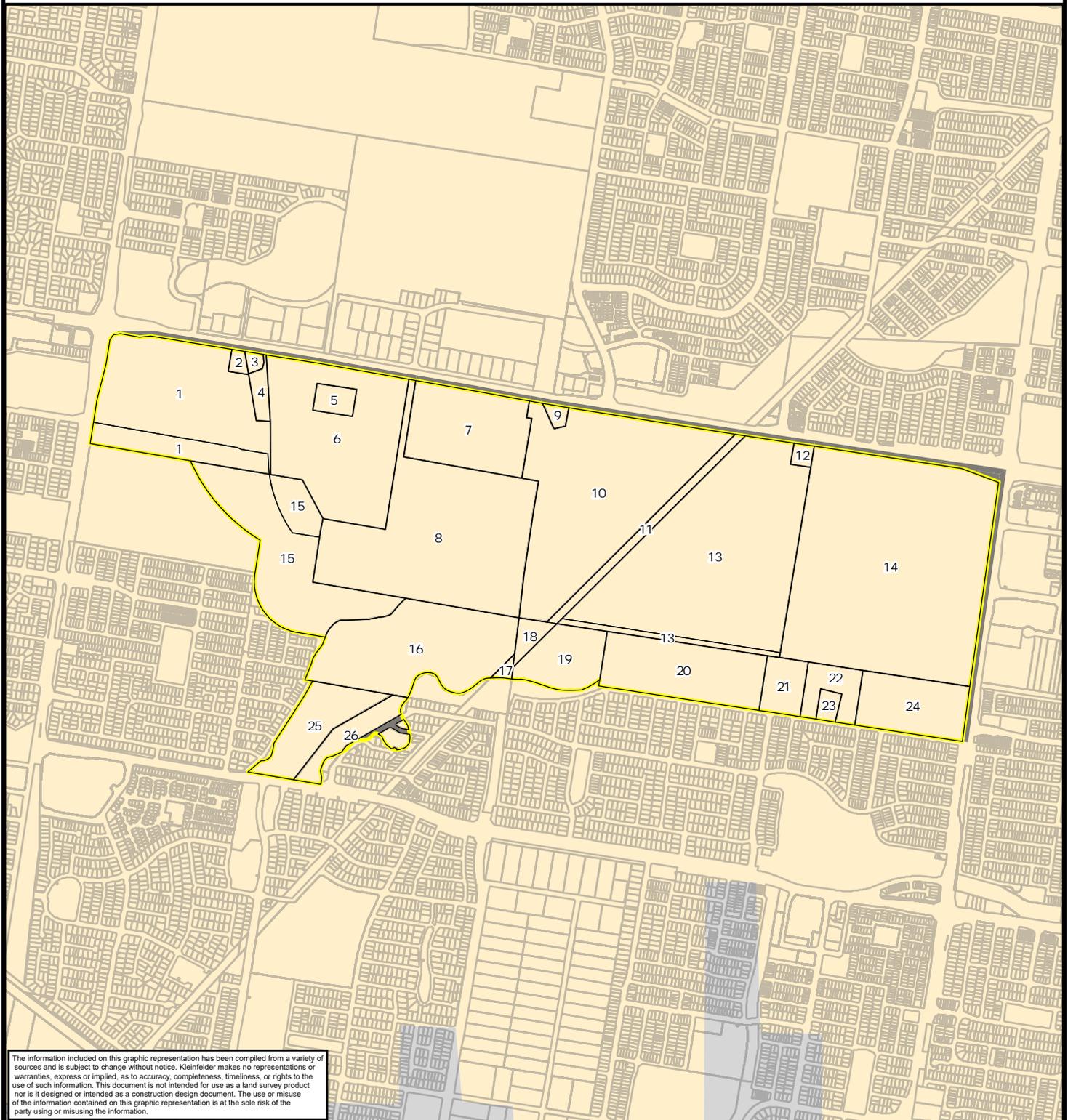


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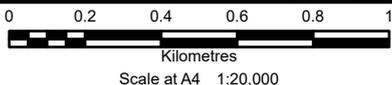
<p>0 0.1 0.2 0.3 0.4 0.5</p> <p>km</p>		<p>PROJECT REFERENCE: 20226120</p> <p>DATE DRAWN: 8/07/2022 14:39 Version 1</p> <p>DRAWN BY: CMiskell & SGraham</p> <p>DATA SOURCE: Nearmap - 2022 VIC Department of Environment, Land, Water & Planning - 2022</p>	<p>Surface Geology</p> <p>Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC</p>	<p>FIGURE:</p> <p>5</p>
<p>Bright People. Right Solutions.</p> <p>www.kleinfelder.com</p>				

Legend

-  Site Boundary
-  Road Casement
-  Parcel Boundary
-  Vicmap Property (PROPERTY_MP)
- Australian Soil Classification
-  Chromosols
-  Vertosols



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PROJECT REFERENCE: 20226120
 DATE DRAWN: 8/07/2024 Version 4
 DRAWN BY: StChan

DATA SOURCE:
 Esri - 2024
 ASRIS - 2022
 Vicmap - 2024

SODIC /DISPERSIVE SOILS
 & EROSION CONSTRAINTS

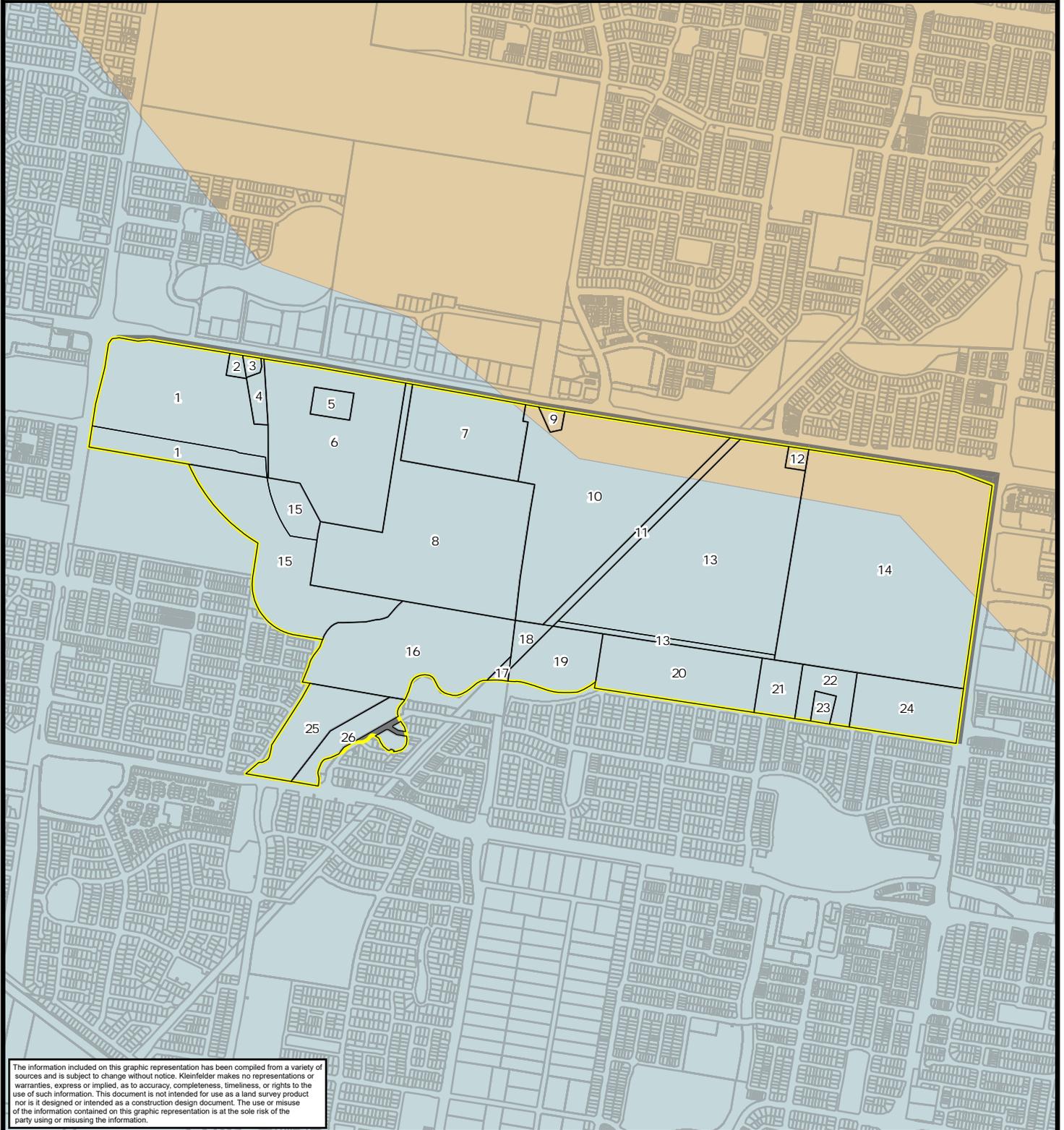
VICTORIAN PLANNING AUTHORITY
 CROSKELL PSP
 LAND CAPABILITY ASSESSMENT
 CRANBOURNE EAST AND CLYDE NORTH, VIC

FIGURE:
 6

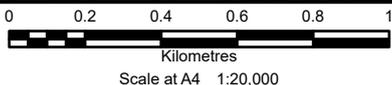


Legend

- Site Boundary
- Road Casement
- Parcel Boundary
- Vicmap Property (PROPERTY_MP)
- Acid Sulphate Soils
- B4 Low Probability / Low Confidence
- C4 Extremely Low Probability / Very Low Confidence



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PROJECT REFERENCE: 20226120
 DATE DRAWN: 8/07/2024 Version 4
 DRAWN BY: StChan
 DATA SOURCE:
 Esri - 2024
 ASRIS - 2022
 Vicmap - 2024

ACID SULFATE SOILS

VICTORIAN PLANNING AUTHORITY
 CROSKELL PSP
 LAND CAPABILITY ASSESSMENT
 CRANBOURNE EAST AND CLYDE NORTH, VIC

FIGURE:

7



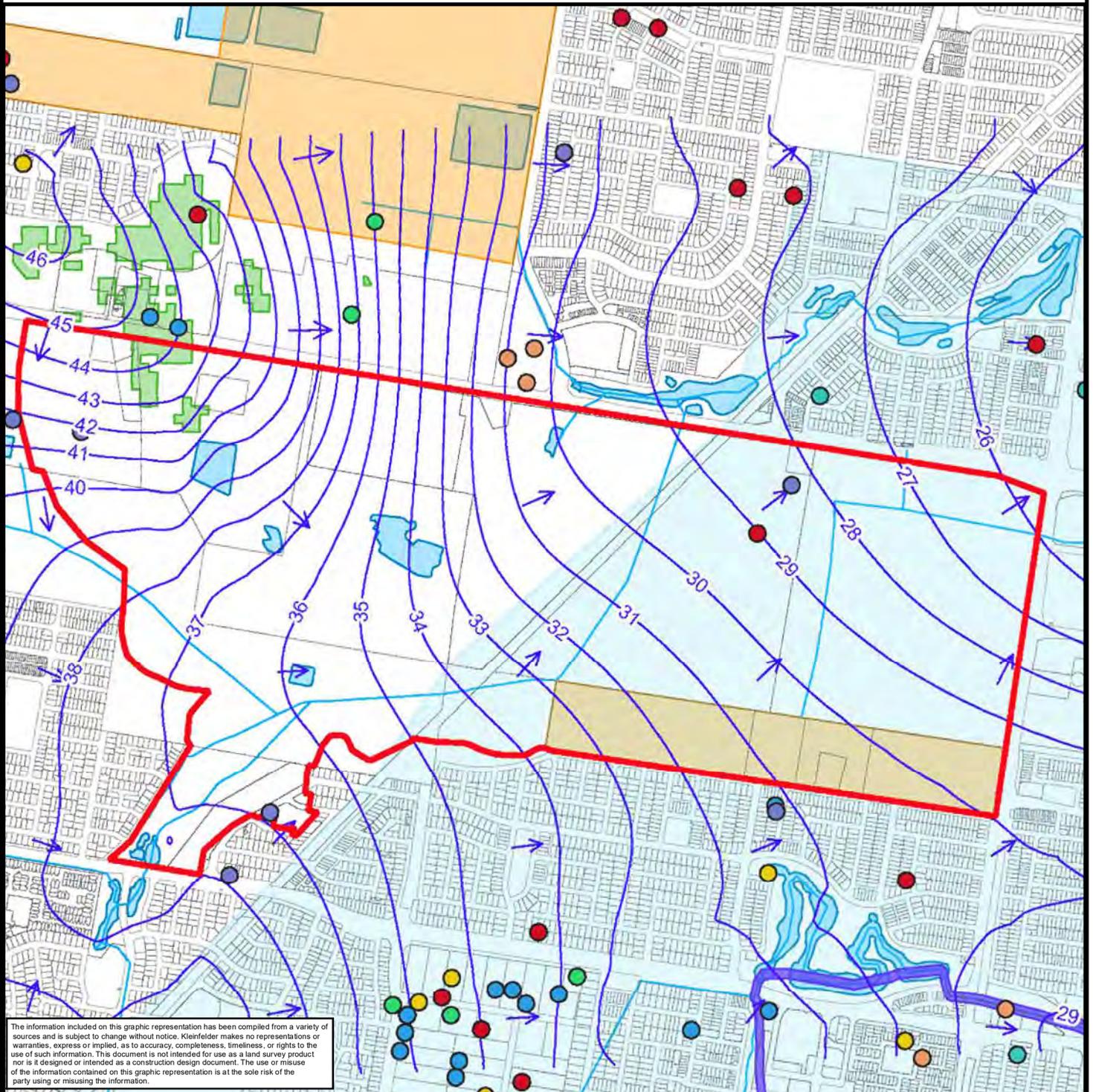
www.kleinfelder.com

LEGEND

- ▭ Croskell PSP Boundary
- ▭ Cadastral Boundaries
- ▭ Water Body
- Watercourse
- Water Table Elevation (mAHD)
- Groundwater Flow Direction
- ▭ Koo Wee Rup WSPA
- ▭ Low Potential Terrestrial GDE
- ▭ High Potential Aquatic GDE
- ▭ Relevant Planning Overlay
- ▭ Environmental Audit

Well Use

- Domestic
- Domestic and Stock
- Stock
- Irrigation
- Investigation
- Observation
- Unknown



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0 0.1 0.2 0.3 0.4 0.5 km

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PROJECT REFERENCE: 20226120
DATE DRAWN: 8/07/2022 14:36 Version 1
DRAWN BY: CMiskell & SGraham
DATA SOURCE:
Nearmap - 2022
VIC Department of Environment, Land, Water & Planning - 2022

Water Table Elevation & Groundwater Management

Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:
8

Legend

Site Boundary

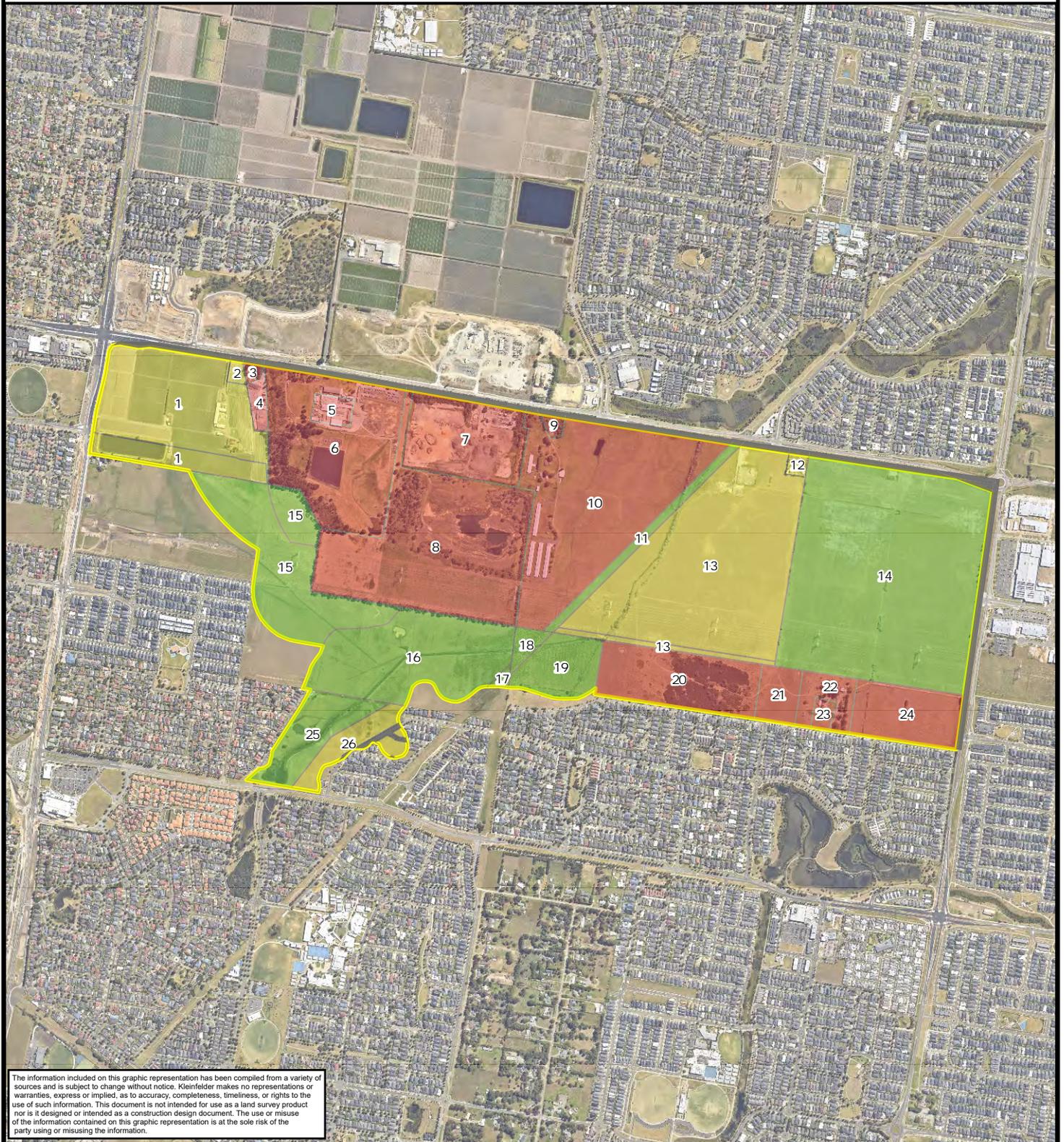
Road Casement

Potential for Contaminated Land

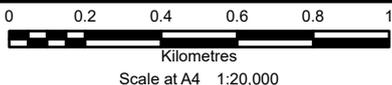
Not potentially contaminated

Medium

High



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PROJECT REFERENCE: 20226120
 DATE DRAWN: 8/07/2024 Version 4
 DRAWN BY: StChan

POTENTIAL FOR CONTAMINATED LAND

FIGURE:
9



DATA SOURCE:
 Metromap - 2024
 Esri - 2024
 Vicmap - 2024

VICTORIAN PLANNING AUTHORITY
 CROSKELL PSP
 LAND CAPABILITY ASSESSMENT
 CRANBOURNE EAST AND CLYDE NORTH, VIC

Legend

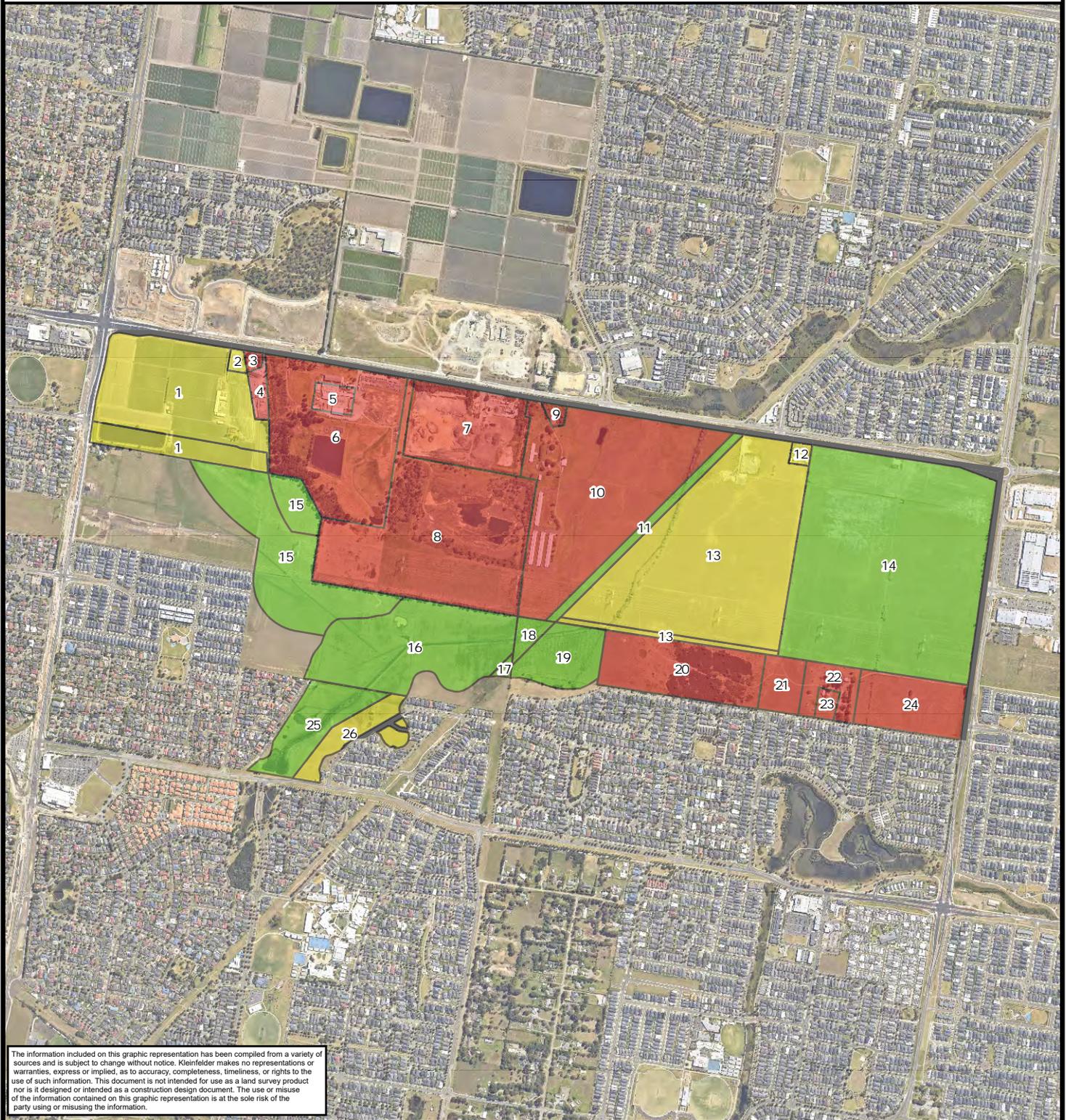
■ Road Casement

Sensitive Land Use Development Scenario

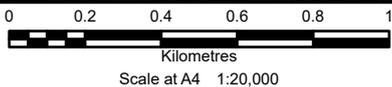
■ PRSA or Audit. Proceeding directly to an audit is recommended

■ PRSA to determine need for an environmental audit

■ General Environment Duty (GED) under the Environment Protection Act 2017



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PROJECT REFERENCE: 20226120

DATE DRAWN: 8/07/2024 Version 4

DRAWN BY: StChan

DATA SOURCE:

Metromap - 2024

Esri - 2024

Vicmap - 2024

FURTHER CONTAMINATION
ASSESSMENT REQUIREMENTS
SENSITIVE LAND USE DEVELOPMENT

VICTORIAN PLANNING AUTHORITY
CROSKELL PSP
LAND CAPABILITY ASSESSMENT
CRANBOURNE EAST AND CLYDE NORTH, VIC

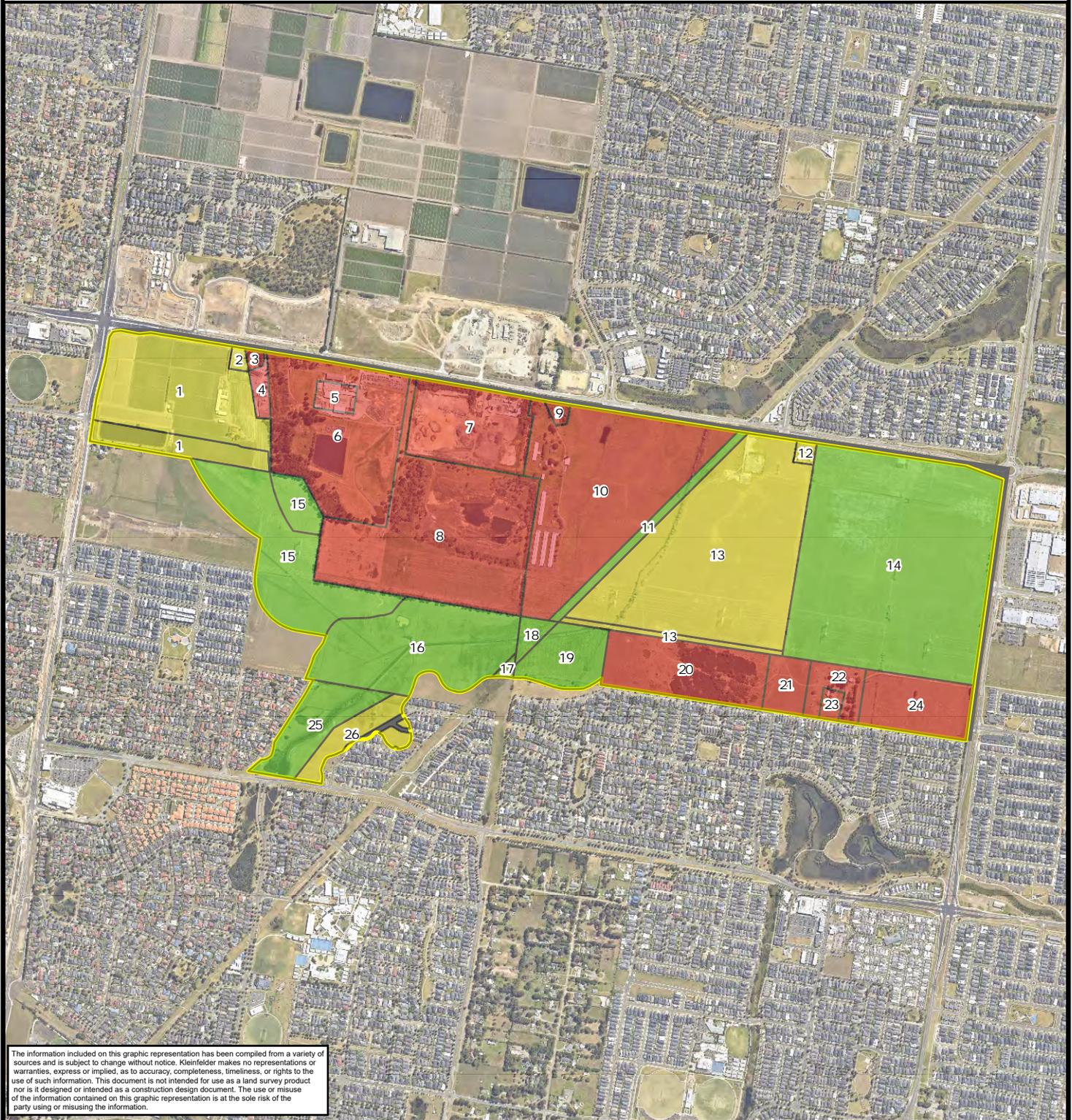
FIGURE:

10

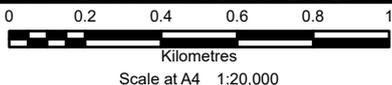


Legend

- Site Boundary
- Road Casement
- Less Sensitive Land Use Development Scenario**
- PSI to inform need for an audit is recommended
- Responsible authority to document consideration of potential for contamination to impact the proposed land use
- General Environment Duty (GED) under the Environment Protection Act 2017



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PROJECT REFERENCE: 20226120
DATE DRAWN: 8/07/2024 Version 4
DRAWN BY: StChan

**FURTHER CONTAMINATION
ASSESSMENT REQUIREMENTS
LESS SENSITIVE
LAND USE DEVELOPMENT**

VICTORIAN PLANNING AUTHORITY
CROSKELL PSP
LAND CAPABILITY ASSESSMENT
CRANBOURNE EAST AND CLYDE NORTH, VIC

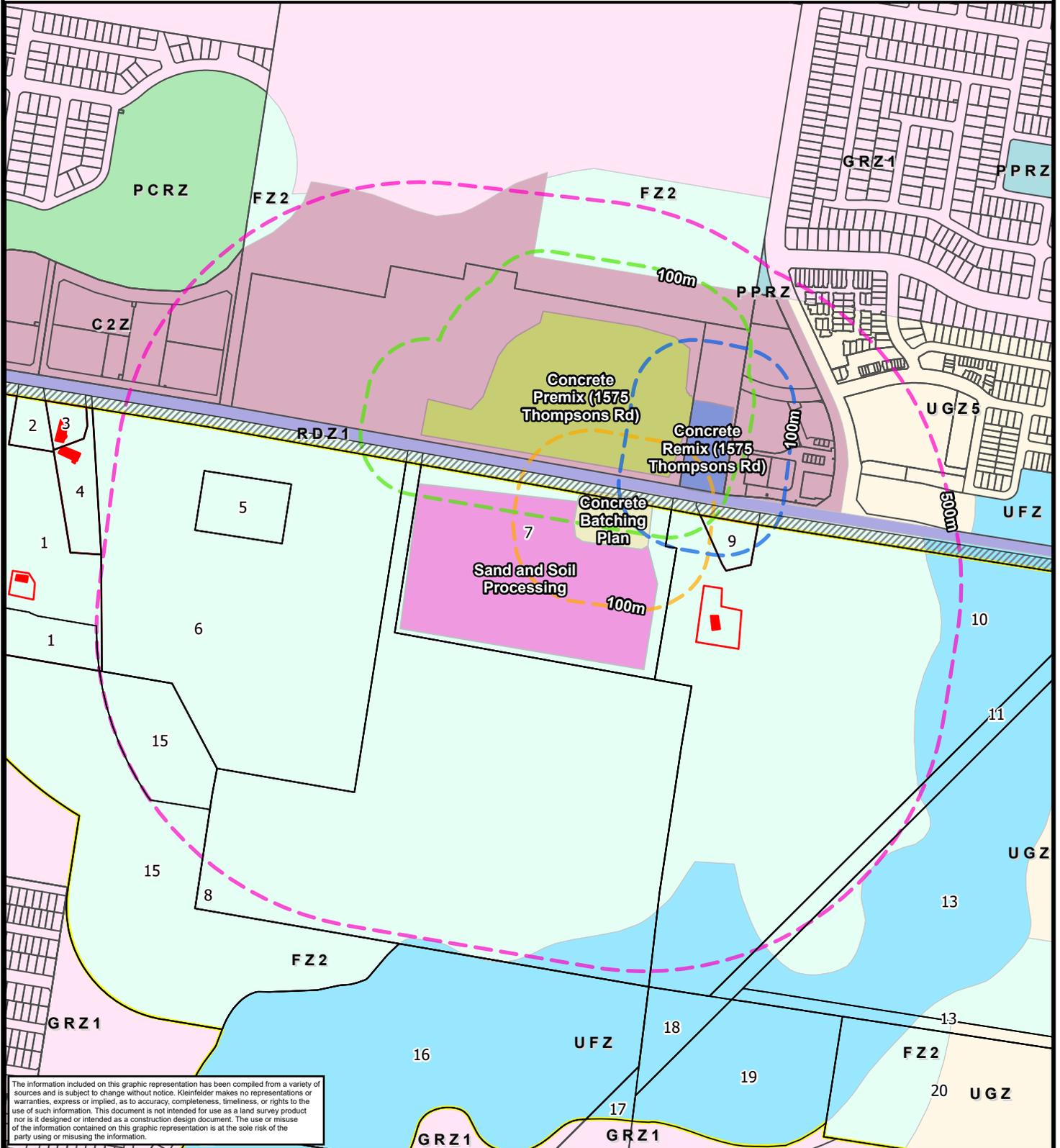
FIGURE:
11



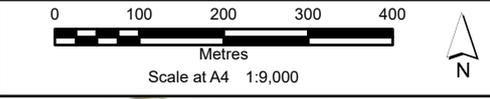
DATA SOURCE:
Metromap - 2024
Esri - 2024
Vicmap - 2024

Legend

- Site Boundary
- Dwelling
- Residential Boundary
- Parcel Boundary
- Road Casement
- Concrete Batching Plan
- Concrete Premix (1575 Thompsons Rd)
- Concrete Remix (1575 Thompsons Rd)
- Sand and Soil Processing
- Concrete Batching Plan 100m Buffer
- Concrete Premix 100m Buffer
- Concrete Remix 100m Buffer
- Sand and Soil Processing 500m Buffer
- COMMERCIAL 2 ZONE
- FARMING ZONE
- GENERAL RESIDENTIAL ZONE
- PUBLIC CONSERVATION AND RESOURCE ZONE
- PUBLIC PARK AND RECREATION ZONE
- ROAD ZONE
- URBAN FLOODWAY ZONE
- URBAN GROWTH ZONE



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PROJECT REFERENCE: 20226120
 DATE DRAWN: 16/12/2024 Version 3
 DRAWN BY: StChan

DATA SOURCE:
 Esri - 2024
 Metromap - 2024
 VIC Department of Environment, Land, Water & Planning - 2022

**SEPARATION DISTANCES
 CONCRETE BATCHING & QUARRY**

VICTORIAN PLANNING AUTHORITY
 CROSKELL (EMPLOYMENT) PSP
 LAND CAPABILITY ASSESSMENT
 CRANBOURNE EAST AND CLYDE NORTH, VIC

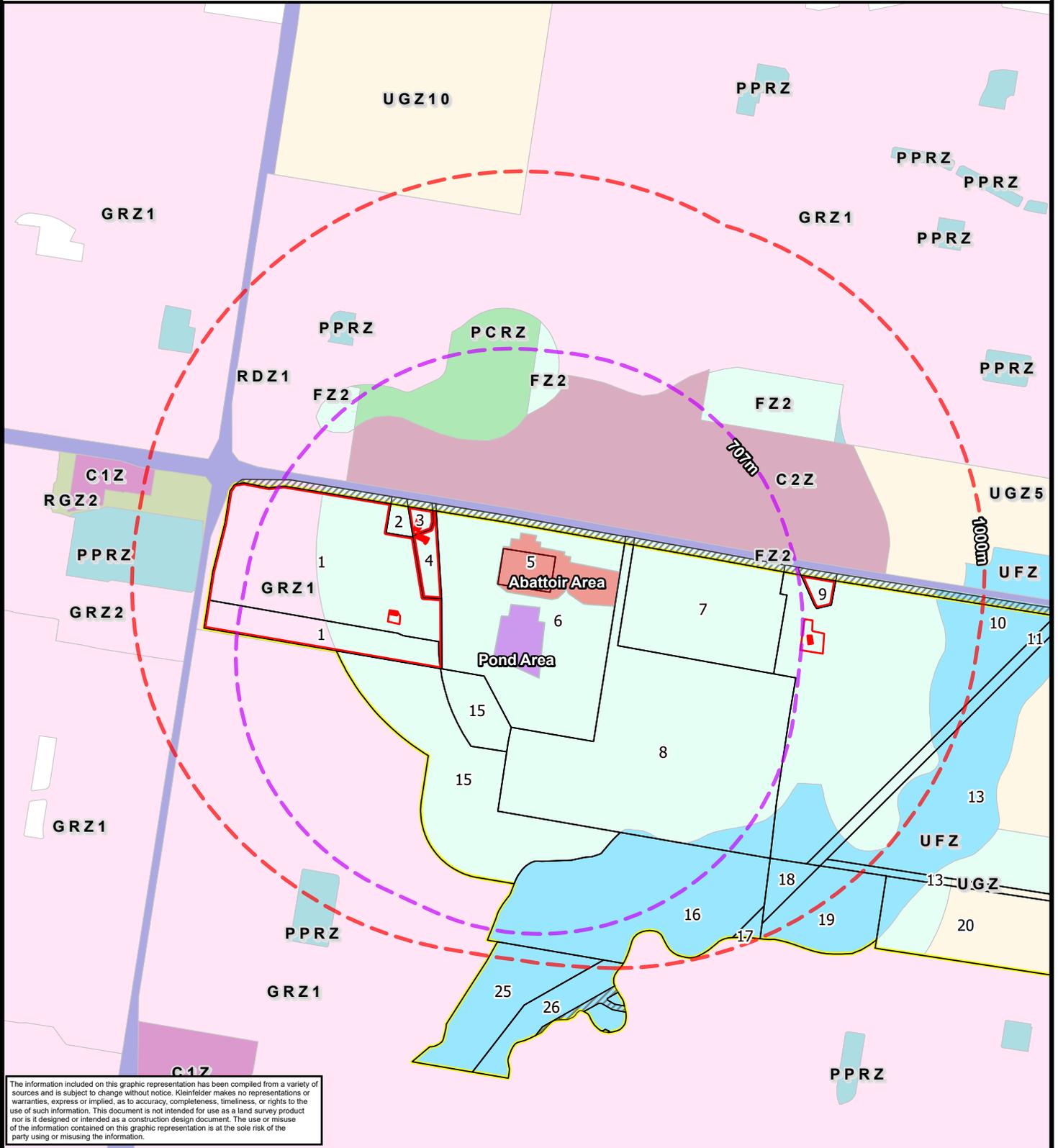
FIGURE:
12A

Legend

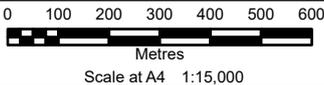
- Site Boundary
- Dwelling
- Residential Boundary
- Parcel Boundary
- Road Casement

- Abattoir Area
- Pond Area
- Abattoir Area 1000m Buffer
- Pond Area 707m Buffer

- COMMERCIAL 1 ZONE
- COMMERCIAL 2 ZONE
- FARMING ZONE
- GENERAL RESIDENTIAL ZONE
- PUBLIC CONSERVATION AND RESOURCE ZONE
- PUBLIC PARK AND RECREATION ZONE
- RESIDENTIAL GROWTH ZONE
- ROAD ZONE
- URBAN FLOODWAY ZONE
- URBAN GROWTH ZONE



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PROJECT REFERENCE: 20226120
 DATE DRAWN: 16/12/2024 Version 5
 DRAWN BY: StChan

DATA SOURCE:
 Esri - 2024
 Vicmap - 2024

**SEPARATION DISTANCES
 WAGSTAFF ABATTOIR
 (PARCELS 4 & 5)**

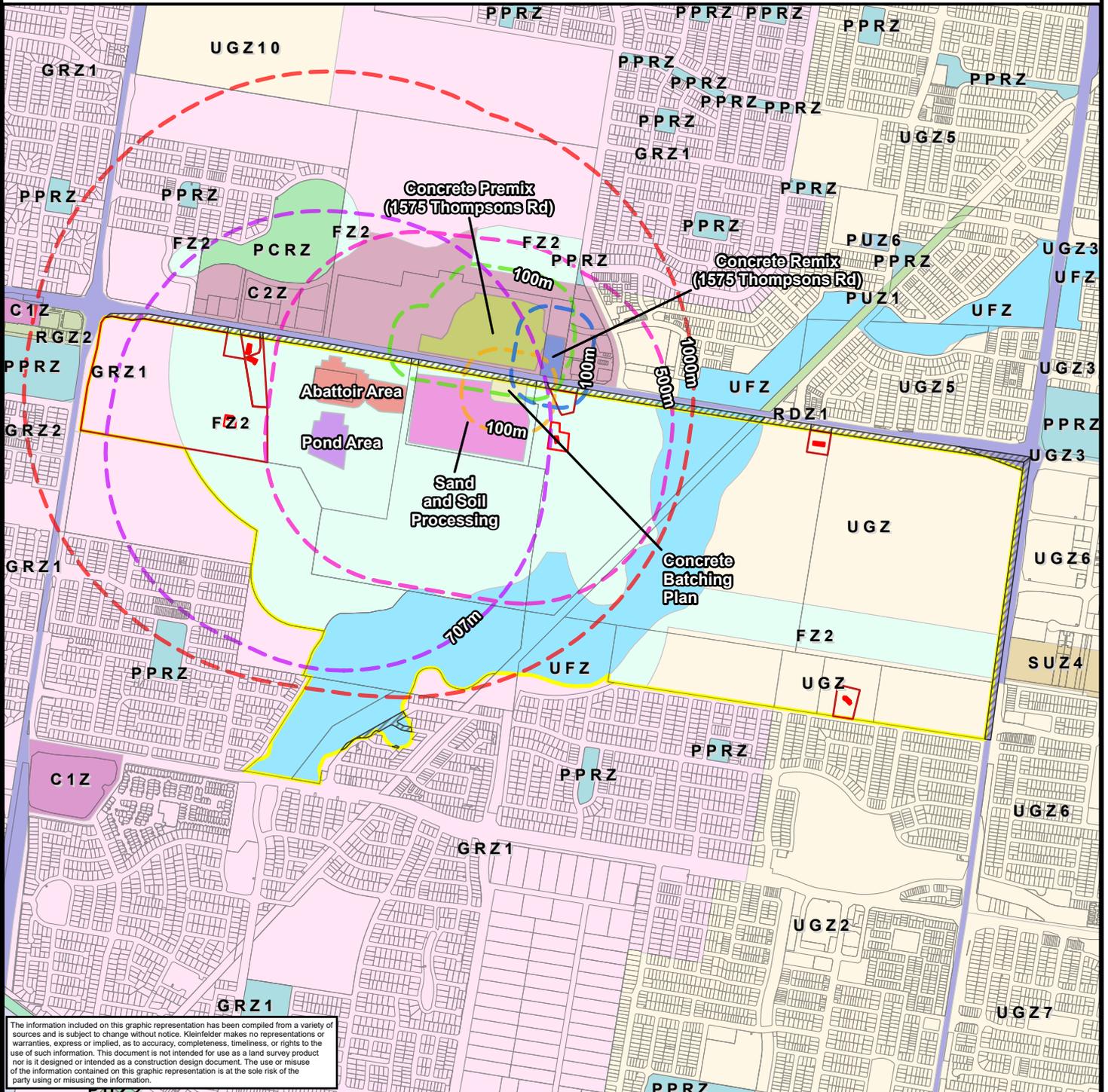
VICTORIAN PLANNING AUTHORITY
 CROSKELL (EMPLOYMENT) PSP
 LAND CAPABILITY ASSESSMENT
 CRANBOURNE EAST AND CLYDE NORTH, VIC

FIGURE:

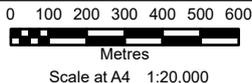
12B

Legend

- Site Boundary
- Dwelling
- Residential Boundary
- Parcel Boundary
- Road Casement
- Abattoir Area
- Concrete Batching Plan
- Concrete Premix (1575 Thompsons Rd)
- Concrete Remix (1575 Thompsons Rd)
- Pond Area
- Sand and Soil Processing
- Abattoir Area 1000m Buffer
- Concrete Batching Plan 100m Buffer
- Concrete Premix 100m Buffer
- Concrete Remix 100m Buffer
- Pond Area 707m Buffer
- Sand and Soil Processing 500m Buffer
- ACTIVITY CENTRE ZONE
- COMMERCIAL 1 ZONE
- COMMERCIAL 2 ZONE
- FARMING ZONE
- GENERAL RESIDENTIAL ZONE
- PUBLIC CONSERVATION AND RESOURCE ZONE
- PUBLIC PARK AND RECREATION ZONE
- PUBLIC USE ZONE - EDUCATION
- PUBLIC USE ZONE - LOCAL GOVERNMENT
- PUBLIC USE ZONE - SERVICE AND UTILITY
- PUBLIC USE ZONE - TRANSPORT
- RESIDENTIAL GROWTH ZONE
- ROAD ZONE
- SPECIAL USE ZONE
- URBAN FLOODWAY ZONE
- URBAN GROWTH ZONE



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PROJECT REFERENCE: 20226120
 DATE DRAWN: 16/12/2024 Version 4
 DRAWN BY: StChan
 DATA SOURCE:
 Metromap - 2024
 Esri - 2024
 VIC Department of Environment, Land, Water & Planning - 2022

**SEPARATION DISTANCES
 ALL IDENTIFIED ADVERSE
 AMENITY USES**

VICTORIAN PLANNING AUTHORITY
 CROSKELL (EMPLOYMENT) PSP
 LAND CAPABILITY ASSESSMENT
 CRANBOURNE EAST AND CLYDE NORTH, VIC

FIGURE:

12C



ATTACHMENT A: STATEMENT OF LIMITATIONS





LIMITATIONS OF THIS REPORT

This report has been prepared by Kleinfelder Australia Pty Ltd (Kleinfelder) and may be used only by the Client and its designated representatives or relevant statutory authorities and only for the purposes stated for this specific engagement within a reasonable time from its issuance, but in no event later than two (2) years from the date of the report.

This work was performed in a manner consistent with that level of care and skill ordinarily exercised by other members of Kleinfelder's profession practicing in the same locality, under similar conditions and at the date the services are provided. Our conclusions, opinions, and recommendations are based on a limited number of observations and data. It is possible that conditions could vary between or beyond the data evaluated. Kleinfelder makes no other representation, guarantee, or warranty, express or implied, regarding the services, communication (oral or written), report, opinion, or instrument of service provided.

This report cannot be reproduced without the written authorisation of Kleinfelder and then can only be reproduced in its entirety.

The findings and conclusions contained within this report are relevant to the conditions of the Site and the state of legislation currently enacted in the relevant jurisdiction in which the Site is located as at the date of this report.

Additionally, the findings and conclusions contained within this report are made following a review of certain information, reports, correspondence and data noted by methods described in this report including information supplied by the client or its assigns. Kleinfelder has designed and managed the program for this report in good faith and in a manner that seeks to confirm the information provided and test its accuracy and completeness.

However, Kleinfelder does not provide guarantees or assurances regarding the accuracy, completeness and validity of information and data obtained from these sources and accepts no responsibility for errors or omissions arising from relying on data or conclusions obtained from these sources.

Any representation, statement, opinion or advice expressed or implied in this report is made on the basis that Kleinfelder, its agents and employees are not liable to any other person taking or not taking (as the case may be) action in respect of any representation, statement, opinion or advice referred to above.



ATTACHMENT B: DELWP PLANNING AND PROPERTY REPORTS



PROPERTY DETAILS

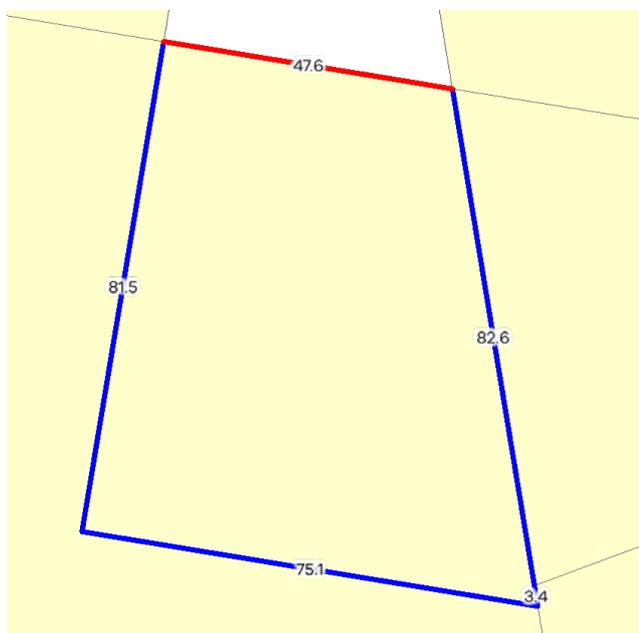
Lot and Plan Number: **Lot 1 LP217543**
Address: **1454 THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **1\LP217543**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **139862**
Directory Reference: **Melway 130 D10**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 5001 sq. m

Perimeter: 290 m

For this property:

— Site boundaries

— Road frontages

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

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

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

[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)

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

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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

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Areas of Aboriginal Cultural Heritage Sensitivity

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gav.nrms.net.au/gavQuestion1.aspx>

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

Area Map



Selected Parcel

PROPERTY DETAILS

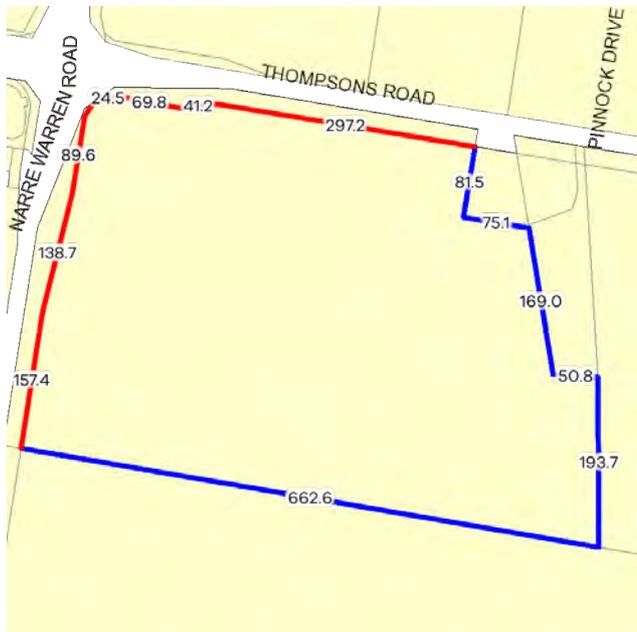
Lot and Plan Number: **Lot 2 PS729806**
 Address: **1450 THOMPSONS ROAD CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **2\PS729806**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **158683**
 Directory Reference: **Melway 130 C10**

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Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 240881 sq. m (24.09 ha)

Perimeter: 2075 m

For this property:

- Site boundaries
- Road frontages

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

2 overlapping dimension labels are not being displayed

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
[HERITAGE OVERLAY \(HO\)](#)
[HERITAGE OVERLAY - SCHEDULE \(HO137\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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Areas of Aboriginal Cultural Heritage Sensitivity

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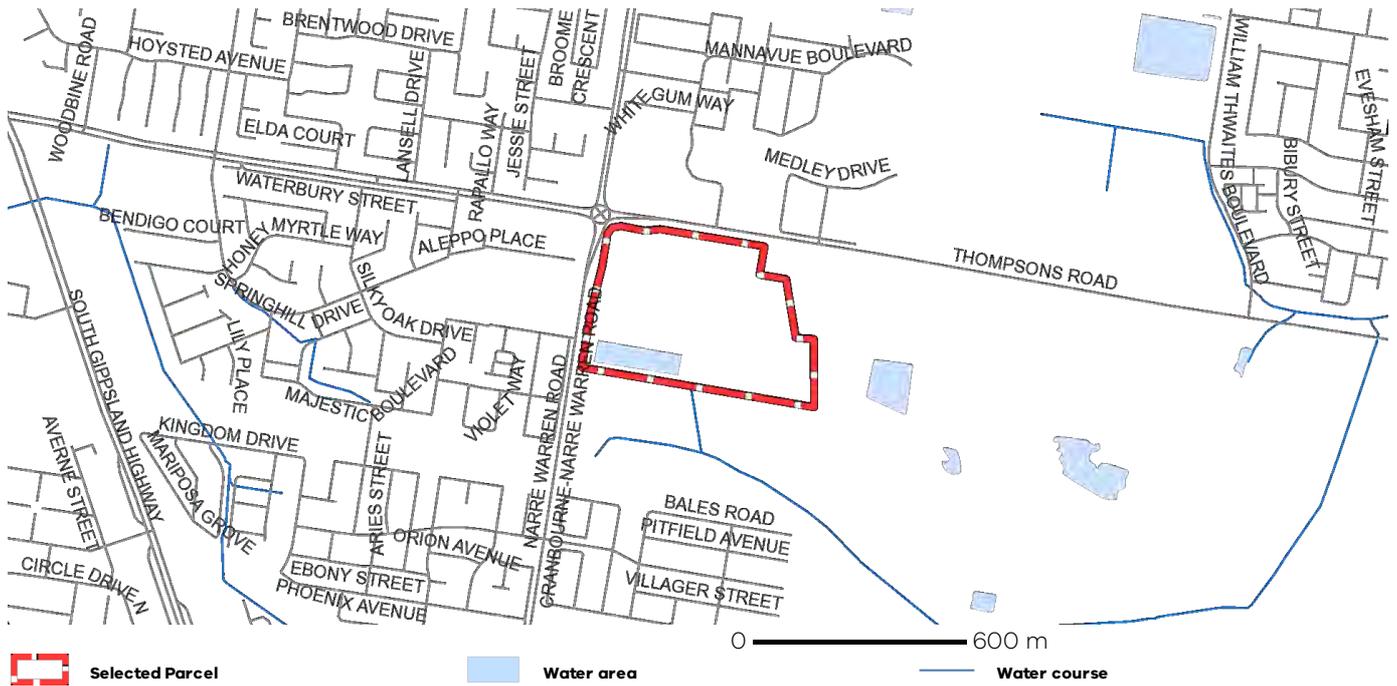
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

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

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

Area Map



PROPERTY DETAILS

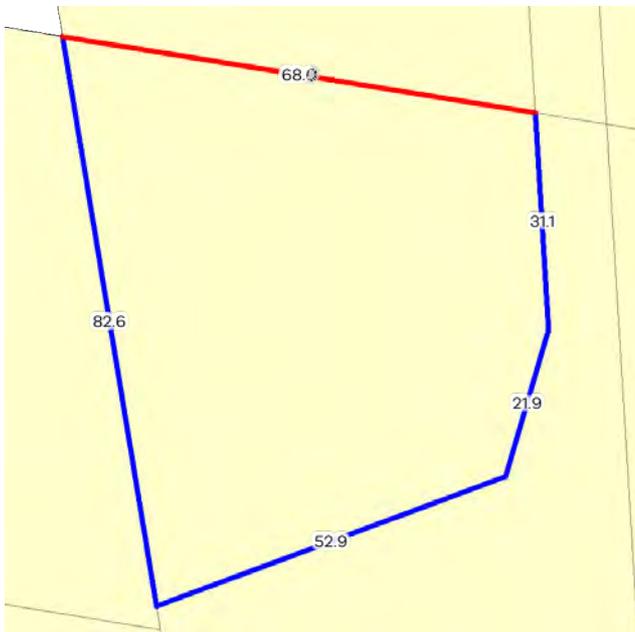
Lot and Plan Number: **Lot 3 PS729806**
 Address: **1460 THOMPSONS ROAD CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **3\PS729806**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **158684**
 Directory Reference: **Melway 130 D10**

**This parcel is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 4026 sq. m

Perimeter: 256 m

For this property:

— Site boundaries

— Road frontages

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

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

[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)

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

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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Areas of Aboriginal Cultural Heritage Sensitivity

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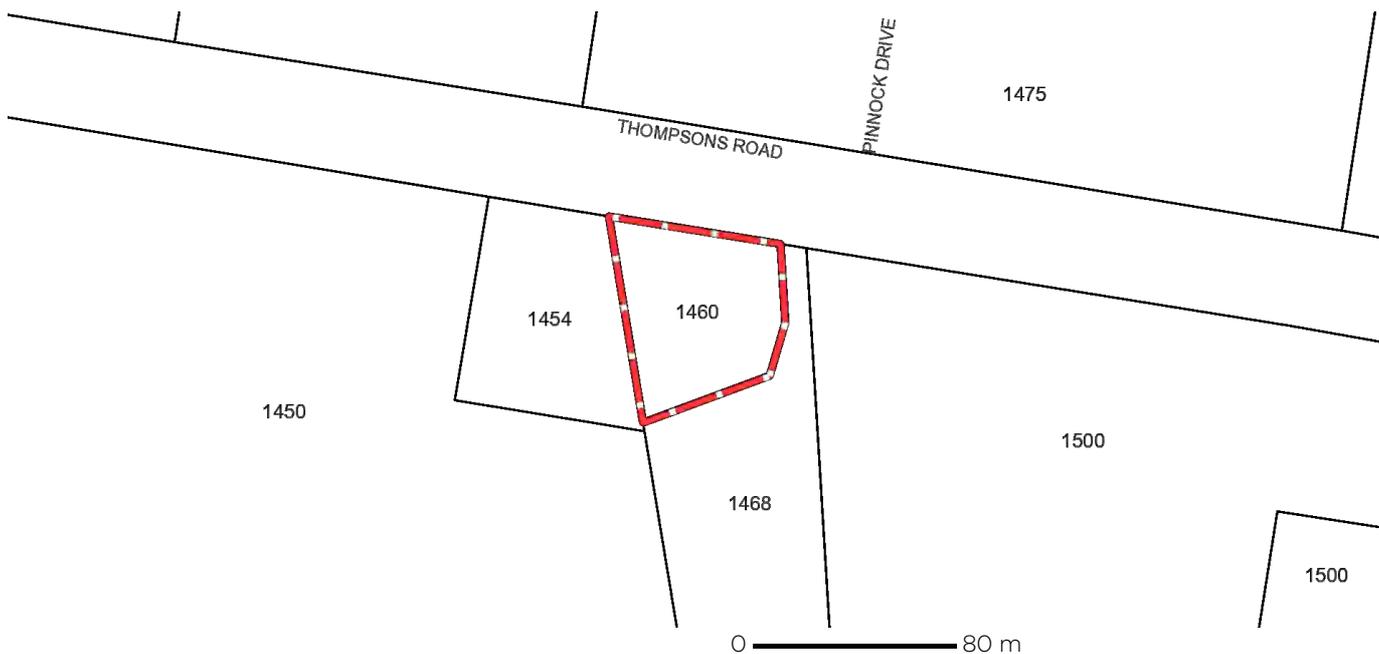
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Area Map



Selected Parcel

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PROPERTY DETAILS

Lot and Plan Number: **Lot 4 PS729806**
Address: **1468 THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **4\PS729806**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **158685**
Directory Reference: **Melway 130 D10**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 11553 sq. m (1.16 ha)

Perimeter: 582 m

For this property:

— Site boundaries

— Road frontages

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

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

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

[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)

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

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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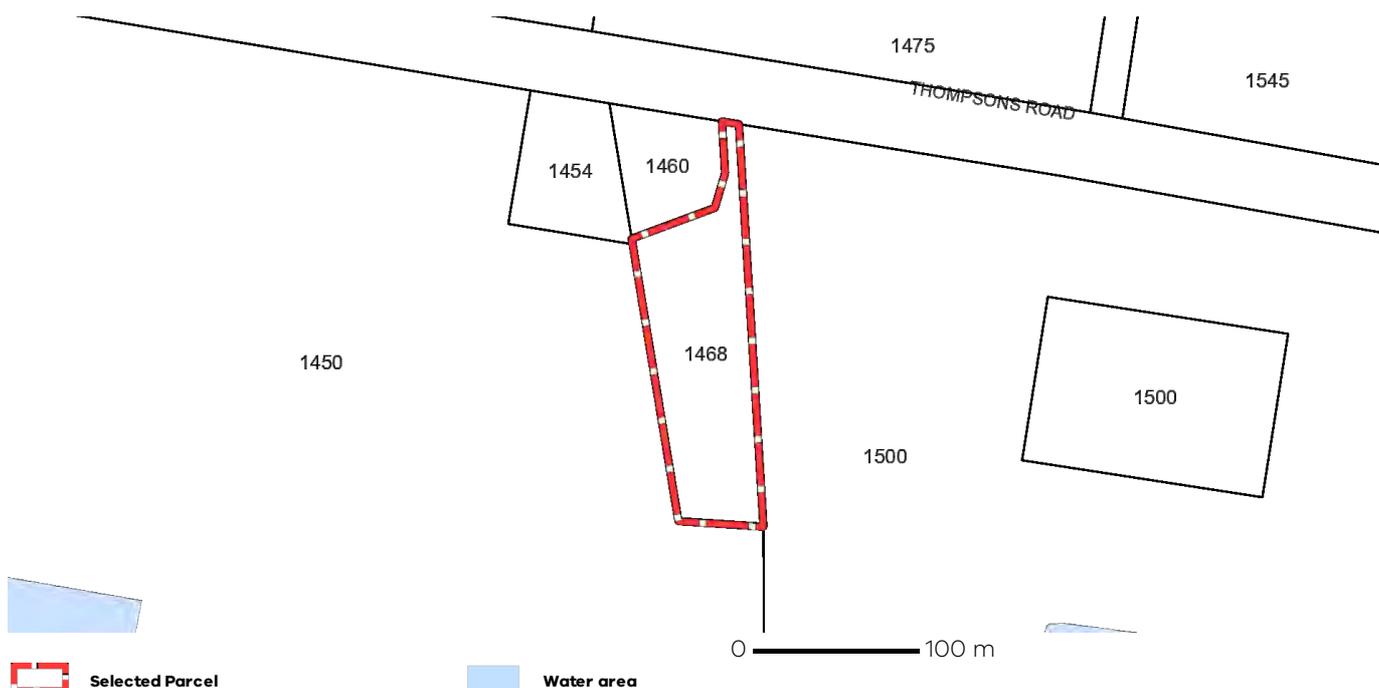
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Area Map



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PROPERTY DETAILS

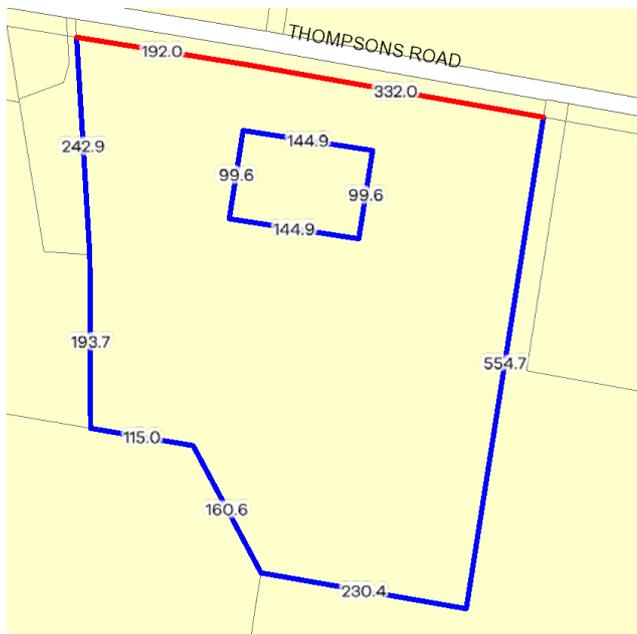
Lot and Plan Number: **Lot 5 PS729806**
 Address: **1500 THOMPSONS ROAD CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **5\PS729806**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **158686**
 Directory Reference: **Melway 130 E10**

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SITE DIMENSIONS

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



Area: 226313 sq. m (22.63 ha)

Perimeter: 2510 m

For this property:

— Site boundaries
 — Road frontages

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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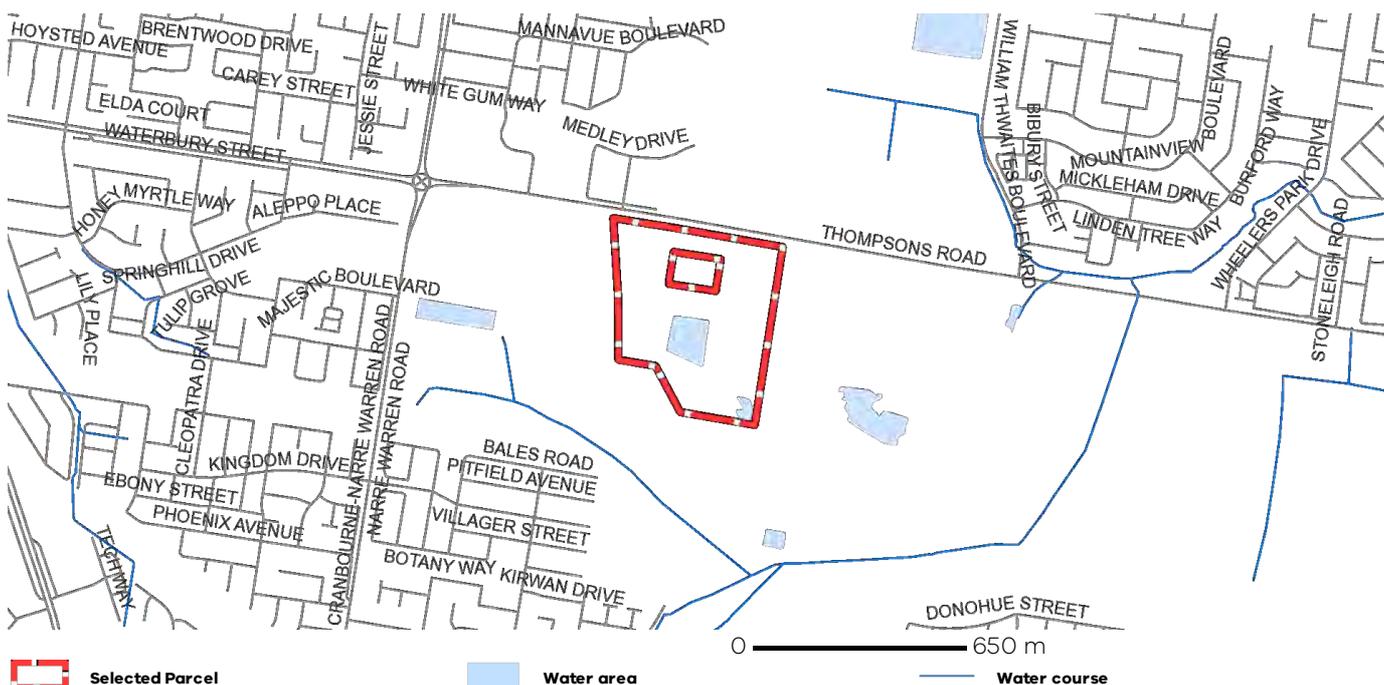
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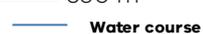
Area Map



Selected Parcel



Water area



Water course

PROPERTY DETAILS

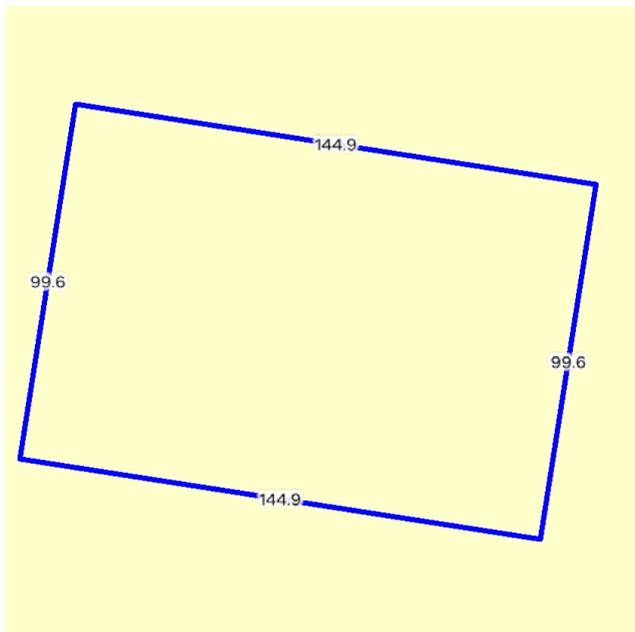
Lot and Plan Number: **Lot 1 TP113854**
Address: **1500 THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **1\TP113854**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **57909**
Directory Reference: **Melway 130 E11**

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SITE DIMENSIONS

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Area: 14443 sq. m (1.44 ha)

Perimeter: 489 m

For this property:

— Site boundaries

— Road frontages

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UTILITIES

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Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this parcel is an 'area of cultural heritage sensitivity'!

Planning scheme data last updated on 30 March 2022.

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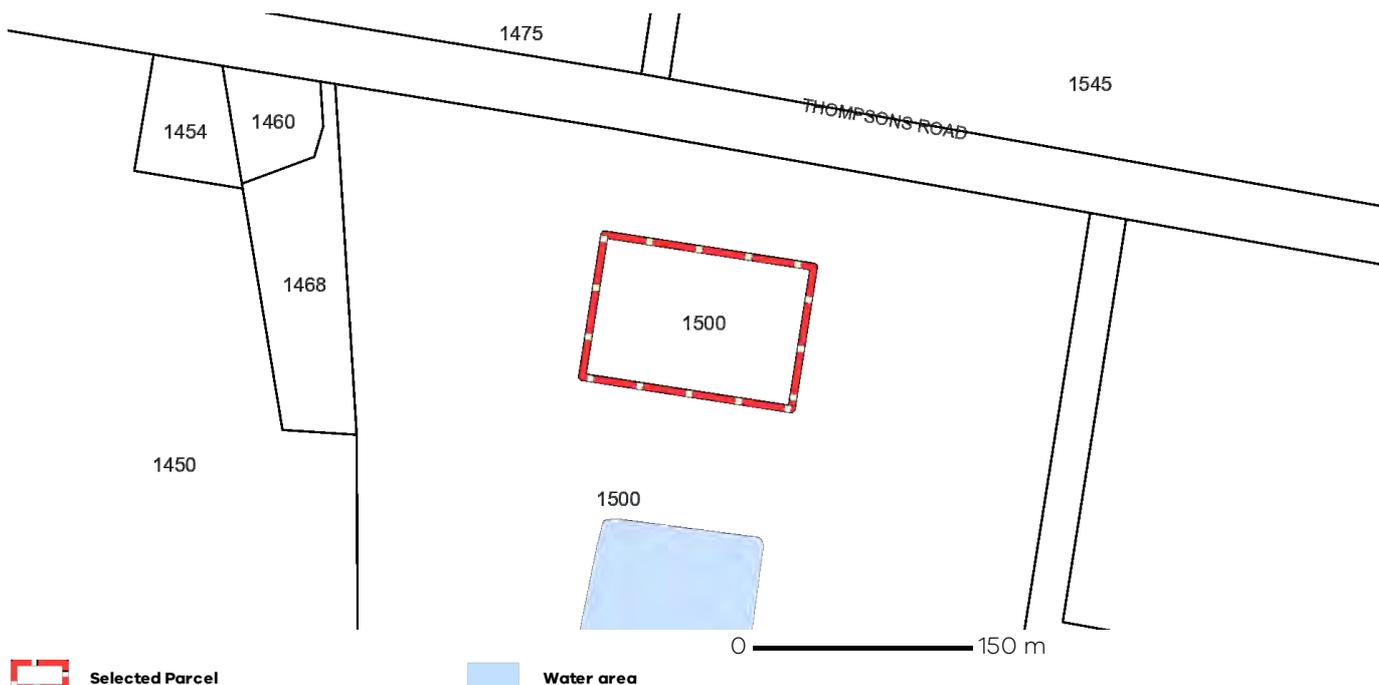
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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot 7 PS729806**
Address: **1550T THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **7\PS729806**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **158688**
Directory Reference: **Melway 130 F11**

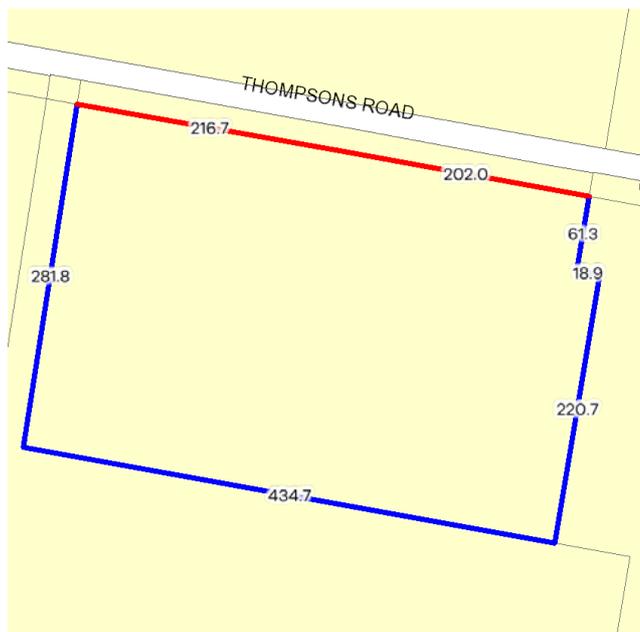
Note: There are 2 properties identified for this site.
These can include units (or car spaces), shops, or part or whole floors of a building.
Dimensions for these individual properties are generally not available.

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 121851 sq. m (12.19 ha)

Perimeter: 1436 m

For this property:

— Site boundaries
— Road frontages

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

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this parcel is an 'area of cultural heritage sensitivity'!

Planning scheme data last updated on 30 March 2022.

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

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Areas of Aboriginal Cultural Heritage Sensitivity

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

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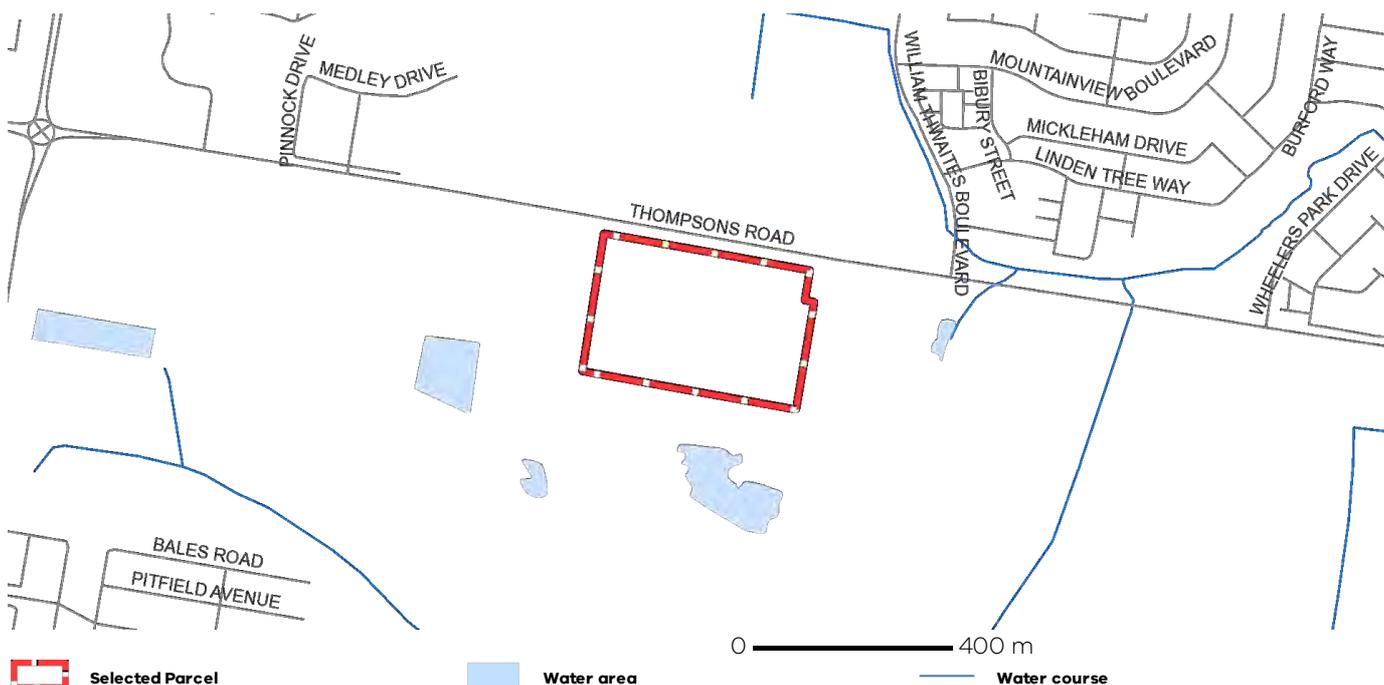
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gav.nrms.net.au/gavQuestion1.aspx>

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

Area Map



PROPERTY DETAILS

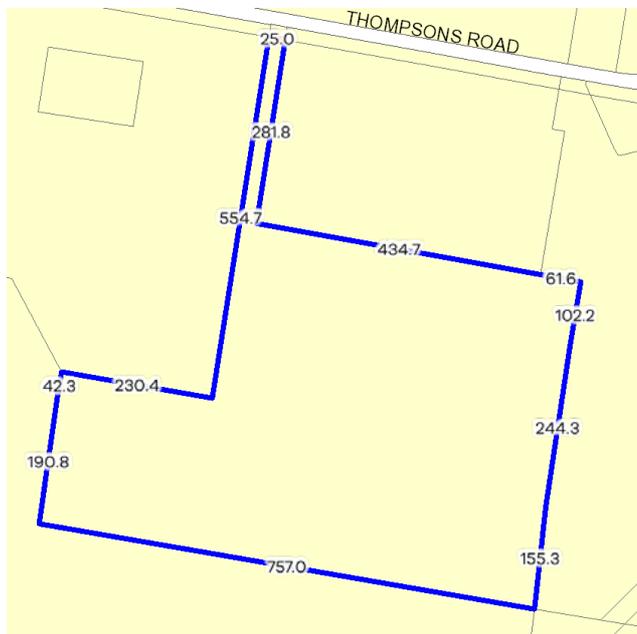
Lot and Plan Number: **Lot 6 PS729806**
Address: **1520 THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **6\PS729806**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **158687**
Directory Reference: **Melway 130 E11**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 323422 sq. m (32.34 ha)

Perimeter: 3080 m

For this property:

- Site boundaries
- Road frontages

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

1 overlapping dimension label is not being displayed

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)

Planning Overlay: [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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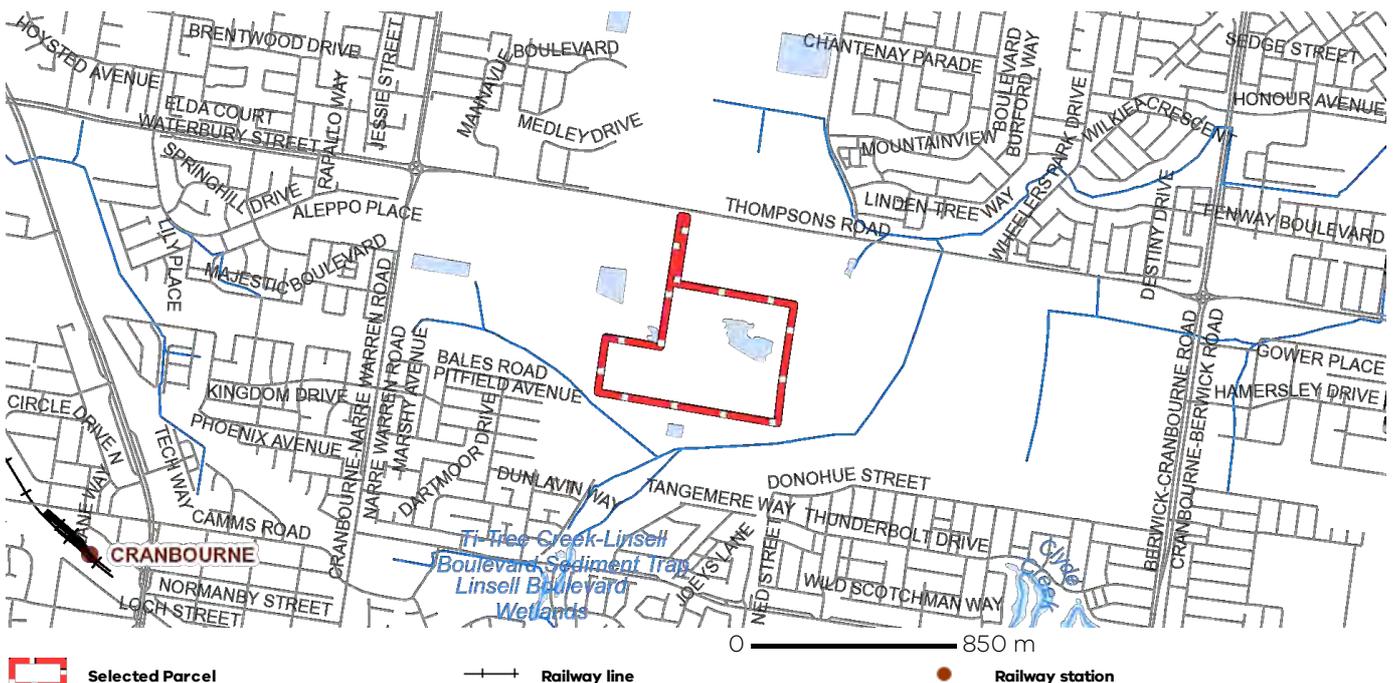
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Area Map



From www.planning.vic.gov.au at 06 April 2022 02:08 PM

PROPERTY DETAILS

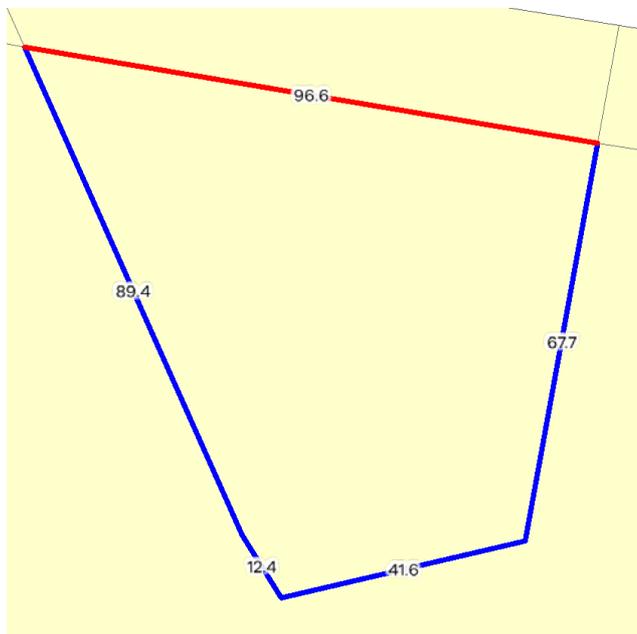
Lot and Plan Number: **Lot 9 PS729806**
Address: **1568 THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **9\PS729806**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **158690**
Directory Reference: **Melway 130 G11**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 5418 sq. m

Perimeter: 308 m

For this property:

— Site boundaries

— Road frontages

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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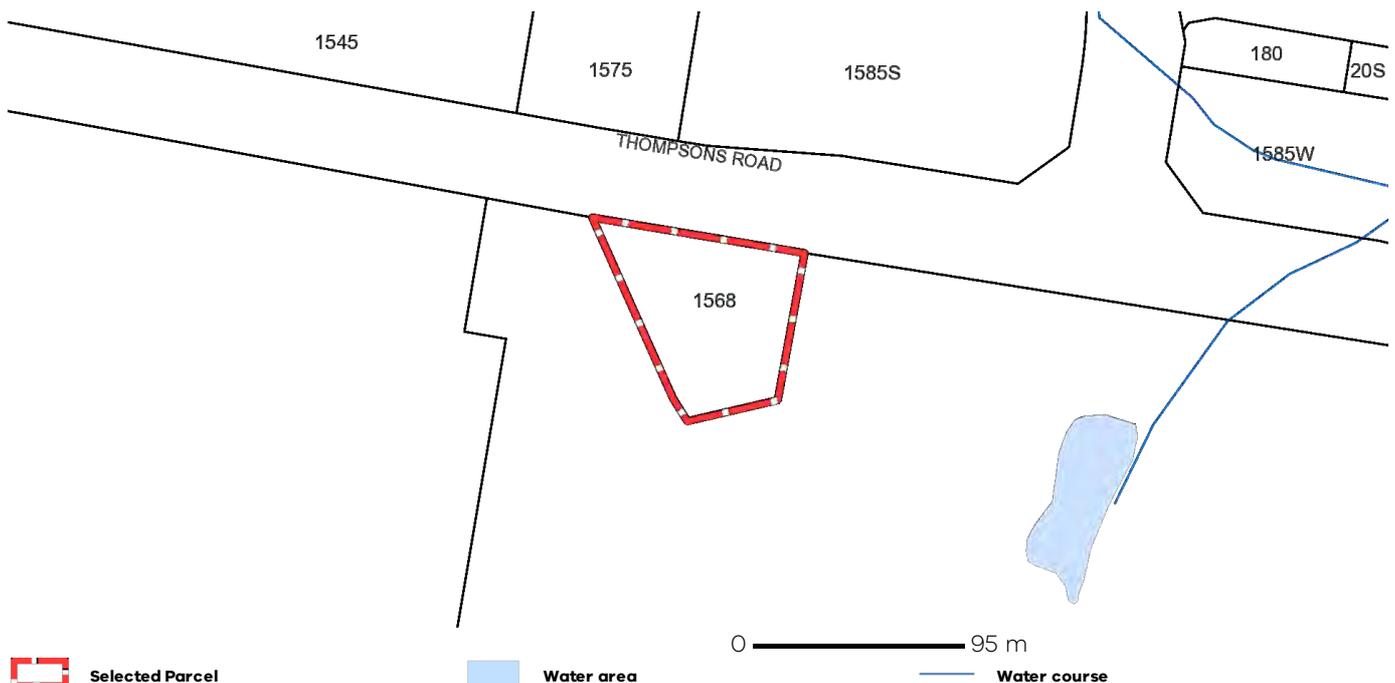
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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot 8 PS729806**
 Address: **1580A THOMPSONS ROAD CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **8\PS729806**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **158689**
 Directory Reference: **Melway 130 H11**

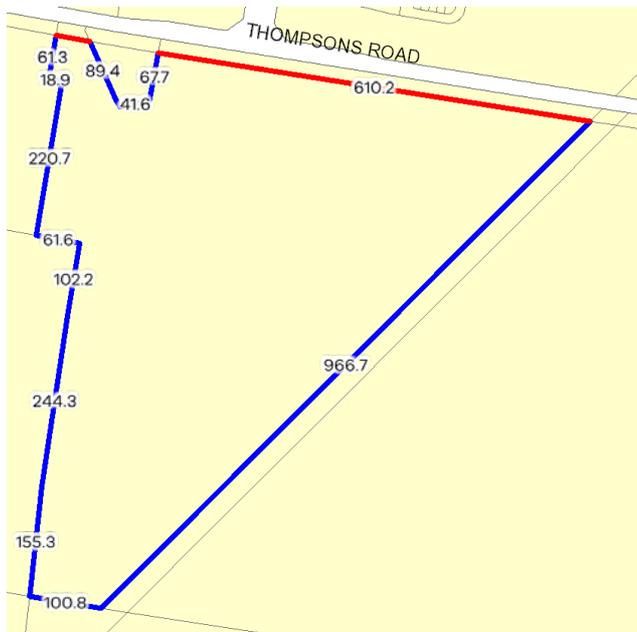
Note: There are 3 properties identified for this site.
 These can include units (or car spaces), shops, or part or whole floors of a building.
 Dimensions for these individual properties are generally not available.

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 320094 sq. m (32.01 ha)

Perimeter: 2801 m

For this property:

— Site boundaries
 — Road frontages

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

2 overlapping dimension labels are not being displayed

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)

Planning Overlay: [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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Areas of Aboriginal Cultural Heritage Sensitivity

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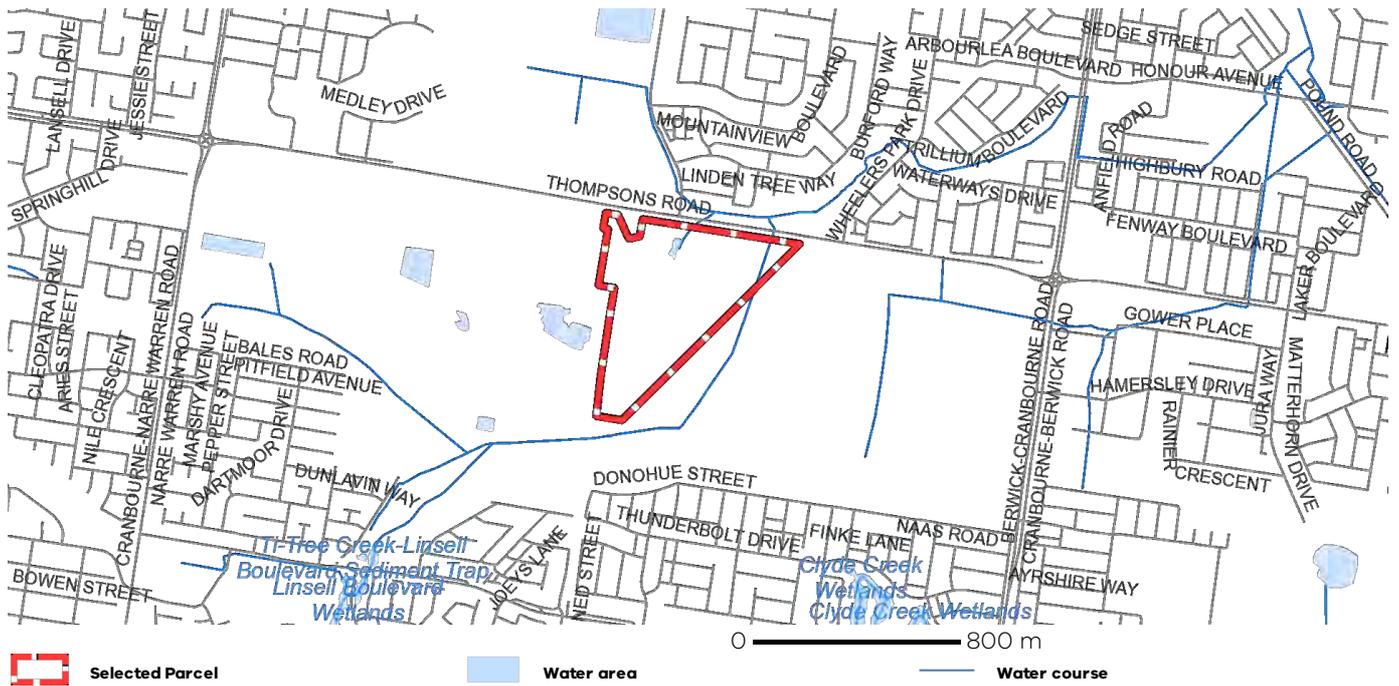
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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Area Map



PROPERTY DETAILS

Address: **102W LINSELL BOULEVARD CRANBOURNE EAST 3977**

Lot and Plan Number: **This property has 4 parcels. See table below**

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

Local Government Area (Council): **CASEY** www.casey.vic.gov.au

Council Property Number: **157797**

Directory Reference: **Melway 134 E2**

This property is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 71943 sq. m (7.19 ha)

Perimeter: 3977 m

For this property:

— Site boundaries

— Road frontages

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

31 overlapping dimension labels are not being displayed

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

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PARCEL DETAILS

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

Lot/Plan or Crown Description	SPI
A Lot 1 PS605596	1\PS605596
B Lot 1 PS729807	1\PS729807
C Lot 1 TP123778	1\TP123778
D Lot 1 TP883525	1\TP883525

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **South East Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**

Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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Areas of Aboriginal Cultural Heritage Sensitivity

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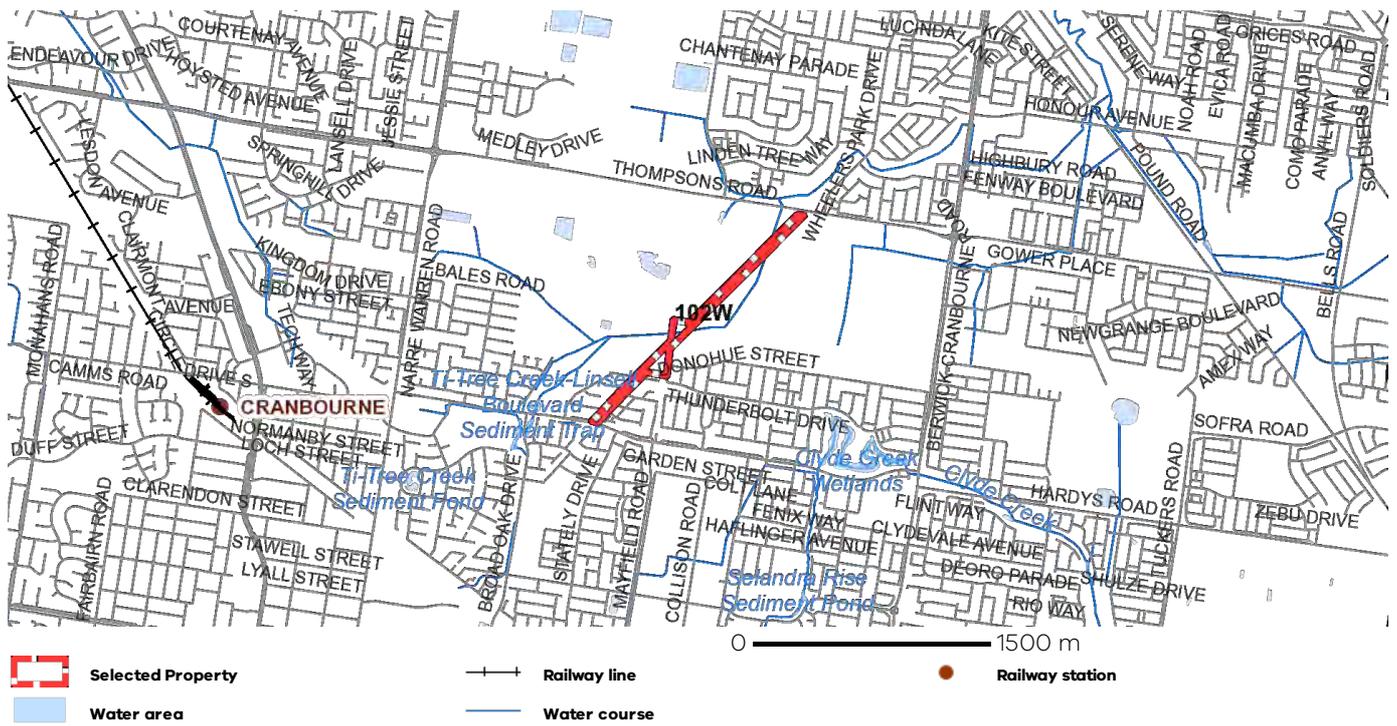
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Area Map



From www.planning.vic.gov.au at 06 April 2022 05:43 PM

PROPERTY DETAILS

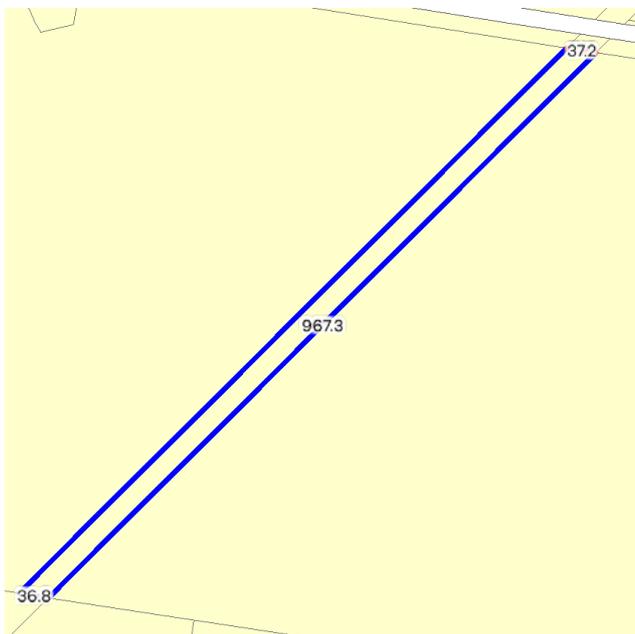
Lot and Plan Number: **Lot 1 PS729807**
 Address: **102W LINSELL BOULEVARD CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **1\PS729807**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **157797 (Part)**
 Directory Reference: **Melway 134 E2**

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SITE DIMENSIONS

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Area: 29018 sq. m (2.90 ha)

Perimeter: 2008 m

For this property:

- Site boundaries
- Road frontages

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

1 overlapping dimension label is not being displayed

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PARCEL DETAILS

This is 1 parcel of 4 parcels comprising this property. The parcel searched for is marked with an * in the table below

Lot/Plan or Crown Description	SPI
Lot 1 PS605596	1\PS605596
* Lot 1 PS729807	1\PS729807
Lot 1 TP123778	1\TP123778
Lot 1 TP883525	1\TP883525

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
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STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

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Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)

Planning Overlay: [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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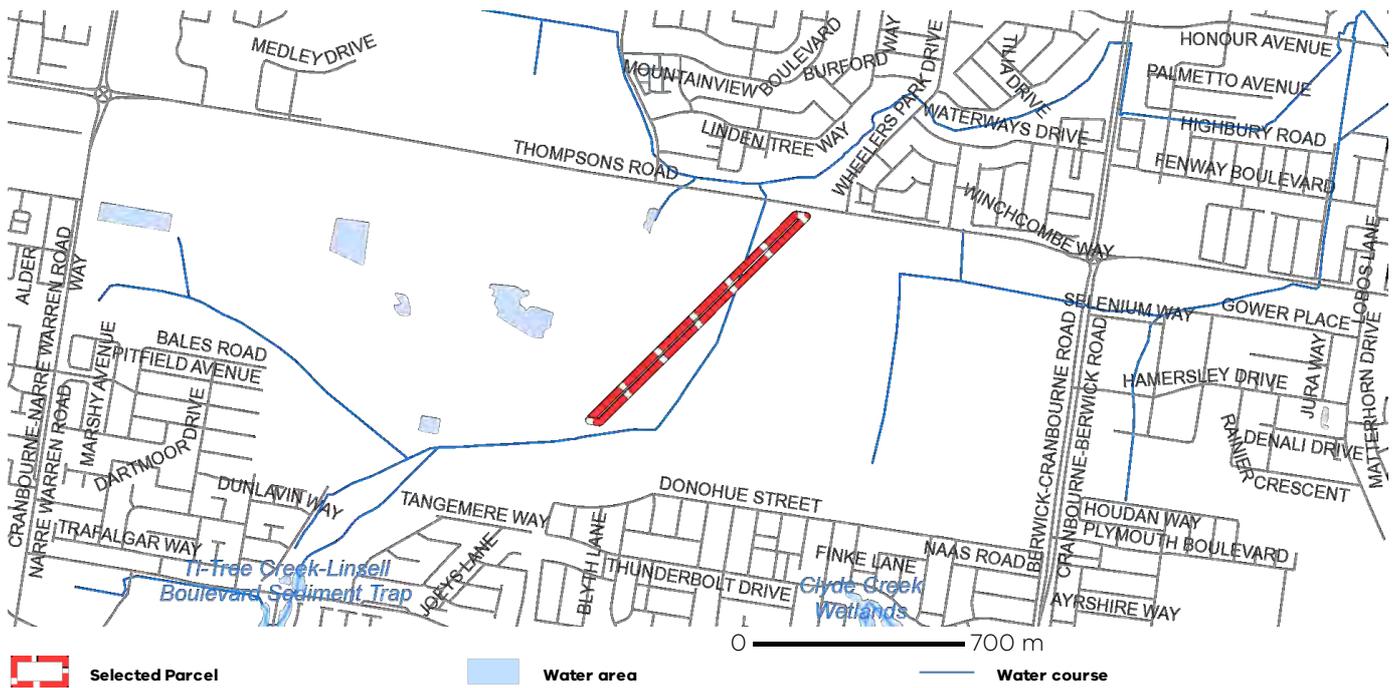
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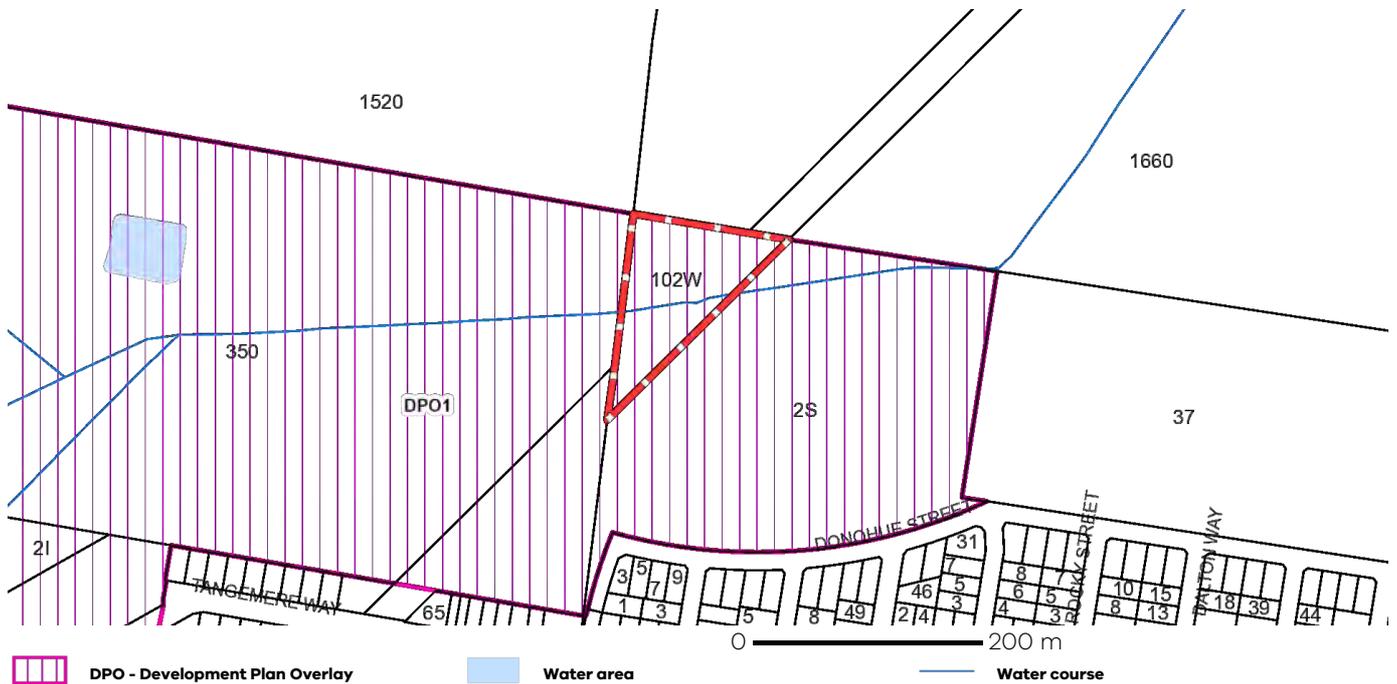
Area Map



Planning Overlays

DEVELOPMENT PLAN OVERLAY (DPO)

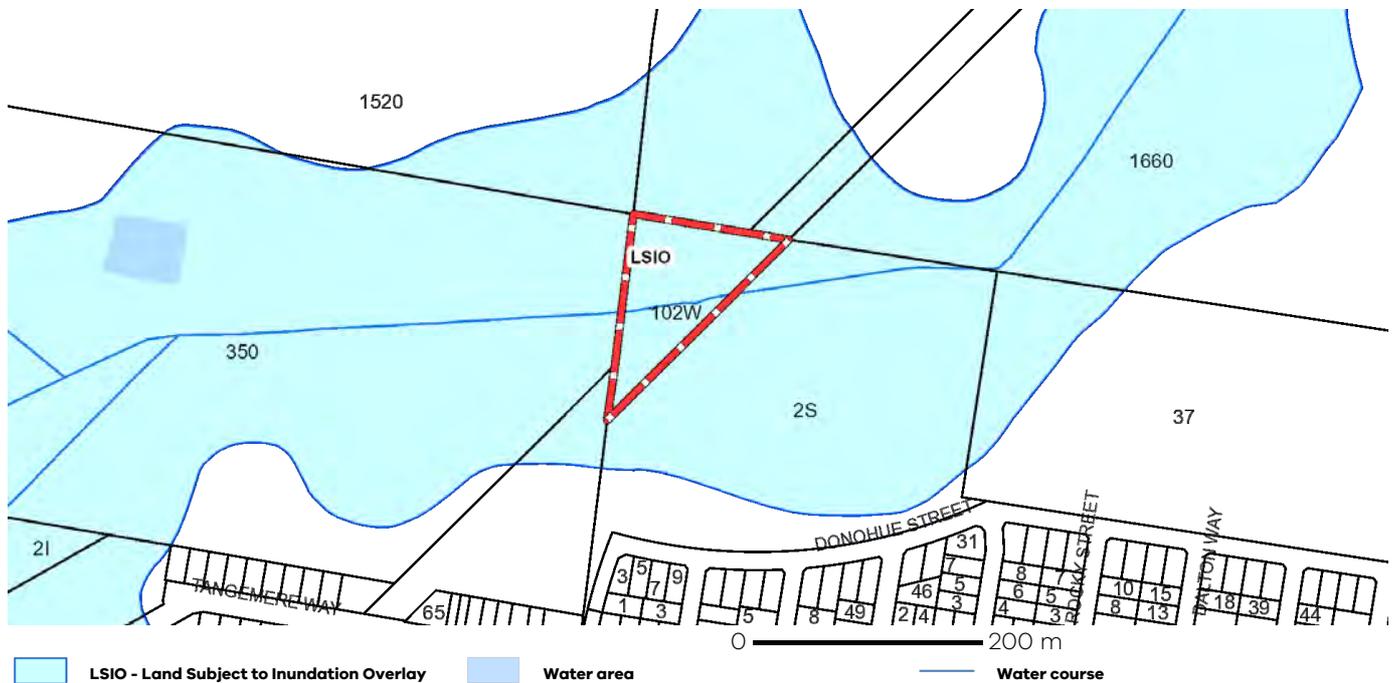
DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 (DPO1)



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

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)

LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)



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

Further Planning Information

Planning scheme data last updated on 24 June 2022.

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

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

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

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

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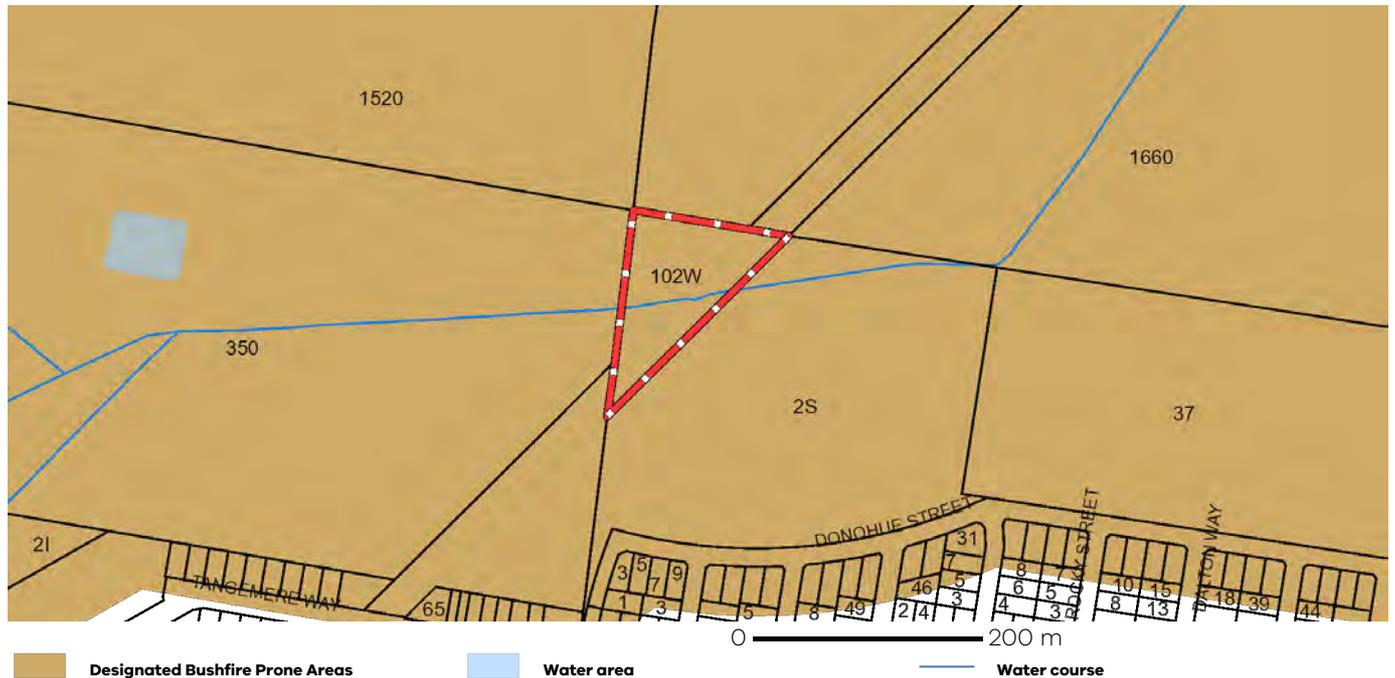
To view planning zones, overlay and heritage information in an interactive format visit

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

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

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

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

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP883525**
 Address: **102W LINSELL BOULEVARD CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **1\TP883525**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **157797 (Part)**
 Directory Reference: **Melway 134 E2**

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 18544 sq. m (1.85 ha)

Perimeter: 663 m

For this property:

— Site boundaries

— Road frontages

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

4 overlapping dimension labels are not being displayed

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

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

PARCEL DETAILS

This is 1 parcel of 4 parcels comprising this property. The parcel searched for is marked with an * in the table below

Lot/Plan or Crown Description	SPI
Lot 1 PS605596	1\PS605596
Lot 1 PS729807	1\PS729807
Lot 1 TP123778	1\TP123778
* Lot 1 TP883525	1\TP883525

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Planning scheme data last updated on 30 March 2022.

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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 PS547008**
Address: **21 STAUNTON WALK CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **RES1\PS547008**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **99849**
Directory Reference: **Melway 134 D2**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 68978 sq. m (6.90 ha)

Perimeter: 1354 m

For this property:

— Site boundaries

— Road frontages

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

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)

Planning Overlay: [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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Areas of Aboriginal Cultural Heritage Sensitivity

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

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

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

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

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

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

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

PROPERTY DETAILS

Lot and Plan Number: **Lot 10 PS729806**
Address: **1660 THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **10\PS729806**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **158691**
Directory Reference: **Melway 130 J11**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 410755 sq. m (41.08 ha)

Perimeter: 2816 m

For this property:

— Site boundaries

— Road frontages

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

1 overlapping dimension label is not being displayed

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)
[URBAN GROWTH ZONE \(UGZ\)](#)

Planning Overlay: [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)
[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)
[PUBLIC ACQUISITION OVERLAY 3 SCHEDULE \(PAO3\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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Areas of Aboriginal Cultural Heritage Sensitivity

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

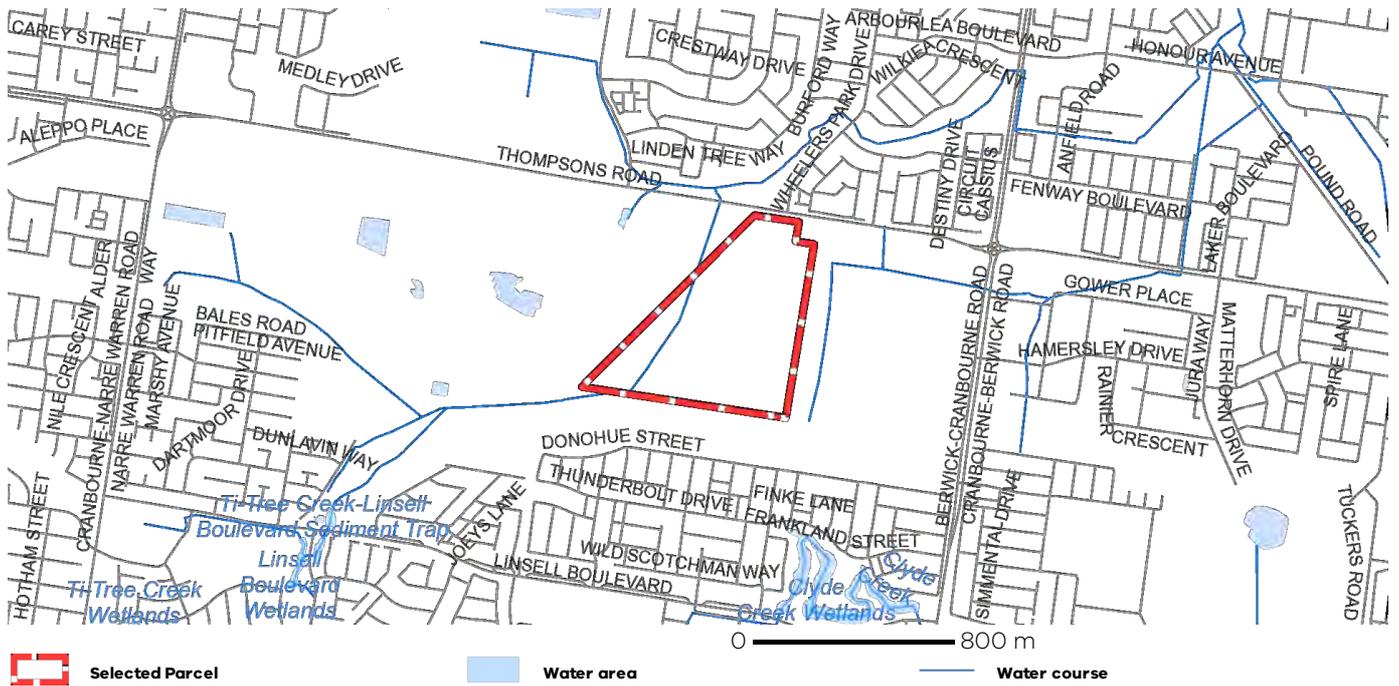
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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Area Map



PROPERTY DETAILS

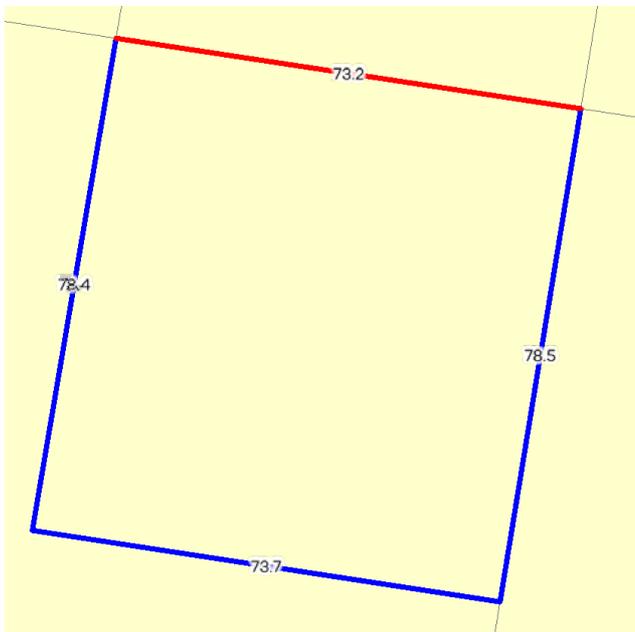
Lot and Plan Number: **Lot 11 PS729806**
Address: **1670 THOMPSONS ROAD CRANBOURNE EAST 3977**
Standard Parcel Identifier (SPI): **11\PS729806**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **158692**
Directory Reference: **Melway 130 J11**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 5762 sq. m

Perimeter: 304 m

For this property:

— Site boundaries

— Road frontages

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

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [URBAN GROWTH ZONE \(UGZ\)](#)

Planning Overlay: None

PROPERTY REPORT

Planning scheme data last updated on 30 March 2022.

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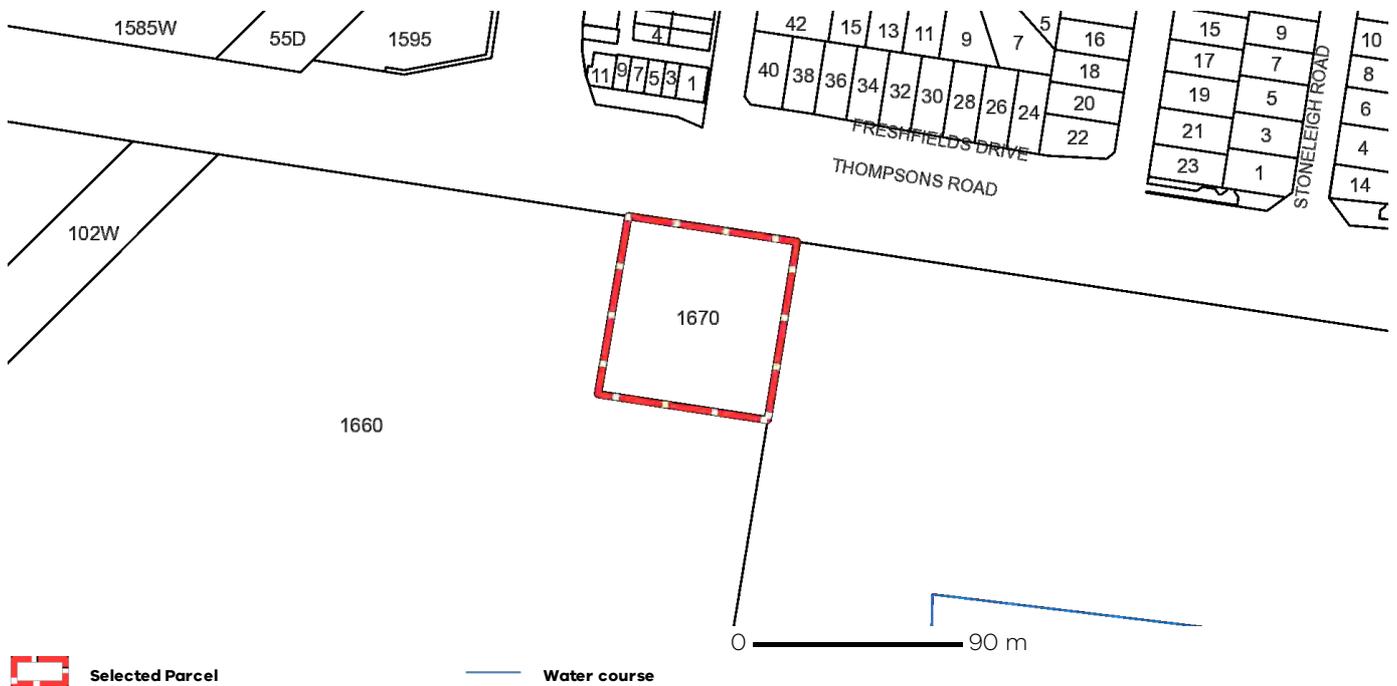
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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot 12 PS729806**
 Address: **585 BERWICK-CRANBOURNE ROAD CLYDE NORTH 3978**
 Standard Parcel Identifier (SPI): **12\PS729806**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **158693**
 Directory Reference: **Melway 130 K11**

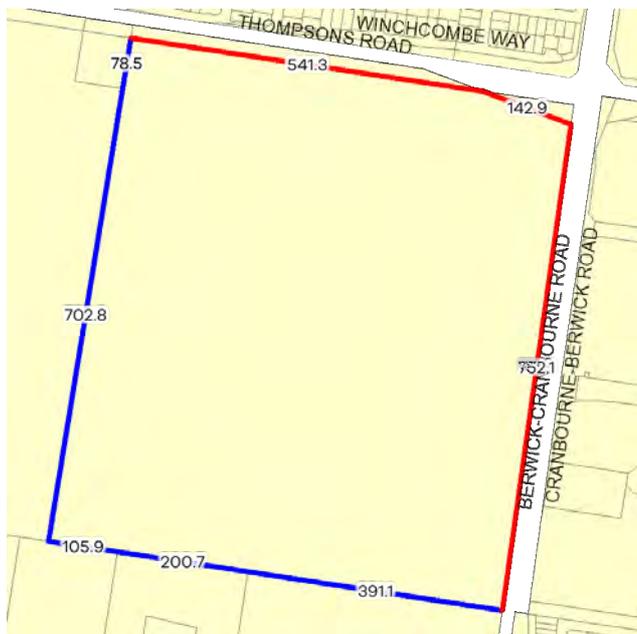
Note: There are 2 properties identified for this site.
 These can include units (or car spaces), shops, or part or whole floors of a building.
 Dimensions for these individual properties are generally not available.

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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Area: 536602 sq. m (53.66 ha)
Perimeter: 2915 m

For this property:

- Site boundaries
- Road frontages

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

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[URBAN GROWTH ZONE \(UGZ\)](#)

Planning Overlay: [PUBLIC ACQUISITION OVERLAY \(PAO\)](#)
[PUBLIC ACQUISITION OVERLAY 3 SCHEDULE \(PAO3\)](#)

PROPERTY REPORT

Planning scheme data last updated on 30 March 2022.

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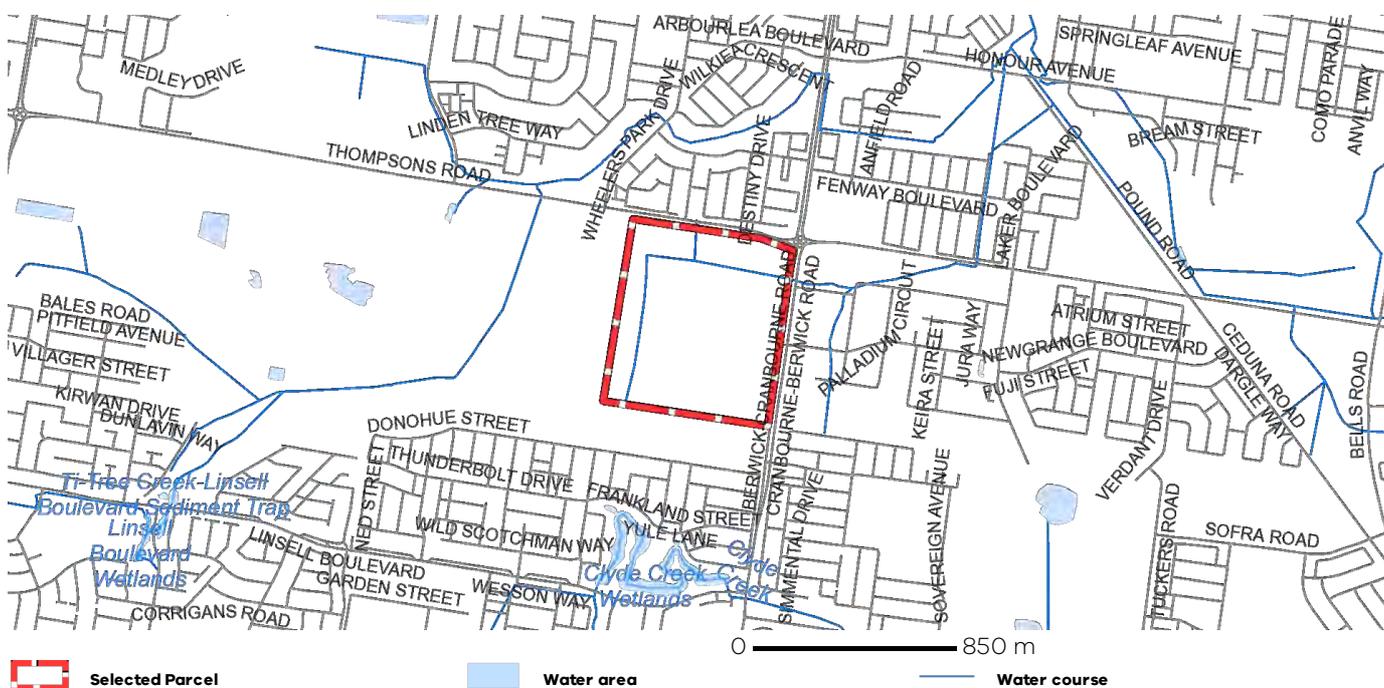
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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot 1 PS840896**
 Address: **350 NARRE WARREN ROAD CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **1\PS840896**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **168810**
 Directory Reference: **Melway 130 B11**

**This parcel is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.**

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SITE DIMENSIONS

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



Area: 640141 sq. m (64.01 ha)

Perimeter: 4529 m

For this property:

- Site boundaries
- Road frontages

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

37 overlapping dimension labels are not being displayed

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PROPERTY REPORT



Environment,
Land, Water
and Planning

PLANNING INFORMATION

- Planning Zone:** [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)
- Planning Overlay:** [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
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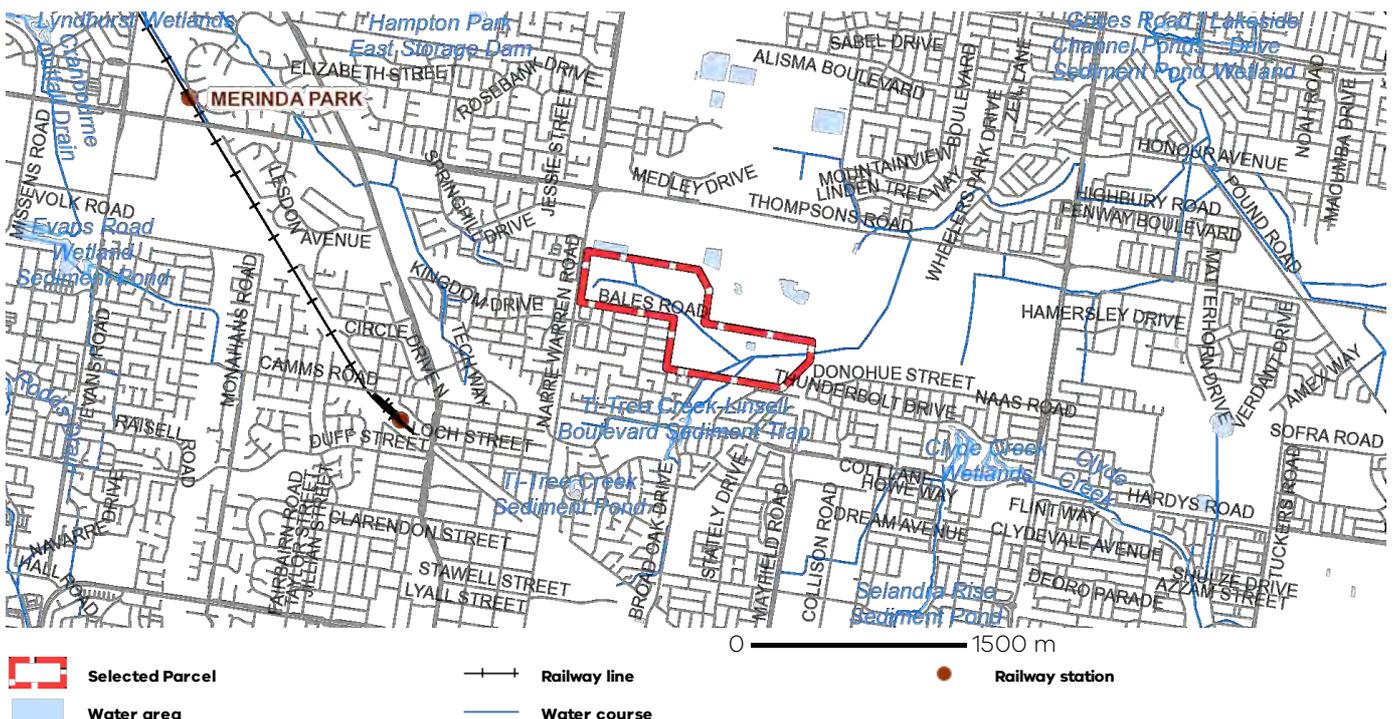
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Area Map



PLANNING INFORMATION

- Planning Zone:** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)
- Planning Overlay:** [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
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[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Planning scheme data last updated on 30 March 2022.

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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot 1 PS706792**
Address: **37 BROCKER STREET CLYDE NORTH 3978**
Standard Parcel Identifier (SPI): **1\PS706792**
Local Government Area (Council): **CASEY**
Council Property Number: **153585**
Directory Reference: **Melway 134 J1**

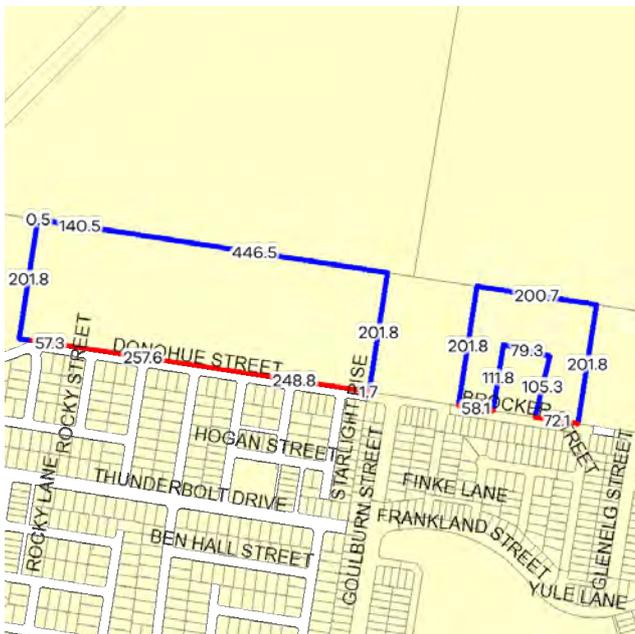
www.casey.vic.gov.au

**This parcel is in a designated bushfire prone area.
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Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 150954 sq. m (15.10 ha)

Perimeter: 2609 m

For this property:

— Site boundaries

— Road frontages

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

1 overlapping dimension label is not being displayed

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [FARMING ZONE \(FZ\)](#)
[FARMING ZONE - SCHEDULE 2 \(FZ2\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)
[URBAN GROWTH ZONE \(UGZ\)](#)

Planning Overlay: [ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)
[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)
[PUBLIC ACQUISITION OVERLAY 3 SCHEDULE \(PAO3\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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

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Areas of Aboriginal Cultural Heritage Sensitivity

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

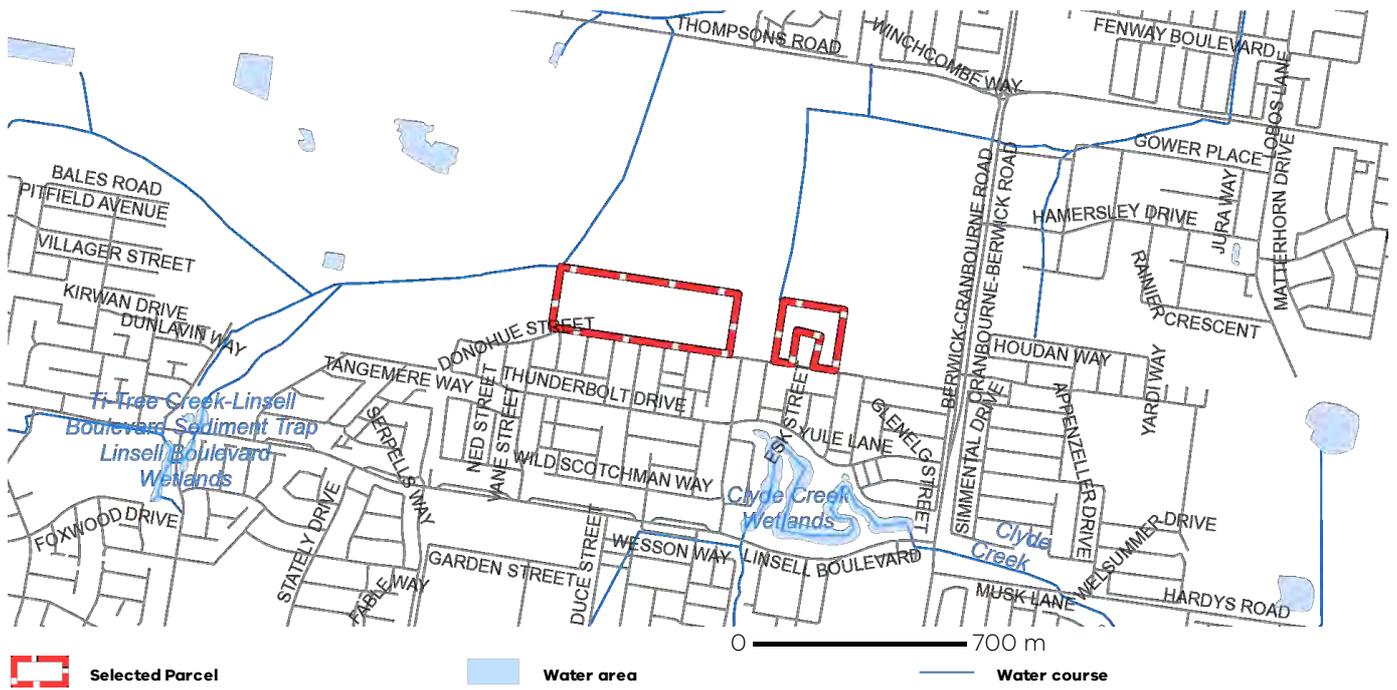
If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this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

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

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

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

Area Map



PROPERTY DETAILS

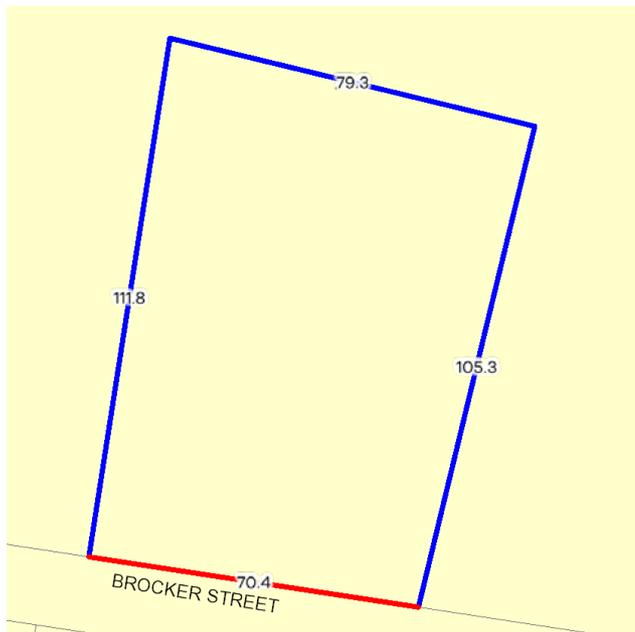
Lot and Plan Number: **Lot 2 PS718150**
Address: **35 BROCKER STREET CLYDE NORTH 3978**
Standard Parcel Identifier (SPI): **2\PS718150**
Local Government Area (Council): **CASEY** www.casey.vic.gov.au
Council Property Number: **124463**
Directory Reference: **Melway 134 J2**

**This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.**

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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



Area: 8107 sq. m

Perimeter: 367 m

For this property:

— Site boundaries

— Road frontages

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

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **South East Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [URBAN GROWTH ZONE \(UGZ\)](#)
Planning Overlay: [ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)
Areas of Aboriginal Cultural Heritage Sensitivity:

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

Planning scheme data last updated on 30 March 2022.

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Areas of Aboriginal Cultural Heritage Sensitivity

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

Area Map



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

Read the full disclaimer at <https://www2.delwp.vic.gov.au/disclaimer>

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

PROPERTY DETAILS

Lot and Plan Number: **Lot C PS704181**
 Address: **3 BALLYMENA CRESCENT CRANBOURNE EAST 3977**
 Standard Parcel Identifier (SPI): **C\PS704181**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **143998**
 Directory Reference: **Melway 134 E2**

Note: There are 18 properties identified for this site.
 These can include units (or car spaces), shops, or part or whole floors of a building.
 Dimensions for these individual properties are generally not available.

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

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Area: 46148 sq. m (4.61 ha)

Perimeter: 1769 m

For this property:

- Site boundaries
- Road frontages

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

16 overlapping dimension labels are not being displayed

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

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

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

- Planning Zone:** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
[URBAN FLOODWAY ZONE \(UFZ\)](#)
[SCHEDULE TO THE URBAN FLOODWAY ZONE \(UFZ\)](#)
- Planning Overlay:** [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 4 \(DCPO4\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Planning scheme data last updated on 30 March 2022.

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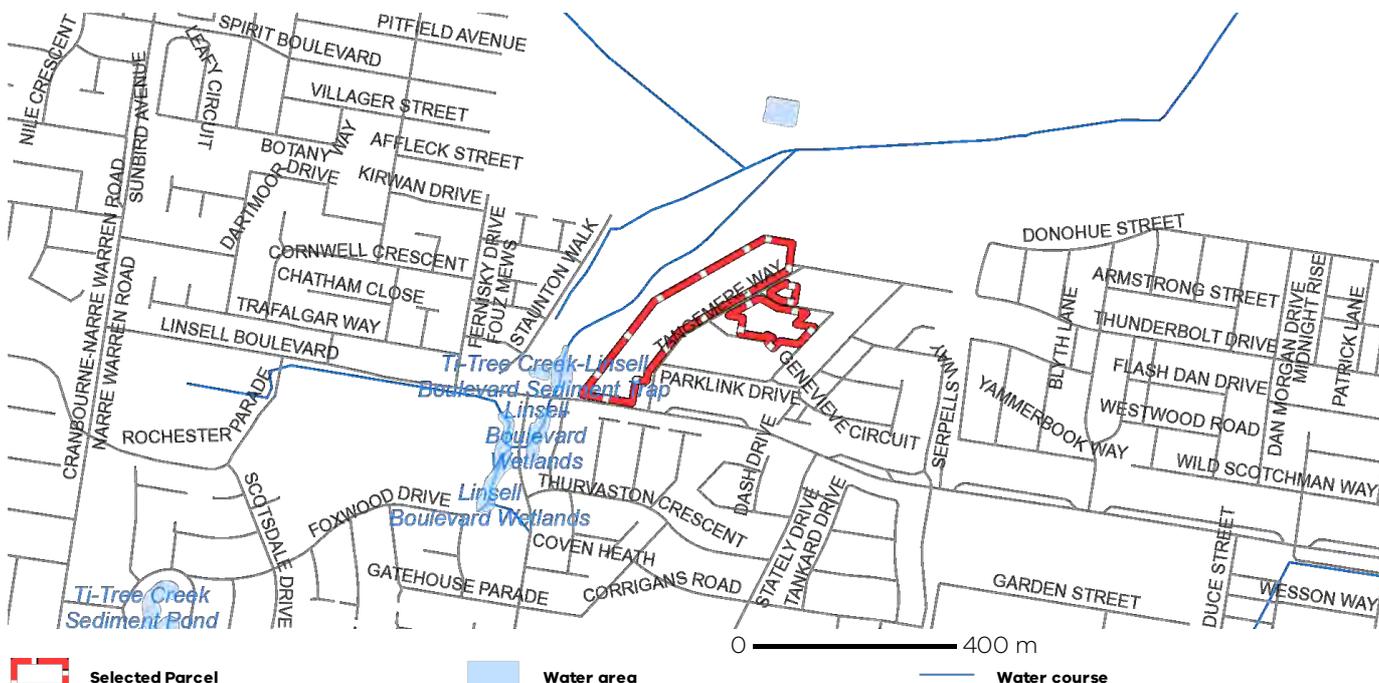
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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 PS706792**
 Address: **585I BERWICK-CRANBOURNE ROAD CLYDE NORTH 3978**
 Standard Parcel Identifier (SPI): **RES1\PS706792**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **153586**
 Directory Reference: **Melway 134 K1**

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SITE DIMENSIONS

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Area: 79234 sq. m (7.92 ha)

Perimeter: 1189 m

For this property:

- Site boundaries
- Road frontages

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

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UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [URBAN GROWTH ZONE \(UGZ\)](#)
Planning Overlay: [ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)
[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)
[PUBLIC ACQUISITION OVERLAY 3 SCHEDULE \(PAO3\)](#)

PROPERTY REPORT

Planning scheme data last updated on 30 March 2022.

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Area Map



PROPERTY DETAILS

Lot and Plan Number: **Lot RES2 PS706792**
 Address: **901 DONOHUE STREET CLYDE NORTH 3978**
 Standard Parcel Identifier (SPI): **RES2\PS706792**
 Local Government Area (Council): **CASEY** www.casey.vic.gov.au
 Council Property Number: **153587**
 Directory Reference: **Melway 134 J1**

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SITE DIMENSIONS

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Area: 30312 sq. m (3.03 ha)

Perimeter: 704 m

For this property:

- Site boundaries
- Road frontages

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 Melbourne Water Retailer: **South East Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **SOUTH-EASTERN METROPOLITAN**
 Legislative Assembly: **CRANBOURNE**

PLANNING INFORMATION

Planning Zone: [URBAN GROWTH ZONE \(UGZ\)](#)
Planning Overlay: [ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)
[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)
[PUBLIC ACQUISITION OVERLAY 3 SCHEDULE \(PAO3\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:

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Planning scheme data last updated on 30 March 2022.

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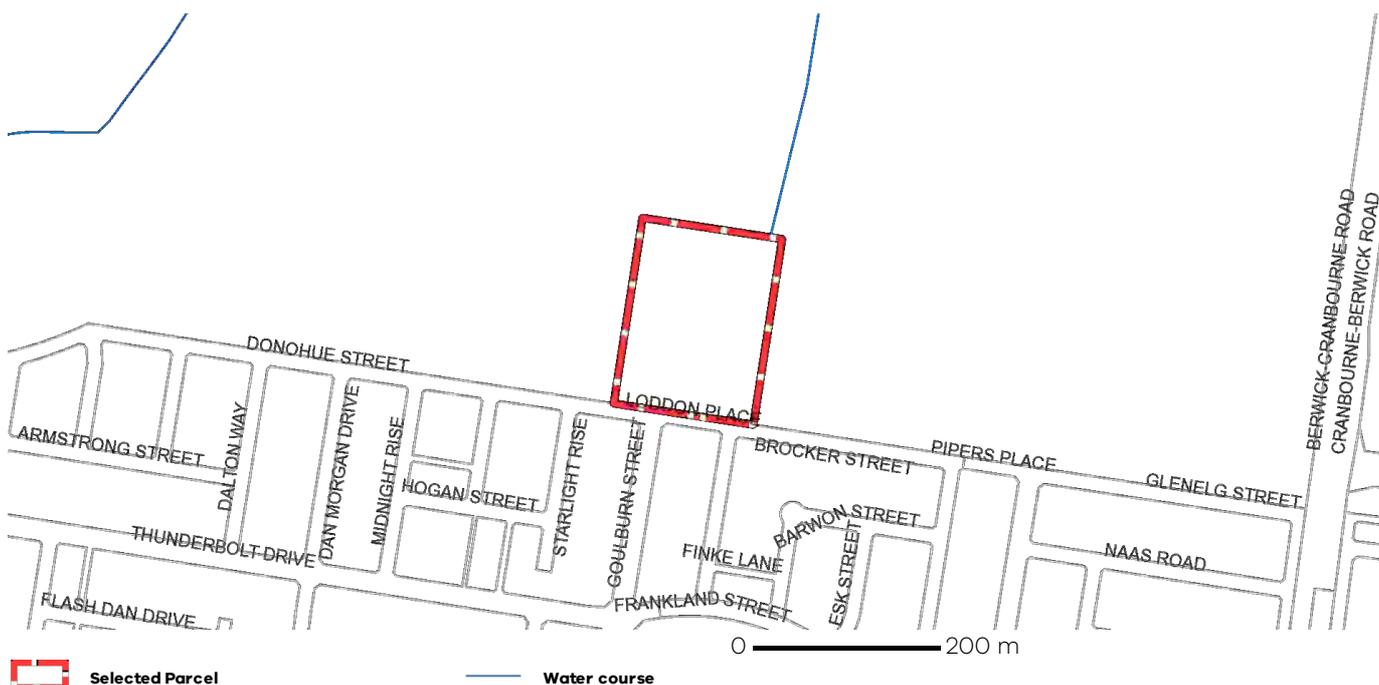
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Area Map





ATTACHMENT C: BORE SEARCH



Create a list of sites

- Upload site list No file chosen
- Select by radius from map **225**
- Select by rectangle from map

Data to be downloaded

What type of data do you want to download?

- Site Details
- Water Level data
- Water Quality data
- Additional site data (construction, lithology and pump test)

Do you want all available data or a particular period?

Email address

Enter email address to send data

Your data request [20220407094941] has been submitted and the data ZIP file URL will be sent to your email address.

To start a new download, make selection changes and the download button will reappear.

The map interface displays a satellite view of Cranbourne, Australia, with a large orange circular selection area. A legend in the top-left corner of the map area identifies site types: Active SOBN (blue dot), Inactive SOBN (light blue dot), Licensed (orange dot), Domestic and Stock (black dot), Monitoring and Observation (purple dot), Dewatering (brown dot), and Other (yellow dot). The map includes various street names like Camms Rd, Linsell Blvd, and Bradford Dr, and landmarks such as The Settlement at Cranbourne, Cranbourne Park Shopping Centre, The Cranbourne Market, Casey Stadium, and Casey RACE. Map controls on the right include a 'Sites' button and a 'Hybrid' map style selection. The bottom status bar shows the scale as 1:27K and coordinates: 145.353, -38.090; 355570, 5782918, 55; 145.314, -38.092 r:3,000m.

Bore ID	Type	Status	Latitude	Longitude	Location method	Easting	Northing	Zone	Distance to nominated point (m)	Date commenced	Date completed	Use	Total depth (m)	Elevation top of casing (mAHD)	Elevation ground level (mAHD)	Date surveyed	Survey desc	Surveyor name	Screen top (m)	Screen bottom (m)	Artesian y/n	Screened lithology
111937	DRILLED BORE	Used	-38.1119222	145.3137647	TRANSLATION	352173.2	5780424.1	55	2265	16/01/1992	17/01/1992	DOMESTIC AND STOCK	15.8	39.15	39.15	9/11/2011	DSELI	DSE-C/O SKM TATURA	12	15.5	N	12.000-15.500 m: NOT KNOWN
113460	DRILLED BORE	Used	-38.1061631	145.3143536	TRANSLATION	352213.2	5781064.1	55	1625	7/04/1992	8/04/1992	DOMESTIC	17.3	36.59	36.59	9/11/2011	DSELI	DSE-C/O SKM TATURA	16	17.2	N	16.000-17.200 m: SAND
113973	DRILLED BORE	Decommissioned	-38.0725977	145.3303997	TRANSLATION	353553.2	5784814.1	55	2560	27/07/1992	31/07/1992	IRRIGATION	25	23.62	23.62	9/11/2011	DSELI	DSE-C/O SKM TATURA	18.2	25	N	18.200-25.000 m: SAND
132260	DRILLED BORE	Used	-38.1129082	145.3133997	TRANSLATION	352143.2	5780314.1	55	2375	20/02/1997	20/02/1997	DOMESTIC	24.5	38.52	38.52	9/11/2011	DSELI	DSE-C/O SKM TATURA	13.7	19.8	N	
140062	DRILLED BORE	Used	-38.1180282	145.3090959	TRANSLATION	351776.2	5779739.1	55	2975	20/01/1999	27/01/1999	STOCK,DOMESTIC	40	41.75	41.75	9/11/2011	DSELI	DSE-C/O SKM TATURA	15	38	N	
141783	DRILLED BORE	Used	-38.1081259	145.3382593	TRANSLATION	354313.2	5780884.1	55	2821	9/11/1998	16/11/1998	STOCK,DOMESTIC	49	33.58	33.58	9/11/2011	DSELI	DSE-C/O SKM TATURA	40	49	N	
144667	DRILLED BORE	Used	-38.1136322	145.3136117	TRANSLATION	352163.2	5780234.1	55	2456	28/11/2000	30/11/2000	DOMESTIC AND STOCK	18	38.22	38.22	9/11/2011	DSELI	DSE-C/O SKM TATURA	13	17	N	
144675	DRILLED BORE	Used	-38.1073171	145.3131866	TRANSLATION	352113.2	5780934.1	55	1754	12/10/2000	13/10/2000	DOMESTIC AND STOCK	18	37.39	37.39	9/11/2011	DSELI	DSE-C/O SKM TATURA	15	17	N	
301761	DRILLED BORE	Used	-38.0691631	145.2983322	TRANSLATION	350733.2	5785144.1	55	2841	10/05/1974	10/05/1974	NON GROUNDWATER	3.96	46.7	46.7	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
301851	DRILLED BORE	Used	-38.0690379	145.3146359	TRANSLATION	352163.2	5785184.1	55	2508	5/07/1974	5/07/1974	NON GROUNDWATER	3.96	33.29	33.29	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
305318	DRILLED BORE	Used	-38.0739977	145.3337887	TRANSLATION	353853.2	5784664.1	55	2621	4/07/1974	4/07/1974	NON GROUNDWATER	2.44	24.26	24.26	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
305319	DRILLED BORE	Used	-38.0732468	145.3253688	TRANSLATION	353113.2	5784734.1	55	2274	4/07/1974	4/07/1974	NON GROUNDWATER	10.06	23.94	23.94	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
49708	DRILLED BORE	Used	-38.0736017	145.3312897	TRANSLATION	353633.2	5784704.1	55	2515	1/01/1970	1/01/1970	DOMESTIC,STOCK	10.9	25.2	25.2	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
49711	DRILLED BORE	Used	-38.0736207	145.3326567	TRANSLATION	353753.2	5784704.1	55	2588	1/02/1975	1/02/1975	DOMESTIC,STOCK	21.94	25.07	25.07	9/11/2011	DSELI	DSE-C/O SKM TATURA	18.29	21.94	N	
49716	DRILLED BORE	Decommissioned	-38.0726437	145.3305127	TRANSLATION	353563.2	5784809.1	55	2561	14/04/1977	14/04/1977	IRRIGATION	25.29	23.73	23.73	9/11/2011	DSELI	DSE-C/O SKM TATURA	17.98	25.29	N	
49718	DRILLED BORE	Used	-38.0738207	145.3340207	TRANSLATION	353873.2	5784684.1	55	2649	9/02/1979	10/02/1979	STOCK,DOMESTIC	24.38	24.17	24.17	9/11/2011	DSELI	DSE-C/O SKM TATURA	10.46	24.38	N	
49721	DRILLED BORE	Used	-38.0682961	145.3006321	TRANSLATION	350933.2	5785244.1	55	2838	1/02/1980	9/02/1980	STOCK,DOMESTIC	38.5	43.61	43.61	9/11/2011	DSELI	DSE-C/O SKM TATURA	11.08	38.5	N	20.000-38.500 m: CLAY
49728	DRILLED BORE	Used	-38.0727968	145.3253798	TRANSLATION	353113.2	5784784.1	55	2319	24/02/1987	28/02/1987	IRRIGATION	51.8	23.29	23.29	9/11/2011	DSELI	DSE-C/O SKM TATURA	24	51.8	N	27.400-51.800 m: SANDSTONE
49735	DRILLED BORE	Not Used	-38.0698979	145.311766	TRANSLATION	351913.2	5785084.1	55	2419	15/02/1990	16/02/1990	NOT KNOWN	35.6	37.52	37.52	9/11/2011	DSELI	DSE-C/O SKM TATURA	16.4	35	N	16.400-35.000 m: BASALT
57176	DRILLED BORE	Used	-38.0840732	145.2949075	TRANSLATION	350463.2	5783484.1	55	1859	5/08/1973	1/09/1973	STATE OBSERVATION NETWORK,OBSERVATION	49.68	49.46	48.86	18/03/1982	SGI	NOT KNOWN			N	21.940-22.550 m: CLAY,22.560-35.660 m: BASALT
57212	DRILLED BORE	Used	-38.0782911	145.2975843	TRANSLATION	350686.2	5784130.1	55	2054	29/10/1968	29/10/1968	STOCK,DOMESTIC	44	49.73	49.73	9/11/2011	DSELI	DSE-C/O SKM TATURA	41.14	43.89	N	41.140-43.890 m: SAND
57224	DRILLED BORE	Used	-38.0729758	145.3227649	TRANSLATION	352884.2	5784760.1	55	2211	31/12/1970	31/12/1970	NOT KNOWN	79.25	25.87	25.87	9/11/2011	DSELI	DSE-C/O SKM TATURA	33.53	76.2	N	14.330-18.900 m: SHALE,75.590-79.250 m: SHALE
57229	DRILLED BORE	Decommissioned	-38.0909282	145.2953186	TRANSLATION	350513.2	5782724.1	55	1627	31/12/1970	31/12/1970	IRRIGATION	20.1	41.7	41.7	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57230	DRILLED BORE	Used	-38.0743152	145.2949863	TRANSLATION	350450.2	5784567.1	55	2535	31/12/1967	31/12/1967	NOT KNOWN	97	47.69	47.69	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57232	DRILLED BORE	Used	-38.0804443	145.2882885	TRANSLATION	349875.2	5783876.1	55	2561	31/12/1970	6/06/1965	NOT KNOWN	114	45.16	45.16	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57233	DRILLED BORE	Used	-38.0790862	145.2959134	TRANSLATION	350541.2	5784039.1	55	2099	31/12/1970	31/12/1970	STOCK	41	49.18	49.18	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57234	DRILLED BORE	Used	-38.1093141	145.3210445	TRANSLATION	352806.2	5780725.1	55	2072	31/12/1968	31/12/1968	IRRIGATION	64	33.65	33.65	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57243	DRILLED BORE	Used	-38.0836452	145.2952145	TRANSLATION	350489.2	5783532.1	55	1857	31/12/1968	31/12/1968	STOCK,DOMESTIC	41.15	49.08	49.08	9/11/2011	DSELI	DSE-C/O SKM TATURA	27.43	41.15	N	27.430-41.150 m: BASALT
57244	DRILLED BORE	Not Used	-38.0740697	145.3319287	TRANSLATION	353690.2	5784653.1	55	2509	31/12/1970	31/12/1970	IRRIGATION	33.53	25.4	25.4	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57245	DRILLED BORE	Used	-38.0828752	145.2918225	TRANSLATION	350190.2	5783612.1	55	2160	31/12/1966	31/12/1966	NOT KNOWN	76	46.97	46.97	9/11/2011	DSELI	DSE-C/O SKM TATURA	22.9	23	N	22.900-23.000 m: LIMESTONE
57246	DRILLED BORE	Used	-38.0812492	145.2928075	TRANSLATION	350273.2	5783794.1	55	2174	31/12/1970	31/12/1970	NOT KNOWN	43	48.82	48.82	9/11/2011	DSELI	DSE-C/O SKM TATURA	40	43	N	40.000-43.000 m: SEDIMENTARY
57289	DRILLED BORE	Used	-38.0810502	145.2983524	TRANSLATION	350759.2	5783825.1	55	1794	1/01/1970	1/01/1970	STOCK	21.3	53.51	53.51	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57290	DRILLED BORE	Used	-38.0851041	145.3026374	TRANSLATION	351143.2	5783382.1	55	1219	1/01/1970	1/01/1970	DOMESTIC	42	58.11	58.11	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57291	DRILLED BORE	Used	-38.0853801	145.3035884	TRANSLATION	351227.2	5783353.1	55	1134	1/01/1970	1/01/1970	DOMESTIC	40	59.18	59.18	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57293	DRILLED BORE	Used	-38.0872623	145.2873877	TRANSLATION	349810.2	5783118.1	55	2369	1/01/1970	1/01/1970	STOCK	9	40.6	40.6	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57294	DRILLED BORE	Used	-38.0853233	145.2854266	TRANSLATION	349634.2	5783301.1	55	2587	1/01/1970	1/01/1970	DOMESTIC,STOCK	12	40.84	40.84	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57295	DRILLED BORE	Used	-38.0926754	145.2853348	TRANSLATION	349641.2	5782514.1	55	2503	1/01/1970	1/01/1970	STOCK	18	41.67	41.67	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57296	DRILLED BORE	Used	-38.0918803	145.2932326	TRANSLATION	350332.2	5782615.1	55	1808	1/01/1970	1/01/1970	STOCK	18	42.76	42.76	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57297	DRILLED BORE	Used	-38.0817259	145.322143	TRANSLATION	352847.2	5783788.1	55	1313	1/01/1970	1/01/1970	STOCK,DOMESTIC	45.72	31.16	31.16	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57298	DRILLED BORE	Used	-38.099768	145.3234523	TRANSLATION	352998.2	5781788.1	55	1239	1/01/1970	1/01/1970	STOCK,DOMESTIC	54.86	32.78	32.78	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57301	DRILLED BORE	Used	-38.1171872	145.3158228	TRANSLATION	352364.2	5779843.1	55	2856	1/01/1970	1/01/1970	STOCK	18.28	39.83	39.83	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57302	DRILLED BORE	Used	-38.0889122	145.2955136	TRANSLATION	350526.2	5782948.1	55	1635	1/01/1970	1/01/1970	DOMESTIC,STOCK	16.46	43.57	43.57	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57303	DRILLED BORE	Used	-38.1173311	145.3176897	TRANSLATION	352528.2	5779830.1	55	2887	1/01/1970	1/01/1970	DOMESTIC,STOCK	15.24	40.06	40.06	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57305	DRILLED BORE	Used	-38.1159682	145.3100098	TRANSLATION	351852.2	5779969.1	55	2737	1/01/1970	1/01/1970	DOMESTIC	13.7	40.72	40.72	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57306	DRILLED BORE	Used	-38.1164392	145.3139578	TRANSLATION	352199.2	5779923.1	55	2768	1/01/1970	1/01/1970	STOCK,DOMESTIC	34.1	38.67	38.67	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57307	DRILLED BORE	Used	-38.1104042	145.3128647	TRANSLATION	352091.2	5780591.1	55	2098	1/01/1970	1/01/1970	DOMESTIC	14	42.06	42.06	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57308	DRILLED BORE	Used	-38.1103422																			

Bore ID	Type	Status	Latitude	Longitude	Location method	Easting	Northing	Zone	Distance to nominated point (m)	Date commenced	Date completed	Use	Total depth (m)	Elevation top of casing (mAHD)	Elevation ground level (mAHD)	Date surveyed	Survey desc	Surveyor name	Screen top (m)	Screen bottom (m)	Artesian y/n	Screened lithology
57352	DRILLED BORE	Used	-38.1112812	145.3124447	TRANSLATION	352056.2	5780493.1	55	2198	23/04/1976	23/04/1976	DOMESTIC	13.5	39.4	39.4	9/11/2011	DSELI	DSE-C/O SKM TATURA	11	13.5	N	8.530-13.410 m: CLAY
57358	DRILLED BORE	Used	-38.1115552	145.3133167	TRANSLATION	352133.2	5780464.1	55	2225	25/04/1976	25/04/1976	DOMESTIC/STOCK	10.97	39.7	39.7	9/11/2011	DSELI	DSE-C/O SKM TATURA	9	10.97	N	8.830-10.970 m: SAND
57359	DRILLED BORE	Used	-38.1158913	145.301582	TRANSLATION	351113.2	5779964.1	55	2913	15/01/1976	15/01/1976	STOCK	18.28	44.2	44.2	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57360	DRILLED BORE	Used	-38.1157183	145.3020429	TRANSLATION	351153.2	5779984.1	55	2881	20/03/1976	20/03/1976	STOCK	18.28	43.93	43.93	9/11/2011	DSELI	DSE-C/O SKM TATURA	15.24	18.28	N	15.240-18.280 m: BASALT
57361	DRILLED BORE	Used	-38.1088521	145.3133787	TRANSLATION	352133.2	5780764.1	55	1924	28/07/1976	28/07/1976	STOCK,DOMESTIC	11.27	37.56	37.56	9/11/2011	DSELI	DSE-C/O SKM TATURA	10.05	10.66	N	10.050-10.660 m: SAND
57362	DRILLED BORE	Capped	-38.0712461	145.2977482	TRANSLATION	350686.2	5784912.1	55	2667	6/09/1976	6/09/1976	NOT USED - CAPPED	60.96	47.46	47.46	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57363	DRILLED BORE	Used	-38.1013171	145.3158335	TRANSLATION	352333.2	5781604.1	55	1098	27/10/1976	27/10/1976	STOCK,DOMESTIC	8.53	35.06	35.06	9/11/2011	DSELI	DSE-C/O SKM TATURA	6.7	8.53	N	6.700-8.530 m: SAND
57364	DRILLED BORE	Used	-38.1136722	145.3132457	TRANSLATION	352131.2	5780229.1	55	2461	26/10/1981	27/10/1981	DOMESTIC	12	38.36	38.36	9/11/2011	DSELI	DSE-C/O SKM TATURA	8.6	12	N	10.000-11.000 m: BASALT
57365	DRILLED BORE	Used	-38.1160162	145.3102138	TRANSLATION	351870.2	5779964.1	55	2740	17/05/1973	17/05/1973	DOMESTIC	14.63	40.57	40.57	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
57366	DRILLED BORE	Used	-38.1157801	145.3193497	TRANSLATION	352674.2	5779805.1	55	2935	23/01/1973	20/04/1977	STOCK	31.4	39.67	39.67	9/11/2011	DSELI	DSE-C/O SKM TATURA	0	31.4	N	14.320-16.450 m: CLAY,16.500-31.400 m: BASALT
57367	DRILLED BORE	Used	-38.1096241	145.3131337	TRANSLATION	352113.2	5780678.1	55	2011	20/03/1977	30/03/1977	STOCK,DOMESTIC	19.81	39.62	39.62	9/11/2011	DSELI	DSE-C/O SKM TATURA	13.41	17.68	N	12.190-12.800 m: COAL,13.410-17.670 m: COAL
57368	DRILLED BORE	Used	-38.1064772	145.3111526	TRANSLATION	351933.2	5781024.1	55	1676	19/02/1977	19/02/1977	DOMESTIC/STOCK	13.62	40.06	40.06	9/11/2011	DSELI	DSE-C/O SKM TATURA	11	13.6	N	11.880-13.100 m: CLAY
57369	DRILLED BORE	Used	-38.1122992	145.3118287	TRANSLATION	352004.2	5780379.1	55	2314	5/03/1976	5/03/1976	DOMESTIC/STOCK	14	38.95	38.95	9/11/2011	DSELI	DSE-C/O SKM TATURA	12.5	14	N	12.500-14.000 m: SAND
57372	DRILLED BORE	Used	-38.1127412	145.3093088	TRANSLATION	351784.2	5780326.1	55	2390	29/09/1977	29/09/1977	DOMESTIC	12.5	40.25	40.25	9/11/2011	DSELI	DSE-C/O SKM TATURA	10	12.5	N	11.000-12.500 m: SAND
57373	DRILLED BORE	Used	-38.1075841	145.3129516	TRANSLATION	352093.2	5780904.1	55	1784	27/10/1977	27/10/1977	DOMESTIC/STOCK	14.5	37.03	37.03	9/11/2011	DSELI	DSE-C/O SKM TATURA	6.74	14.5	N	12.000-14.500 m: BASALT
57374	DRILLED BORE	Used	-38.1080892	145.3104317	TRANSLATION	351873.2	5780864.1	55	1863	3/02/1978	3/02/1978	DOMESTIC	15.8	39.63	39.63	9/11/2011	DSELI	DSE-C/O SKM TATURA	15	15.8	N	15.000-15.800 m: SAND
57375	DRILLED BORE	Used	-38.1052581	145.3153436	TRANSLATION	352298.2	5781166.1	55	1529	24/01/1978	24/01/1978	DOMESTIC/STOCK	16.55	36.09	36.09	9/11/2011	DSELI	DSE-C/O SKM TATURA	15	16.55	N	15.000-16.550 m: SAND
57376	DRILLED BORE	Used	-38.1137372	145.3121258	TRANSLATION	352033.2	5780220.1	55	2472	1/12/1977	9/02/1979	DOMESTIC/STOCK	15	39.01	39.01	9/11/2011	DSELI	DSE-C/O SKM TATURA	13	15	N	13.000-15.000 m: GRAVEL
57377	DRILLED BORE	Used	-38.1070112	145.3106837	TRANSLATION	351893.2	5780964.1	55	1741	23/01/1978	23/01/1978	DOMESTIC	13.75	41.68	41.68	9/11/2011	DSELI	DSE-C/O SKM TATURA	12	13.75	N	12.000-13.750 m: SAND
57379	DRILLED BORE	Used	-38.1120702	145.3134187	TRANSLATION	352143.2	5780407.1	55	2282	6/02/1978	6/02/1978	STOCK,DOMESTIC	10.86	38.82	38.82	9/11/2011	DSELI	DSE-C/O SKM TATURA	8.5	10.86	N	9.000-10.560 m: SAND
57380	DRILLED BORE	Used	-38.1094082	145.3118947	TRANSLATION	352004.2	5780700.1	55	1993	16/12/1977	16/12/1977	DOMESTIC	10.5	37.76	37.76	9/11/2011	DSELI	DSE-C/O SKM TATURA	8.8	10.1	N	8.800-10.100 m: CLAY
57383	DRILLED BORE	Used	-38.1159642	145.3103748	TRANSLATION	351884.2	5779970.1	55	2733	17/11/1978	21/11/1978	DOMESTIC/STOCK	16.6	40.5	40.5	9/11/2011	DSELI	DSE-C/O SKM TATURA	13.6	16.6	N	14.000-16.600 m: BASALT
57384	DRILLED BORE	Used	-38.1107191	145.3147047	TRANSLATION	352253.2	5780559.1	55	2133	19/09/1978	9/01/1979	STOCK,DOMESTIC	23.5	40.06	40.06	9/11/2011	DSELI	DSE-C/O SKM TATURA	20.5	23.5	N	19.000-23.500 m: CLAY
57386	DRILLED BORE	Used	-38.1151242	145.3133378	TRANSLATION	352142.2	5780068.1	55	2622	7/03/1979	8/03/1979	STOCK,DOMESTIC	13.75	38.23	38.23	9/11/2011	DSELI	DSE-C/O SKM TATURA	11.25	13.75	N	12.000-13.750 m: BASALT
57388	DRILLED BORE	Used	-38.1067362	145.3109646	TRANSLATION	351917.2	5780995.1	55	1707	20/11/1980	20/11/1980	STOCK,DOMESTIC	12	40.39	40.39	9/11/2011	DSELI	DSE-C/O SKM TATURA	9.5	12	N	11.000-11.500 m: SAND
57389	DRILLED BORE	Used	-38.1164511	145.3254666	TRANSLATION	353208.2	5779940.1	55	2950	24/11/1980	26/11/1980	DOMESTIC	28	39.92	39.92	9/11/2011	DSELI	DSE-C/O SKM TATURA	20	28	N	20.000-28.000 m: BASALT
57390	DRILLED BORE	Used	-38.1097611	145.3151376	TRANSLATION	352289.2	5780666.1	55	2028	14/04/1980	17/04/1980	DOMESTIC/STOCK	36	37.97	37.97	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	34.000-36.000 m: SAND
57392	DRILLED BORE	Used	-38.1086192	145.3097347	TRANSLATION	351813.2	5780784.1	55	1932	29/03/1982	29/03/1982	DOMESTIC	9	39.4	39.4	9/11/2011	DSELI	DSE-C/O SKM TATURA	7.6	9	N	8.000-9.000 m: SAND
57393	DRILLED BORE	Used	-38.1127602	145.3138027	TRANSLATION	352178.2	5780331.1	55	2359	6/12/1980	6/12/1980	DOMESTIC/STOCK	11	38.56	38.56	9/11/2011	DSELI	DSE-C/O SKM TATURA	9	11	N	9.000-11.000 m: BASALT
57395	DRILLED BORE	Used	-38.1044211	145.3112796	TRANSLATION	351940.2	5781250.1	55	1451	5/12/1980	5/12/1980	DOMESTIC	12.8	40.14	40.14	9/11/2011	DSELI	DSE-C/O SKM TATURA	11	12.8	N	11.000-12.800 m: SAND
57396	DRILLED BORE	Used	-38.0829383	145.2856306	TRANSLATION	349647.2	5783595.1	55	2654	5/02/1981	5/02/1981	DOMESTIC/STOCK	38.1	40.02	40.02	9/11/2011	DSELI	DSE-C/O SKM TATURA	24.38	38.1	N	24.380-38.100 m: BASALT
57397	DRILLED BORE	Used	-38.1132922	145.3137897	TRANSLATION	352178.2	5780272.1	55	2418	13/01/1981	13/01/1981	DOMESTIC/STOCK	10.7	38.26	38.26	9/11/2011	DSELI	DSE-C/O SKM TATURA	8.5	10.7	N	8.500-10.700 m: BASALT
57398	DRILLED BORE	Used	-38.0881182	145.3004005	TRANSLATION	350953.2	5783044.1	55	1241	2/06/1980	4/06/1980	IRRIGATION	30.5	51.77	51.77	9/11/2011	DSELI	DSE-C/O SKM TATURA	21.3	30.5	N	21.500-26.000 m: BASALT
57401	DRILLED BORE	Used	-38.1158632	145.3120768	TRANSLATION	352033.2	5779984.1	55	2709	17/03/1981	17/03/1981	DOMESTIC/STOCK	18.35	39.12	39.12	9/11/2011	DSELI	DSE-C/O SKM TATURA	16	18.35	N	16.000-18.350 m: BASALT
57402	DRILLED BORE	Used	-38.1063361	145.3138936	TRANSLATION	352173.2	5781044.1	55	1643	15/01/1981	15/01/1981	DOMESTIC	12.5	37.33	37.33	9/11/2011	DSELI	DSE-C/O SKM TATURA	9.5	12.5	N	9.500-12.000 m: SAND
57403	DRILLED BORE	Used	-38.1076442	145.3108177	TRANSLATION	351906.2	5780894.1	55	1809	29/11/1980	29/11/1980	DOMESTIC/STOCK	11.9	40.1	40.1	9/11/2011	DSELI	DSE-C/O SKM TATURA	10	11.9	N	10.000-11.900 m: SAND
57404	DRILLED BORE	Used	-38.1061091	145.3131566	TRANSLATION	352108.2	5781068.1	55	1619	28/05/1981	1/06/1981	STOCK,DOMESTIC	16.15	37	37	9/11/2011	DSELI	DSE-C/O SKM TATURA	8.84	12.5	N	8.530-12.500 m: SAND
57406	DRILLED BORE	Used	-38.1072701	145.3148866	TRANSLATION	352262.2	5780942.1	55	1750	27/04/1981	27/04/1981	DOMESTIC/STOCK	14	36.49	36.49	9/11/2011	DSELI	DSE-C/O SKM TATURA	12	14	N	13.000-14.000 m: SAND
57407	DRILLED BORE	Used	-38.1109062	145.3101607	TRANSLATION	351855.2	5780531.1	55	2177	3/03/1982	3/03/1982	STOCK,DOMESTIC	13.1	38.93	38.93	9/11/2011	DSELI	DSE-C/O SKM TATURA	11.7	13.1	N	11.700-13.100 m: SAND
57408	DRILLED BORE	Used	-38.1025111	145.3129665	TRANSLATION	352084.2	5781467.1	55	1220	21/09/1981	21/09/1981	STOCK,DOMESTIC	9.15	36.85	36.85	9/11/2011	DSELI	DSE-C/O SKM TATURA	8.5	9.15	N	8.500-9.150 m: SAND
57411	DRILLED BORE	Used	-38.1174341	145.3217487	TRANSLATION	352884.2	5779825.1	55	2960	12/12/1981	17/12/1981	DOMESTIC/STOCK	42.98	39.02	39.02	9/11/2011	DSELI	DSE-C/O SKM TATURA	21.03	42.98	N	22.860-41.760 m: BASALT
57413	DRILLED BORE	Used	-38.1056191	145.3141376	TRANSLATION	352193.2	5781124.1	55	1564	30/03/1982	31/03/1982	STOCK,DOMESTIC	18.59	36.59	36.59	9/11/2011	DSELI	DSE-C/O SKM TATURA	16.76	18.59	N	16.760-18.590 m: SAND
57417	DRILLED BORE	Used	-38.1134023	145.3039209	TRANSLATION	351313.2	5780244.1	55	2582	30/09/1982	4/10/1982	DOMESTIC/STOCK	14.17	42.23	42.23	9/11/2011	DSELI	DSE-C/O SKM TATURA	12.19	14.17	N	12.190-14.170 m: SAND
57421	DRILLED BORE	Not Used	-38.1081541	145.3149916	TRANSLATION	352273.2	5780844.1	55														

Bore ID	Type	Status	Latitude	Longitude	Location method	Easting	Northing	Zone	Distance to nominated point (m)	Date commenced	Date completed	Use	Total depth (m)	Elevation top of casing (mAHD)	Elevation ground level (mAHD)	Date surveyed	Survey desc	Surveyor name	Screen top (m)	Screen bottom (m)	Artesian y/n	Screened lithology
57477	DRILLED BORE	Used	-38.0778942	145.2950974	TRANSLATION	350467.2	5784170.1	55	2241	1/10/1985	10/10/1985	NOT KNOWN	45.11	48.83	48.83	9/11/2011	DSELI	DSE-C/O SKM TATURA	17.09	45.11	N	16.460-43.580 m: BASALT
57478	DRILLED BORE	Not Used	-38.0801142	145.2953414	TRANSLATION	350493.2	5783924.1	55	2064	24/09/1985	24/09/1985	NOT KNOWN	30.48	51.16	51.16	9/11/2011	DSELI	DSE-C/O SKM TATURA	17.37	30.48	N	
57479	DRILLED BORE	Used	-38.0775032	145.2929744	TRANSLATION	350280.2	5784210.1	55	2409	17/06/1985	27/06/1985	STOCK,DOMESTIC	38.1	46.61	46.61	9/11/2011	DSELI	DSE-C/O SKM TATURA	14.85	38.1	N	15.240-35.960 m: MUDSTONE
57482	DRILLED BORE	Used	-38.118052	145.319427	TRANSLATION	352013.2	5780434.1	55	2259	24/01/1987	25/01/1987	DOMESTIC	12	38.99	38.99	9/11/2011	DSELI	DSE-C/O SKM TATURA	11	12	N	11.200-12.000 m: SAND
57484	DRILLED BORE	Used	-38.1123381	145.3176337	TRANSLATION	352513.2	5780384.1	55	2335	27/11/1986	28/11/1986	DOMESTIC	15.5	37.28	37.28	9/11/2011	DSELI	DSE-C/O SKM TATURA	14	15.5	N	14.800-15.500 m: SAND
57485	DRILLED BORE	Used	-38.098005	145.3236643	TRANSLATION	353013.2	5781984.1	55	1117	21/11/1986	21/11/1986	DOMESTIC	17.5	31.49	31.49	9/11/2011	DSELI	DSE-C/O SKM TATURA	16	17.5	N	16.800-17.500 m: SAND
57486	DRILLED BORE	Used	-38.10341	145.3235404	TRANSLATION	353013.2	5781384.1	55	1566	16/04/1987	16/04/1987	DOMESTIC	20.65	33.42	33.42	9/11/2011	DSELI	DSE-C/O SKM TATURA	19	20.65	N	19.550-20.650 m: SAND
57487	DRILLED BORE	Used	-38.1078011	145.3154566	TRANSLATION	352313.2	5780884.1	55	1812	27/01/1987	30/01/1987	DOMESTIC,STOCK	12.2	35.81	35.81	9/11/2011	DSELI	DSE-C/O SKM TATURA	11	12.2	N	11.800-12.200 m: SAND
57489	DRILLED BORE	Used	-38.1028381	145.3149995	TRANSLATION	352263.2	5781434.1	55	1258	30/01/1987	31/01/1987	DOMESTIC	9.8	35.26	35.26	9/11/2011	DSELI	DSE-C/O SKM TATURA	9	9.8	N	9.000-9.800 m: SAND
57490	DRILLED BORE	Used	-38.1028291	145.3144295	TRANSLATION	352213.2	5781434.1	55	1254	31/01/1987	31/01/1987	DOMESTIC	9.1	35.17	35.17	9/11/2011	DSELI	DSE-C/O SKM TATURA	8.5	9.1	N	8.500-9.100 m: SAND
57491	DRILLED BORE	Used	-38.1032041	145.3154475	TRANSLATION	352303.2	5781394.1	55	1302	14/04/1987	17/04/1987	DOMESTIC	17	35.1	35.1	9/11/2011	DSELI	DSE-C/O SKM TATURA	14	17	N	14.000-17.000 m: SAND
57492	DRILLED BORE	Used	-38.1123211	145.3164927	TRANSLATION	352413.2	5780384.1	55	2321	3/02/1987	3/02/1987	DOMESTIC	16.2	37.29	37.29	9/11/2011	DSELI	DSE-C/O SKM TATURA	14	16.2	N	14.000-16.200 m: SAND
57493	DRILLED BORE	Used	-38.1104951	145.3148237	TRANSLATION	352263.2	5780584.1	55	2108	29/02/1988	11/03/1988	DOMESTIC	39.5	39.93	39.93	9/11/2011	DSELI	DSE-C/O SKM TATURA	37.5	39.5	N	37.500-39.500 m: SANDSTONE
57494	DRILLED BORE	Used	-38.1077841	145.3143156	TRANSLATION	352213.2	5780884.1	55	1805	30/11/1987	30/11/1987	DOMESTIC	18.65	36.79	36.79	9/11/2011	DSELI	DSE-C/O SKM TATURA	15.5	18.5	N	15.500-18.500 m: SAND
57498	DRILLED BORE	Used	-38.115172	145.3268076	TRANSLATION	353323.2	5780084.1	55	2861	19/12/1986	19/12/1986	DOMESTIC,STOCK	23.7	39.46	39.46	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	17.600-23.700 m: BASALT
57499	DRILLED BORE	Used	-38.1159132	145.3093388	TRANSLATION	351793.2	5779974.1	55	2739	28/12/1988	30/12/1988	DOMESTIC,STOCK	19.2	40.62	40.62	9/11/2011	DSELI	DSE-C/O SKM TATURA	17	19.2	N	17.000-19.200 m: BASALT
57502	DRILLED BORE	Used	-38.0823961	145.3041823	TRANSLATION	351273.2	5783685.1	55	1327	7/10/1990	7/10/1990	DOMESTIC,IRRIGATION,STOCK	47	63.88	63.88	9/11/2011	DSELI	DSE-C/O SKM TATURA	19	33.5	N	19.000-33.500 m: BASALT
WRK032725	DRILLED BORE	Used	-38.0725007	145.3299467	TRANSLATION	353513.2	5784824.1	55	2547	13/07/1999	16/07/1999	IRRIGATION	25	23.69	23.69	9/11/2011	DSELI	DSE-C/O SKM TATURA	18	25	N	
WRK041365	DRILLED BORE	Used	-38.0741577	145.324167	TRANSLATION	353733.2	5784644.1	55	2528	15/03/1995	16/03/1995	IRRIGATION	27.5	25.24	25.24	9/11/2011	DSELI	DSE-C/O SKM TATURA	10	27	N	
WRK041378	DRILLED BORE	Used	-38.1083398	145.292614	Not known	350311	5780773	55	2637	5/01/1998	5/01/1998	IRRIGATION	24						18	24	N	
WRK041403	DRILLED BORE	Used	-38.0722673	145.3290776	GLOBAL POSIT	353436	5784834	55	2527	10/02/1976	24/02/1976	IRRIGATION	33.5	22.85	22.85	9/11/2011	DSELI	DSE-C/O SKM TATURA	24.7	31.1	N	24.700-31.100 m: SANDSTONE
WRK041406	DRILLED BORE	Used	-38.1171021	145.3193147	TRANSLATION	352670.2	5779858.1	55	2882	31/12/1969	31/12/1969	STOCK,DOMESTIC,IRRIGATION	32.31	39.1	39.1	9/11/2011	DSELI	DSE-C/O SKM TATURA	25.9	32.31	N	25.900-32.310 m: SEDIMENTARY
WRK041409	DRILLED BORE	Used	-38.0895579	145.3240621	TRANSLATION	353031.2	5782922.1	55	920	31/12/1968	31/12/1968	IRRIGATION	39.62	30.48	30.48	9/11/2011	DSELI	DSE-C/O SKM TATURA	35.96	39.62	N	35.960-39.620 m: SEDIMENTARY
WRK041410	DRILLED BORE	Used	-38.0892672	145.2950946	TRANSLATION	350490.2	5782908.1	55	1665	31/12/1970	31/12/1970	IRRIGATION	29.26	42.93	42.93	9/11/2011	DSELI	DSE-C/O SKM TATURA	21.33	27.43	N	21.330-27.430 m: SAND
WRK041418	DRILLED BORE	Used	-38.0862172	145.2966705	TRANSLATION	350622.2	5783249.1	55	1620	19/04/1977	5/05/1977	IRRIGATION	41.5	47.67	47.67	9/11/2011	DSELI	DSE-C/O SKM TATURA	17.7	38.7	N	17.700-38.700 m: BASALT
WRK041420	DRILLED BORE	Used	-38.0789441	145.2979003	TRANSLATION	350715.2	5784058.1	55	1983	24/11/1980	5/12/1980	DOMESTIC,IRRIGATION,STOCK	46.02	50.73	50.73	9/11/2011	DSELI	DSE-C/O SKM TATURA	18.9	46.02	N	28.650-43.590 m: BASALT
WRK041421	DRILLED BORE	Used	-38.0877972	145.2981165	TRANSLATION	350752.2	5783076.1	55	1443	11/06/1980	11/06/1980	IRRIGATION	71.5	47.01	47.01	9/11/2011	DSELI	DSE-C/O SKM TATURA	24	70	N	24.000-70.000 m: SANDSTONE
WRK041423	DRILLED BORE	Used	-38.0723429	145.3176379	TRANSLATION	352433.2	5784822.1	55	2165	18/02/1983	24/02/1983	IRRIGATION	60.7	30.56	30.56	9/11/2011	DSELI	DSE-C/O SKM TATURA	24	60.7	N	29.000-38.700 m: SANDSTONE
WRK041424	DRILLED BORE	Used	-38.0942642	145.2972596	TRANSLATION	350690.2	5782357.1	55	1486	12/11/1982	15/11/1982	IRRIGATION	13.1	40.74	40.74	9/11/2011	DSELI	DSE-C/O SKM TATURA	9.4	12.4	N	9.100-12.400 m: SAND
WRK041426	NOT KNOWN	Not Used	-38.0996683	145.3055314	Not known	351426	5781756	55	1160			IRRIGATION		39.67	39.67	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK046532	NOT KNOWN	Not Used	-38.1104369	145.3137024	Not known	352164.2	5780574.1	55	2100			DAIRY		41.02	41.02	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK057599	DRILLED BORE	Used	-38.117228	145.3066936	GLOBAL POSIT	351564	5779824	55	2924	2/07/2010	2/07/2010	OBSERVATION	5	43.77	43.77	9/11/2011	DSELI	DSE-C/O SKM TATURA	2	5	N	
WRK057825	DRILLED BORE	Used	-38.0819247	145.3240061	NOT KNOWN	353011	5783769	55	1392	1/07/2010	1/07/2010	DOMESTIC AND STOCK	50	30.01	30.01	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK067051	DRILLED BORE	Decommissioned	-38.0872103	145.3249686	NOT KNOWN	353106	5783184	55	1086	1/01/2011	1/01/2011	OBSERVATION	10								N	
WRK067052	DRILLED BORE	Decommissioned	-38.0872103	145.3249686	NOT KNOWN	353106	5783184	55	1086	1/01/2011	1/01/2011	OBSERVATION	10								N	
WRK067053	DRILLED BORE	Decommissioned	-38.0872103	145.3249686	NOT KNOWN	353106	5783184	55	1086	1/01/2011	1/01/2011	OBSERVATION	10								N	
WRK067054	DRILLED BORE	Decommissioned	-38.0872103	145.3249686	NOT KNOWN	353106	5783184	55	1086	1/01/2011	1/01/2011	OBSERVATION	10								N	
WRK067055	DRILLED BORE	Decommissioned	-38.0872103	145.3249686	NOT KNOWN	353106	5783184	55	1086	1/01/2011	1/01/2011	OBSERVATION	10								N	
WRK070769	DRILLED BORE	Used	-38.0871052	145.3353242	NOT KNOWN	354014	5783212	55	1943	30/08/2012	30/08/2012	OBSERVATION	5						2	5	N	
WRK070770	DRILLED BORE	Used	-38.0870658	145.33382	NOT KNOWN	353882	5783214	55	1817	30/05/2012	30/05/2012	OBSERVATION	5								N	
WRK070771	DRILLED BORE	Used	-38.0871292	145.3370226	NOT KNOWN	354163	5783212	55	2087	30/08/2012	30/08/2012	OBSERVATION	5								N	
WRK071915	DRILLED BORE	Used	-38.0755771	145.3409211	NOT KNOWN	354482	5784500	55	2963	8/11/2012	8/11/2012	OBSERVATION	14						2.5	14	N	
WRK071984	DRILLED BORE	Used	-38.0726137	145.3280893	NOT KNOWN	353350	5784794	55	2450	20/03/2013	20/03/2013	OBSERVATION	5						2	5	N	
WRK071985	DRILLED BORE	Used	-38.0726137	145.3280893	NOT KNOWN	353350	5784794	55	2450	20/03/2013	20/03/2013	OBSERVATION	5						2	5	N	
WRK071986	DRILLED BORE	Used	-38.0745933	145.3291501	NOT KNOWN	353447	5784576	55	2315	20/03/2013	20/03/2013	OBSERVATION	5						2	5	N	
WRK071987	DRILLED BORE	Used	-38.0706909	145.3278595	NOT KNOWN	353326	5785007	55	2627	20/03/2013	20/03/2013	OBSERVATION	5						2	5	N	
WRK074990	DRILLED BORE	Used	-38.0706267	145.3284196	NOT KNOWN	353375	5785015	55	2656	1/01/2012	1/01/2012	OBSERVATION	10								N	
WRK074991	DRILLED BORE	Used	-38.0706269	145.328431	NOT KNOWN																	

Bore ID	Type	Status	Latitude	Longitude	Location method	Easting	Northing	Zone	Distance to nominated point (m)	Date commenced	Date completed	Use	Total depth (m)	Elevation top of casing (mAHD)	Elevation ground level (mAHD)	Date surveyed	Survey desc	Surveyor name	Screen top (m)	Screen bottom (m)	Artesian y/n	Screened lithology
WRK974471	DRILLED BORE	Used	-38.099838	145.3280621	NOT KNOWN	353402	5781773	55	1546	13/07/2006	13/07/2006	DOMESTIC AND STOCK	11	32.32	32.32	9/11/2011	DSELI	DSE-C/O SKM TATURA	7	11	N	
WRK978466	DRILLED BORE	Used	-38.0772546	145.3181958	NOT KNOWN	352492	5784278	55	1637	17/04/2007	17/04/2007	DOMESTIC AND STOCK	14	33.52	33.52	9/11/2011	DSELI	DSE-C/O SKM TATURA	11	14	N	
WRK978467	DRILLED BORE	Used	-38.0772546	145.3181958	NOT KNOWN	352492	5784278	55	1637	17/04/2007	17/04/2007	DOMESTIC AND STOCK	14	33.52	33.52	9/11/2011	DSELI	DSE-C/O SKM TATURA	11	14	N	
WRK982149	DRILLED BORE	Not Used	-38.1024816	145.3171386	NOT KNOWN	352450	5781477	55	1248				25	34.7	34.7	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK984073	DRILLED BORE	Used	-38.0825994	145.3100809	NOT KNOWN	351791	5783672	55	1052	24/12/2007	24/12/2007		25	40.75	40.75	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK985218	DRILLED BORE	Decommissioned	-38.1026713	145.3425209	GLOBAL POSIT	354676	5781496	55	2797	5/03/2008	5/03/2008	GROUNDWATER INVESTIGATION	12	29.82	29.82	9/11/2011	DEM20	DSE-C/O SKM TATURA			N	
WRK985219	DRILLED BORE	Decommissioned	-38.098526	145.3431734	GLOBAL POSIT	354725	5781957	55	2681	5/03/2008	5/03/2008	GROUNDWATER INVESTIGATION	15	35.1	35.1	9/11/2011	DEM20	DSE-C/O SKM TATURA			N	
WRK989135	DRILLED BORE	Used	-38.1046468	145.3286649	NOT KNOWN	353465	5781255	55	1948	12/01/2009	12/01/2009	GROUNDWATER INVESTIGATION	7	32.96	32.96	9/11/2011	DSELI	DSE-C/O SKM TATURA	2	7	N	
WRK989136	DRILLED BORE	Used	-38.1092135	145.3202917	NOT KNOWN	352740	5780735	55	2043	12/01/2009	12/01/2009	GROUNDWATER INVESTIGATION	7	33.95	33.95	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK989137	DRILLED BORE	Not Used	-38.1106074	145.3200887	NOT KNOWN	352725	5780580	55	2188				25	34.8	34.8	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK989138	DRILLED BORE	Not Used	-38.1157873	145.3231068	NOT KNOWN	353000	5780010	55	2814				25	38.07	38.07	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	
WRK992188	DRILLED BORE	Not Used	-38.1149859	145.3174789	NOT KNOWN	352505	5780090	55	2625				25	37.94	37.94	9/11/2011	DSELI	DSE-C/O SKM TATURA			N	

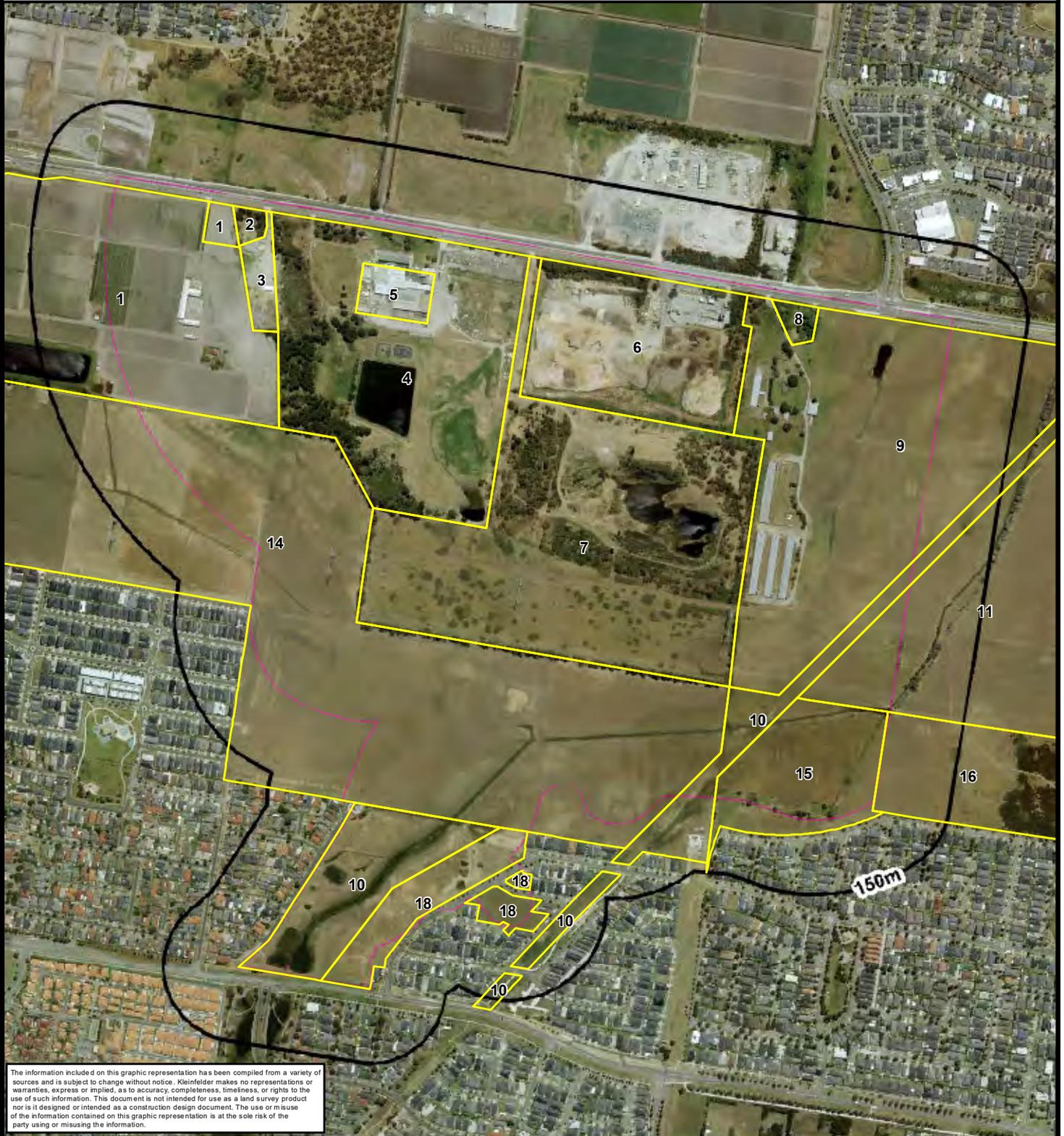


ATTACHMENT D: HISTORICAL AERIAL PHOTOGRAPHS

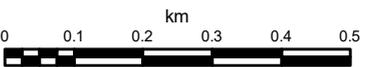


Legend

- Section Boundary
- Section Buffer - 150 m



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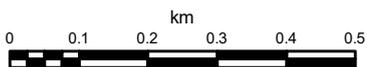
 	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 14:36 Version 1 DRAWN BY: StChan	<h2 style="margin: 0;">2022 Aerial Imagery Section 1</h2>	FIGURE: <h1 style="margin: 0;">D-1</h1>
 www.kleinfelder.com	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

Legend

- Section Boundary
- Section Buffer - 150 m



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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 14:37 Version 1

DRAWN BY: StChan

DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

2014 Aerial Imagery
 Section 1

FIGURE:

D-2

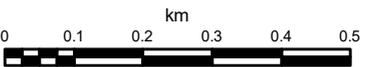


Victorian Planning Authority
 Crookell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

Legend

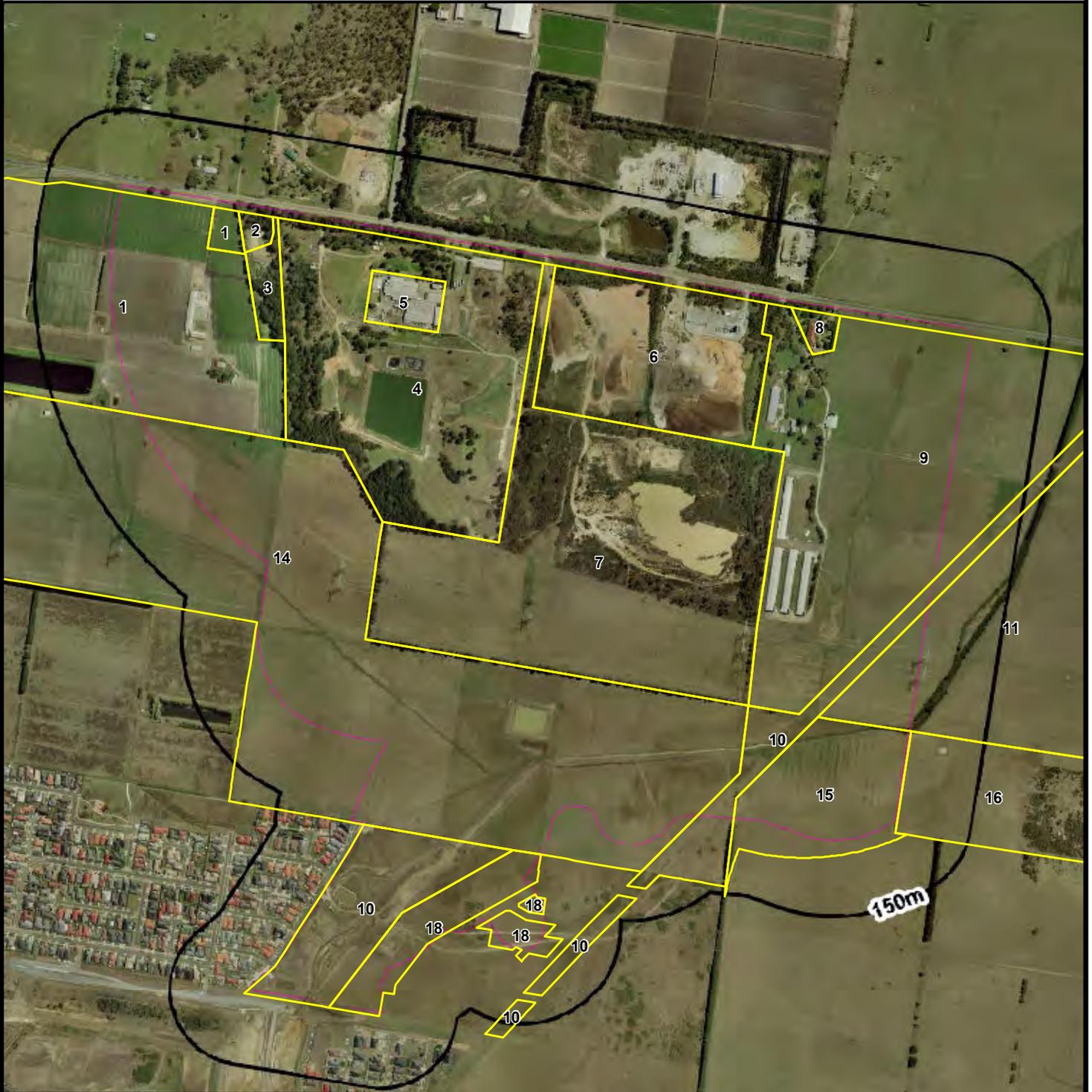
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 	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 14:39 Version 1 DRAWN BY: StChan	2009 Aerial Imagery Section 1	FIGURE: D-3
 www.kleinfelder.com	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Crookell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

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- Section Buffer - 150 m



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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

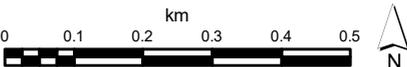
	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 14:39 Version 1 DRAWN BY: StChan	2006 Aerial Imagery Section 1	FIGURE: D-4
	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

Legend

- Section Boundary
- Section Buffer - 150 m

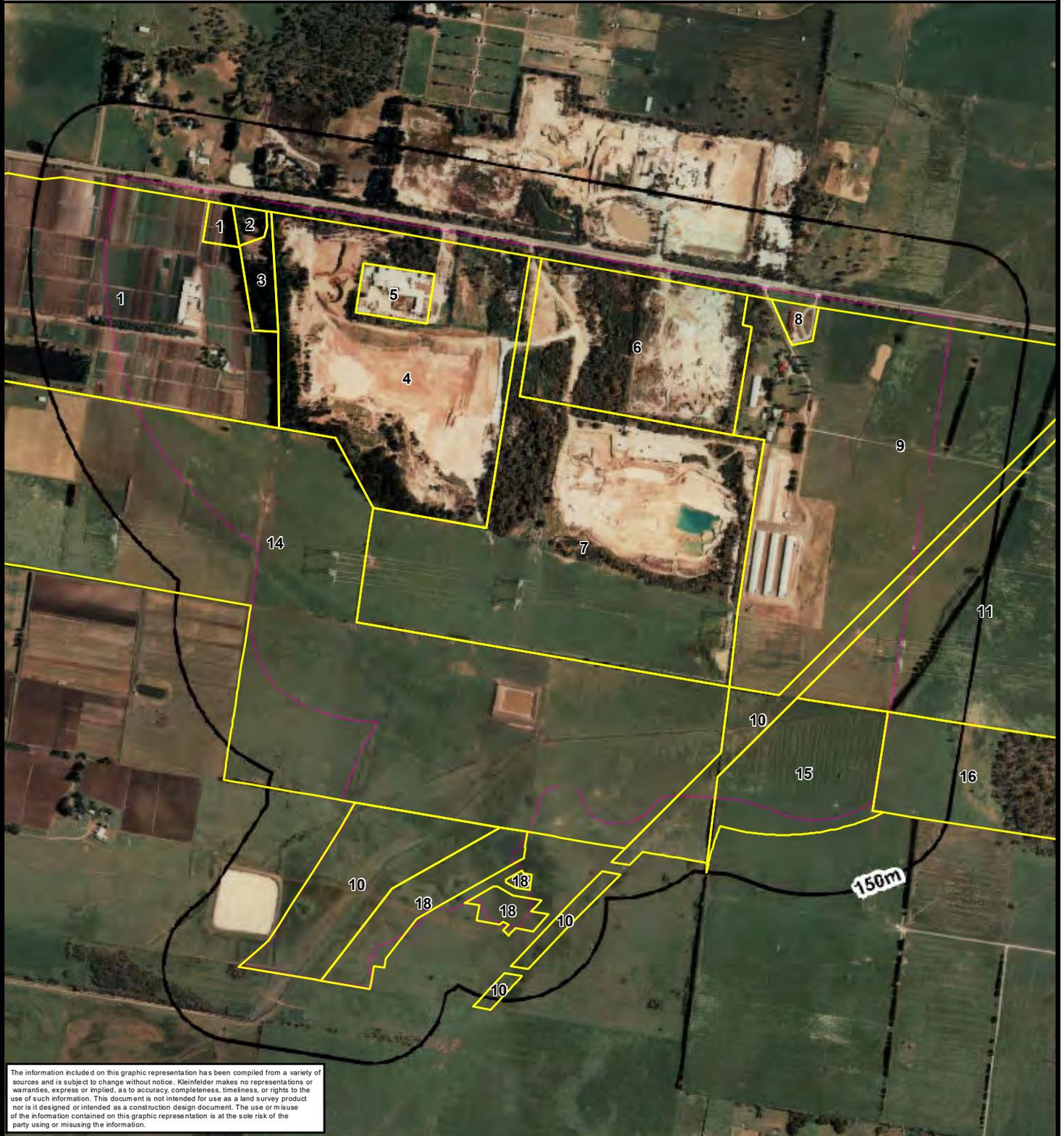


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	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 14:40 Version 1 DRAWN BY: StChan	<h3>1991 Aerial Imagery Section 1</h3>	FIGURE: <h2>D-5</h2>
 www.kleinfelder.com	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Crookell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5 km

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PROJECT REFERENCE: 20226120
DATE DRAWN: 21/03/2023 14:41 Version 1
DRAWN BY: StChan
DATA SOURCE:
Aerometrex Pty Ltd,
Lotsearch Pty Ltd - 2022
VIC Department of Environment, Land,
Water & Planning - 2022

1989 Aerial Imagery
Section 1

Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

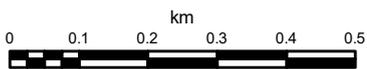
FIGURE:
D-6

Legend

- Section Boundary
- Section Buffer - 150 m



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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 14:42 Version 1

DRAWN BY: StChan

DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

1987 Aerial Imagery
 Section 1

Victorian Planning Authority
 Croskell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:

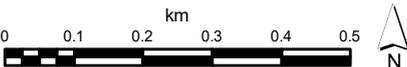
D-7

Legend

- Section Boundary
- Section Buffer - 150 m



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	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 14:42 Version 1 DRAWN BY: StChan	<h2 style="margin: 0;">1985 Aerial Imagery Section 1</h2>	FIGURE: <h1 style="margin: 0;">D-8</h1>
 www.kleinfelder.com	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

Legend

- Section Boundary
- Section Buffer - 150 m



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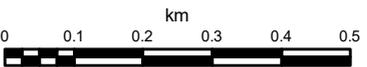
	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 14:43 Version 1 DRAWN BY: StChan	1979 Aerial Imagery Section 1	FIGURE: D-9
	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

Legend

-  Section Boundary
-  Section Buffer - 150 m

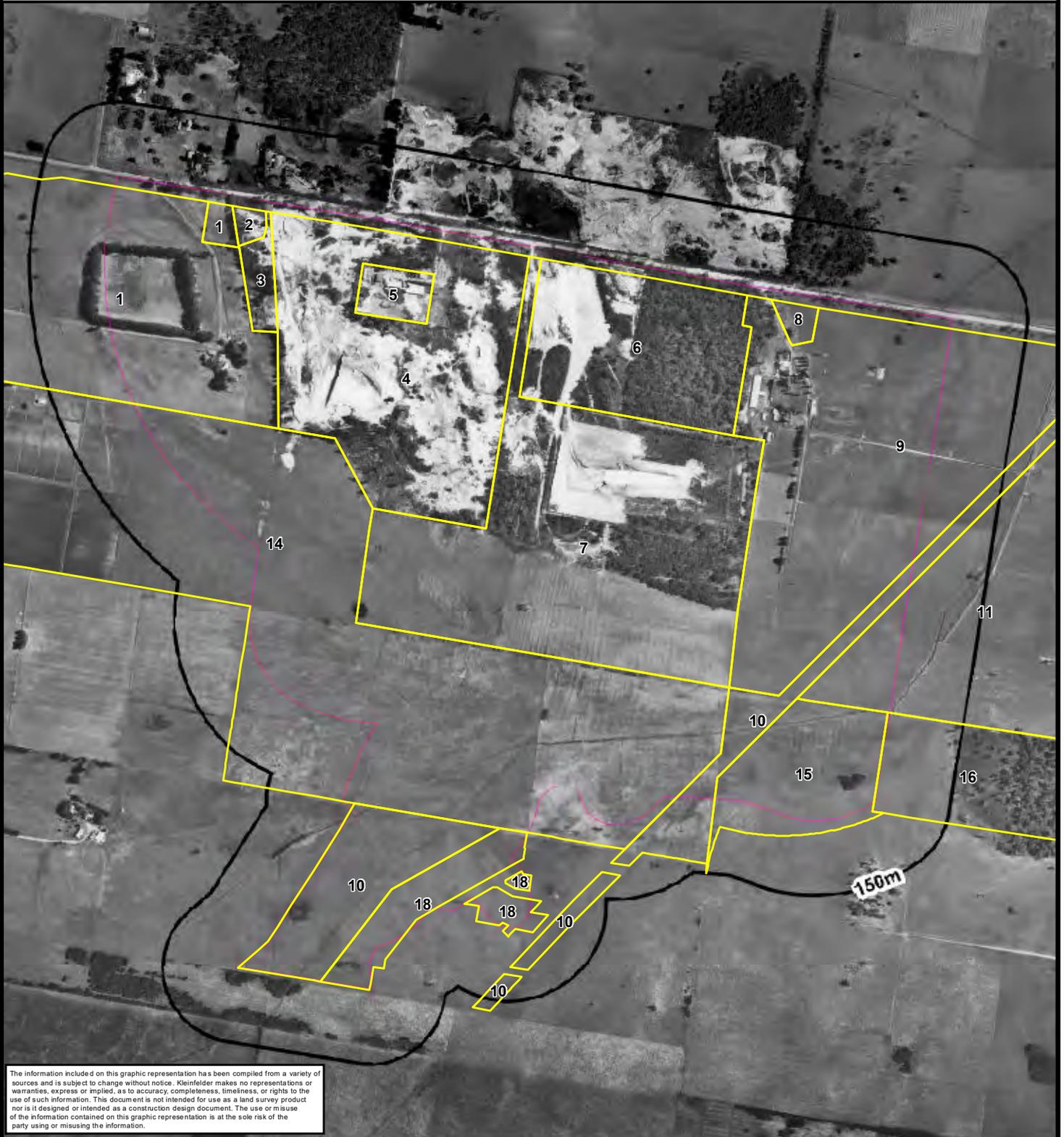


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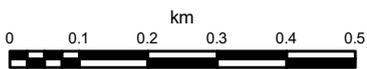
	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 14:44 Version 1 DRAWN BY: StChan	1974 Aerial Imagery Section 1	FIGURE: D-10
 <p>KLEINFELDER Bright People. Right Solutions. www.kleinfelder.com</p>	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Crookell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

Legend

- Section Boundary
- Section Buffer - 150 m



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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 14:44 Version 1

DRAWN BY: StChan

DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
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1972 Aerial Imagery
 Section 1

FIGURE:

D-11



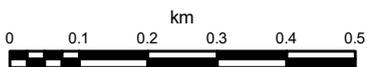
Victorian Planning Authority
 Croskell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

Legend

- Section Boundary
- Section Buffer - 150 m



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DRAWN BY: StChan

DATA SOURCE:
 Aerometrex Pty Ltd,
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1968 Aerial Imagery
 Section 1

FIGURE:

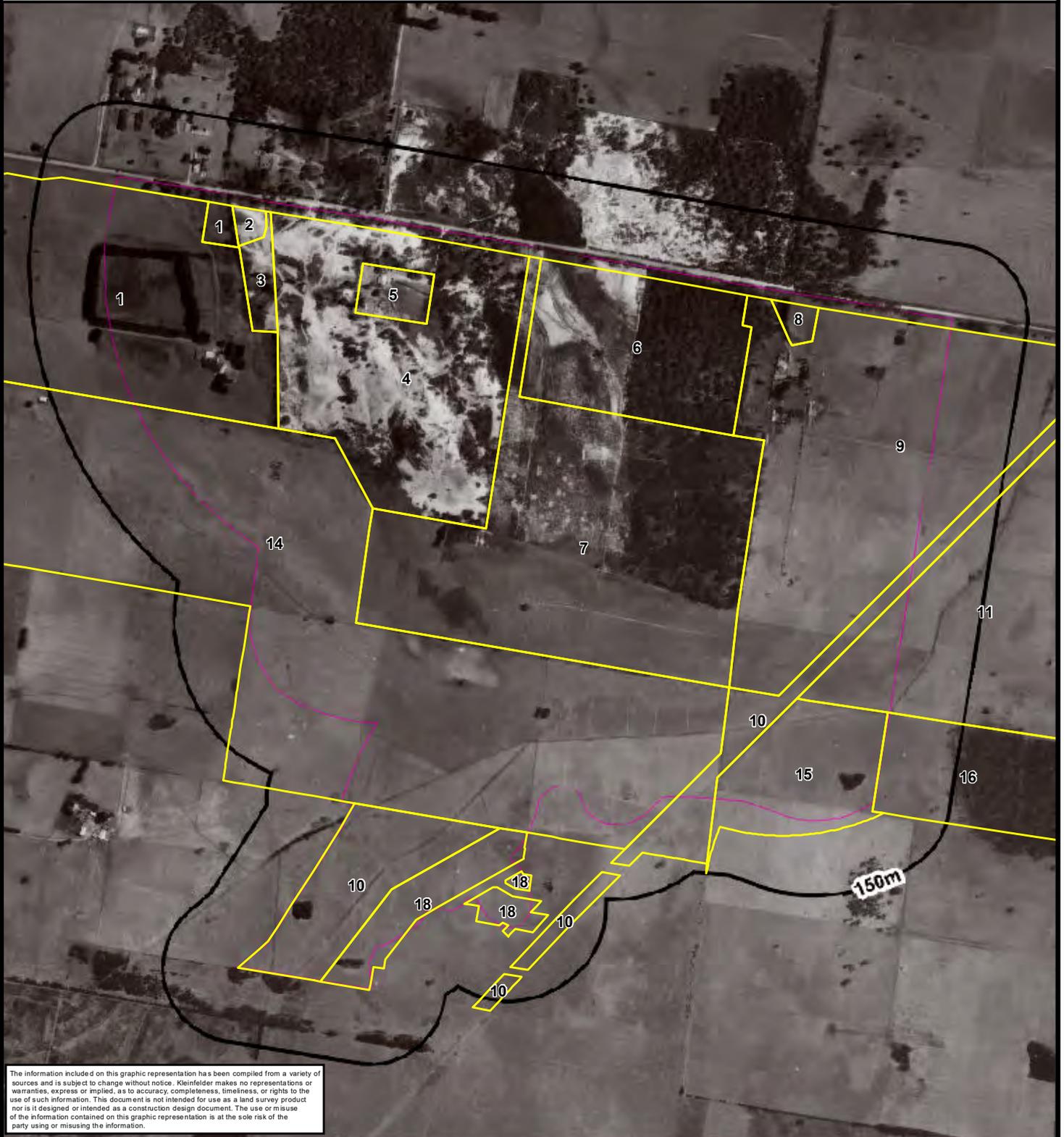
D-12



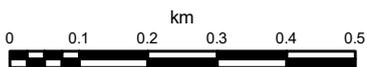
Victorian Planning Authority
 Croskell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

Legend

- Section Boundary
- Section Buffer - 150 m



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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 14:46 Version 1

DRAWN BY: StChan

DATA SOURCE:
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 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

1962 Aerial Imagery
 Section 1

Victorian Planning Authority
 Croskell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:

D-13

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5

N

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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 14:47 Version 1

DRAWN BY: StChan

DATA SOURCE:
Aerometrex Pty Ltd,
Lotsearch Pty Ltd - 2022
VIC Department of Environment, Land,
Water & Planning - 2022

1960 Aerial Imagery
Section 1

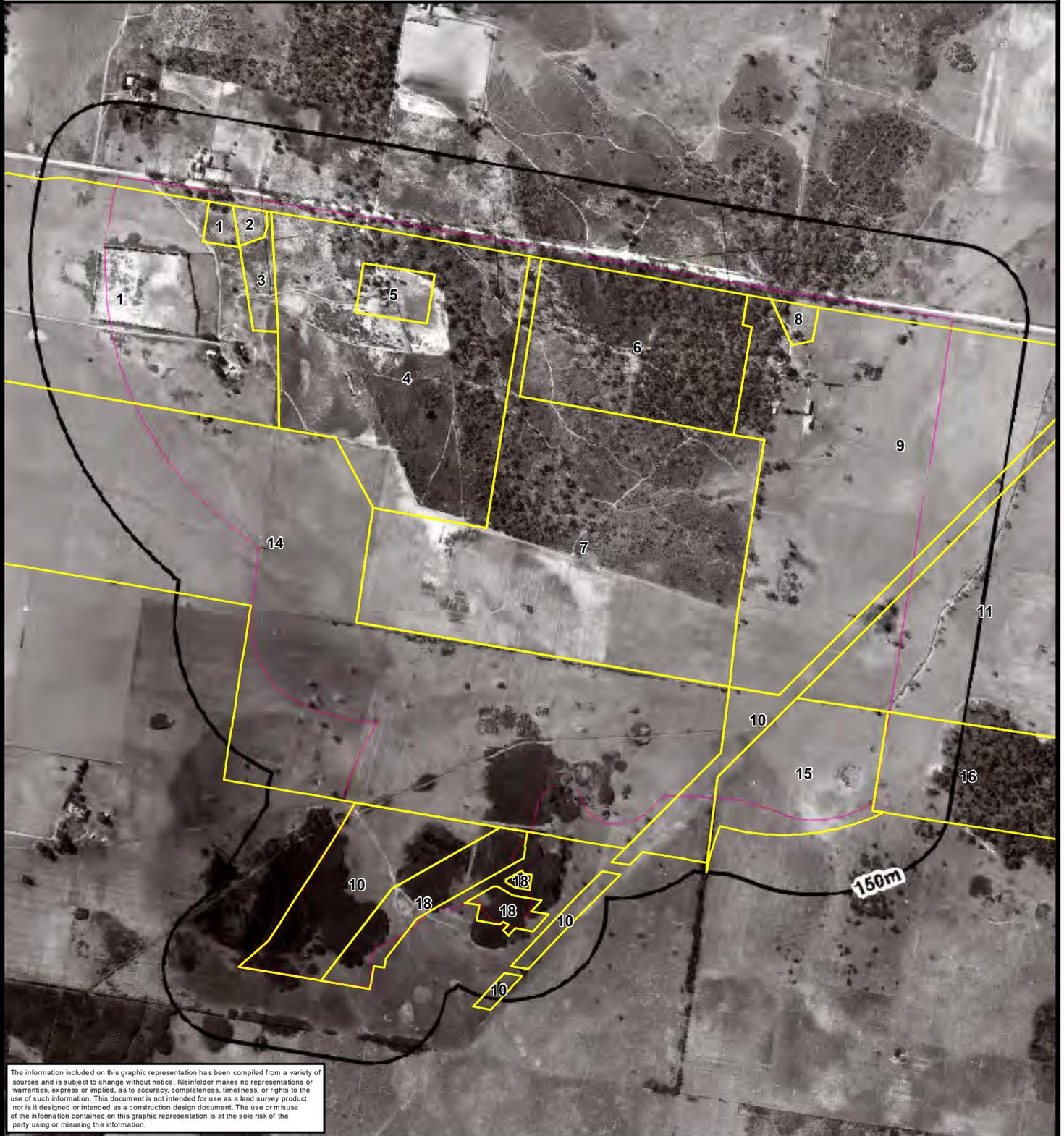
Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:

D-14

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5

N

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PROJECT REFERENCE: 20226120

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DATA SOURCE:
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VIC Department of Environment, Land,
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1939 Aerial Imagery
Section 1

Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:

D-15

Legend

- Section Boundary
- Section Buffer - 150 m



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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 15:43 Version 1

DRAWN BY: StChan

DATA SOURCE:
Aerometrex Pty Ltd,
Lotsearch Pty Ltd - 2022
VIC Department of Environment, Land,
Water & Planning - 2022

2022 Aerial Imagery
Section 2

Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:

D-16

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5 km

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PROJECT REFERENCE: 20226120
 DATE DRAWN: 21/03/2023 15:42 Version 1
 DRAWN BY: StChan
 DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

2014 Aerial Imagery
 Section 2

Victorian Planning Authority
 Croskell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:
D-17

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5 km

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PROJECT REFERENCE: 20226120
 DATE DRAWN: 21/03/2023 15:41 Version 1
 DRAWN BY: StChan
 DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

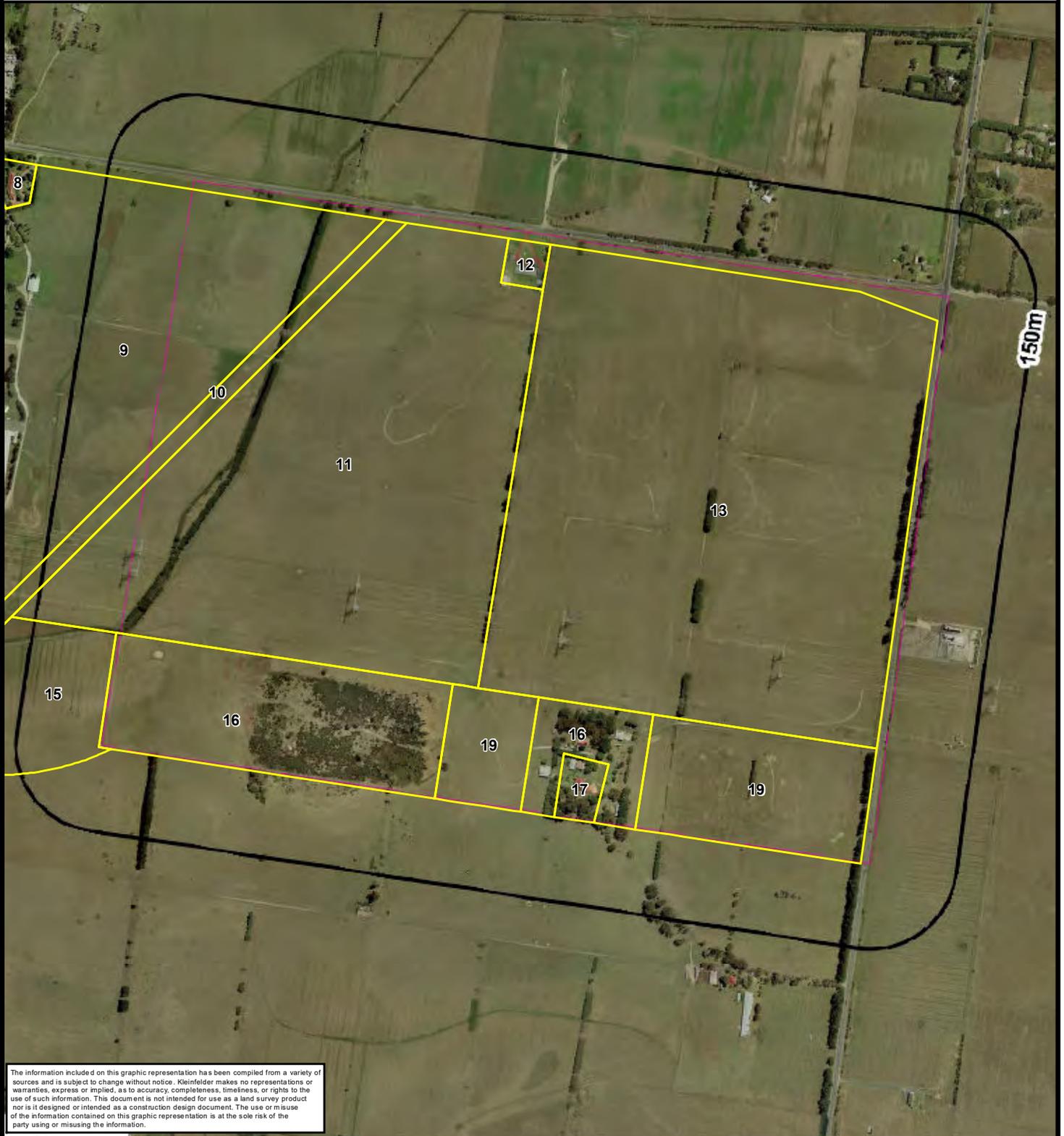
2009 Aerial Imagery
 Section 2

Victorian Planning Authority
 Crookwell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:
D-18

Legend

- Section Boundary
- Section Buffer - 150 m



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DRAWN BY: StChan

DATA SOURCE:
Aerometrex Pty Ltd,
Lotsearch Pty Ltd - 2022
VIC Department of Environment, Land,
Water & Planning - 2022

2006 Aerial Imagery
Section 2

Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:

D-19

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5 km

PROJECT REFERENCE: 20226120
 DATE DRAWN: 21/03/2023 15:40 Version 1
 DRAWN BY: StChan
 DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

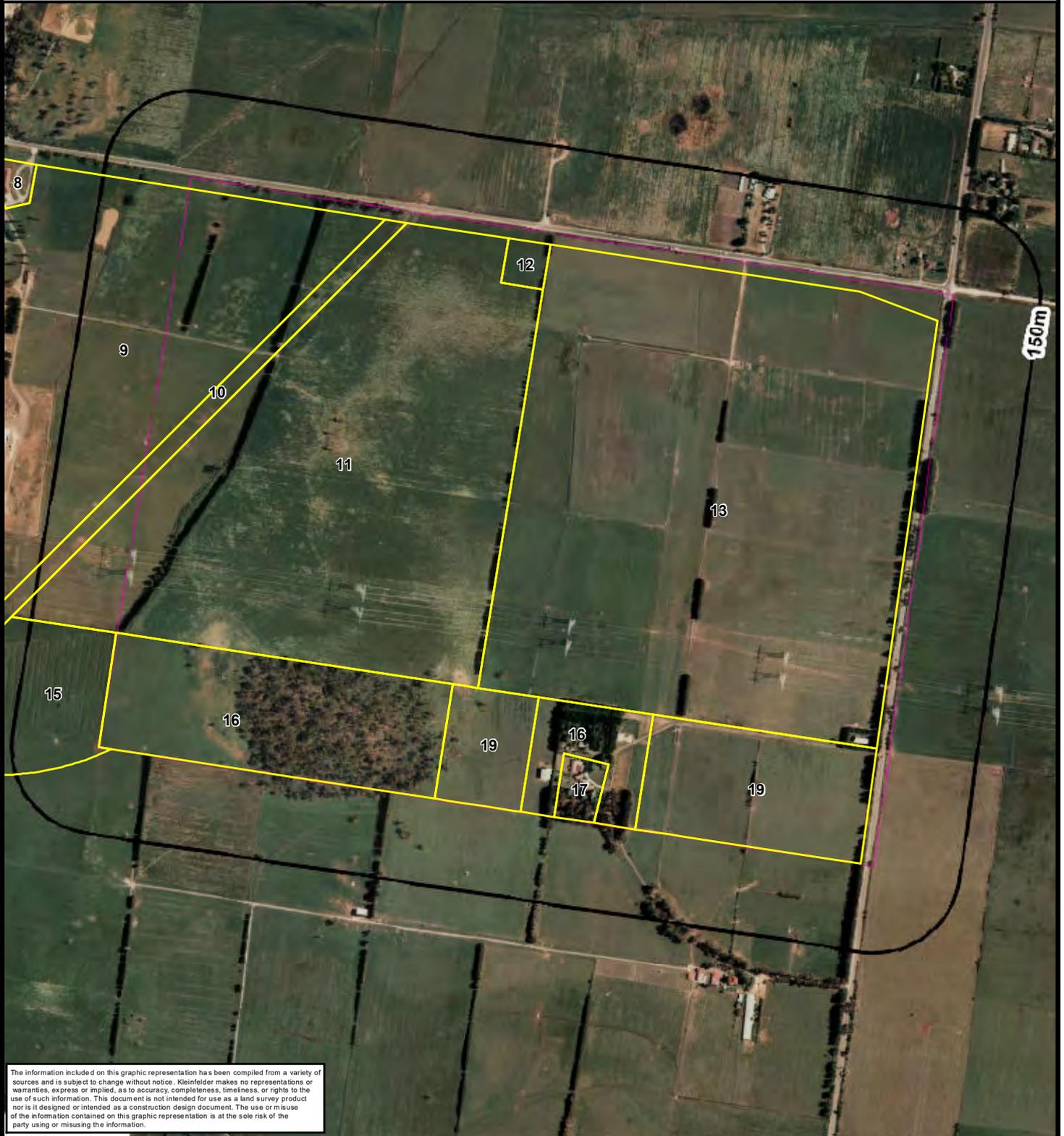
1991 Aerial Imagery
 Section 2

Victorian Planning Authority
 Crookwell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

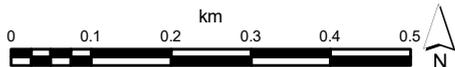
FIGURE:
 D-20

Legend

- Section Boundary
- Section Buffer - 150 m

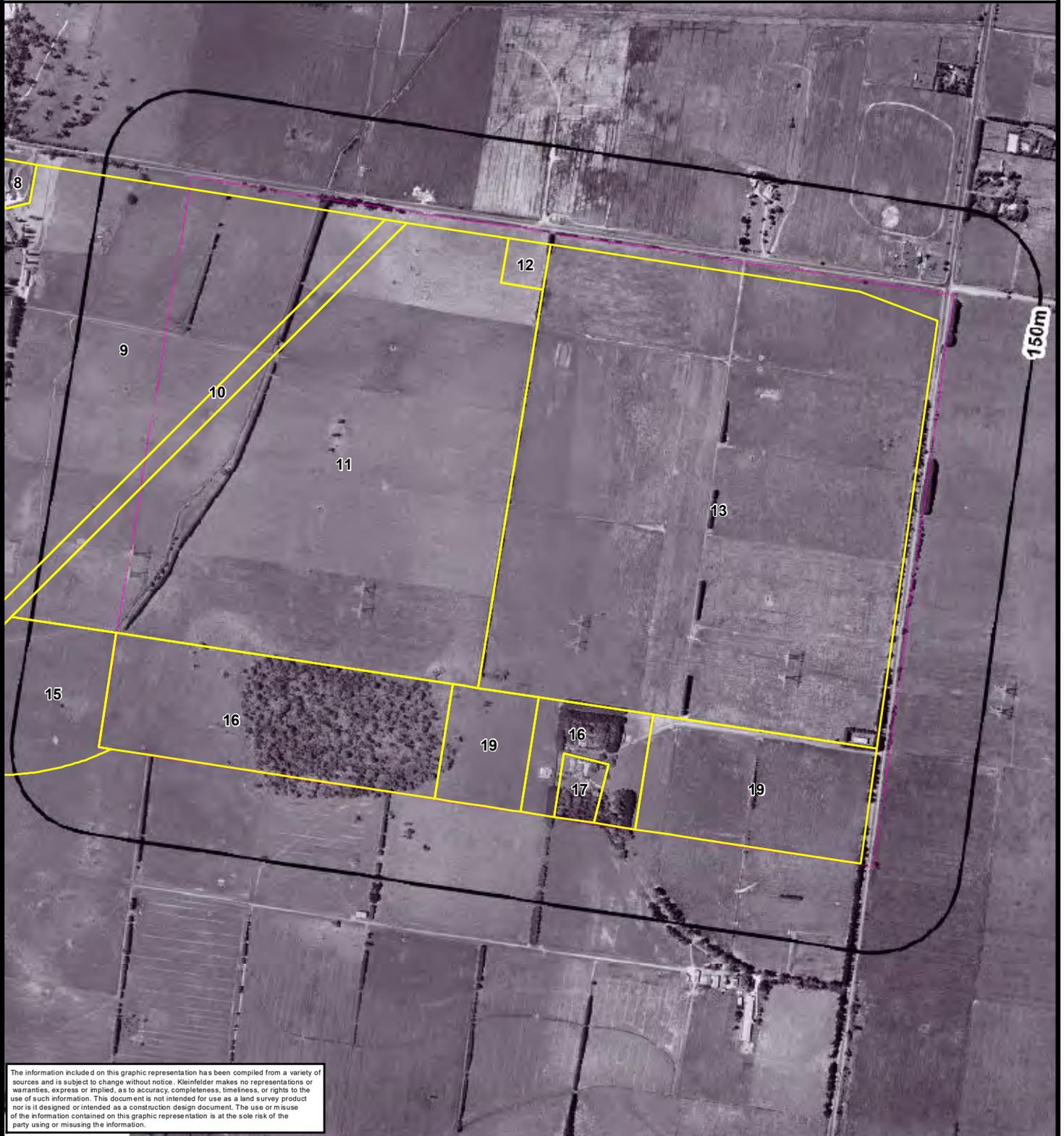


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	PROJECT REFERENCE: 20226120	<h2 style="margin: 0;">1989 Aerial Imagery Section 2</h2>	FIGURE: <h1 style="margin: 0;">D-21</h1>
	DATE DRAWN: 21/03/2023 15:39 Version 1		
	DRAWN BY: StChan	Victorian Planning Authority Crookell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	
	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022		

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5 km

PROJECT REFERENCE: 20226120
 DATE DRAWN: 21/03/2023 15:38 Version 1
 DRAWN BY: StChan
 DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

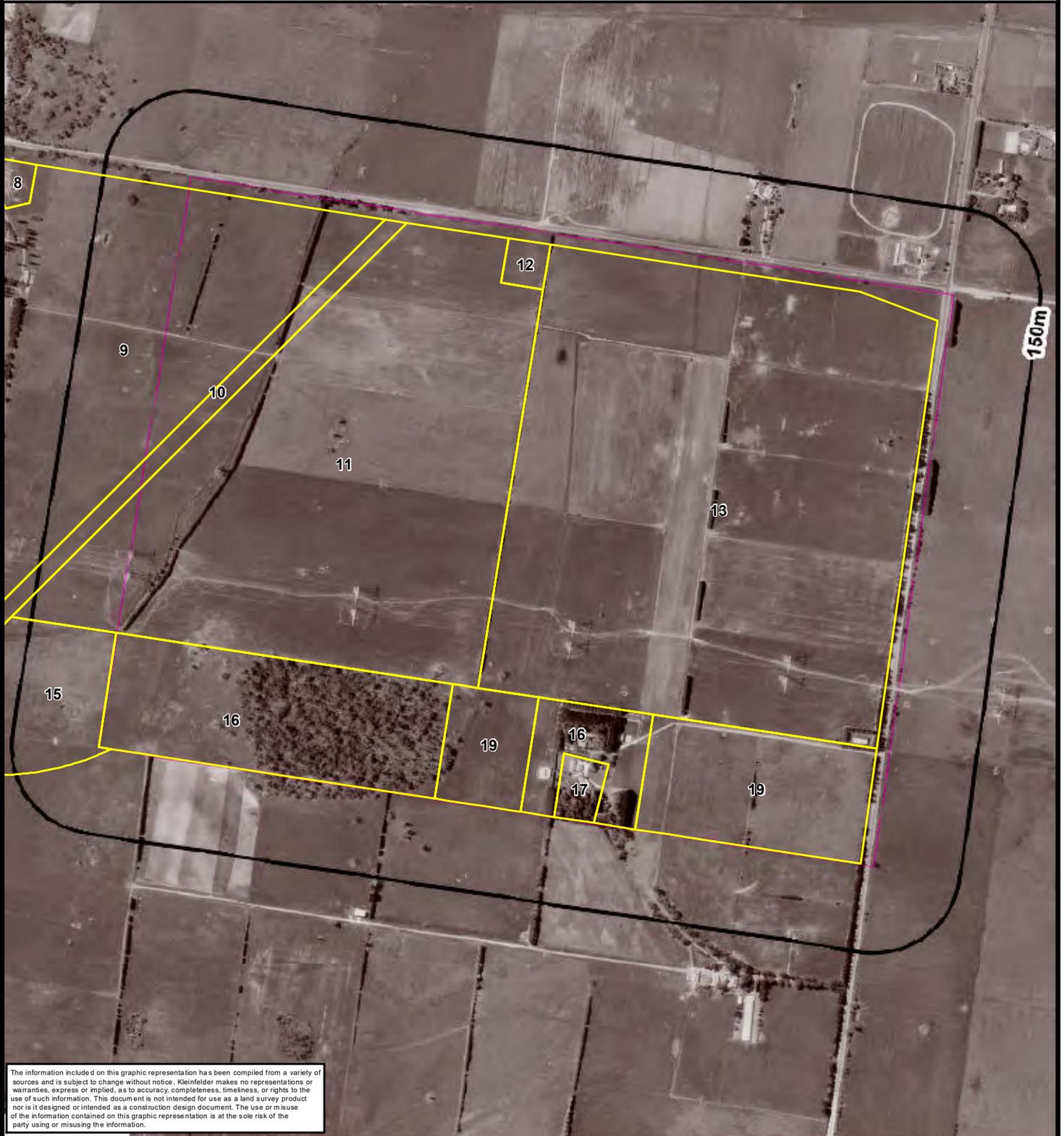
1987 Aerial Imagery
 Section 2

Victorian Planning Authority
 Crookell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:
 D-22

Legend

- Section Boundary
- Section Buffer - 150 m



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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 15:37 Version 1

DRAWN BY: StChan

DATA SOURCE:
Aerometrex Pty Ltd,
Lotsearch Pty Ltd - 2022
VIC Department of Environment, Land,
Water & Planning - 2022

1985 Aerial Imagery
Section 2

Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:

D-23

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5 km

PROJECT REFERENCE: 20226120
 DATE DRAWN: 21/03/2023 15:36 Version 1
 DRAWN BY: StChan
 DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

1979 Aerial Imagery
 Section 2

Victorian Planning Authority
 Crookwell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:
 D-24

Legend

- Section Boundary
- Section Buffer - 150 m



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0 0.1 0.2 0.3 0.4 0.5 km

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PROJECT REFERENCE: 20226120
 DATE DRAWN: 21/03/2023 15:35 Version 1
 DRAWN BY: StChan
 DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
 Water & Planning - 2022

1974 Aerial Imagery
 Section 2

Victorian Planning Authority
 Crookwell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

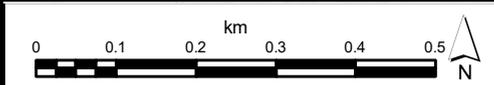
FIGURE:
D-25

Legend

- Section Boundary
- Section Buffer - 150 m



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DRAWN BY: StChan

DATA SOURCE:
 Aerometrex Pty Ltd,
 Lotsearch Pty Ltd - 2022
 VIC Department of Environment, Land,
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1972 Aerial Imagery
 Section 2

Victorian Planning Authority
 Crookell PSP
 Land Capability Assessment
 Cranbourne East and Clyde North, VIC

FIGURE:

D-26

Legend

- Section Boundary
- Section Buffer - 150 m



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PROJECT REFERENCE: 20226120

DATE DRAWN: 21/03/2023 15:34 Version 1

DRAWN BY: StChan

DATA SOURCE:
Aerometrex Pty Ltd,
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VIC Department of Environment, Land,
Water & Planning - 2022

1968 Aerial Imagery
Section 2

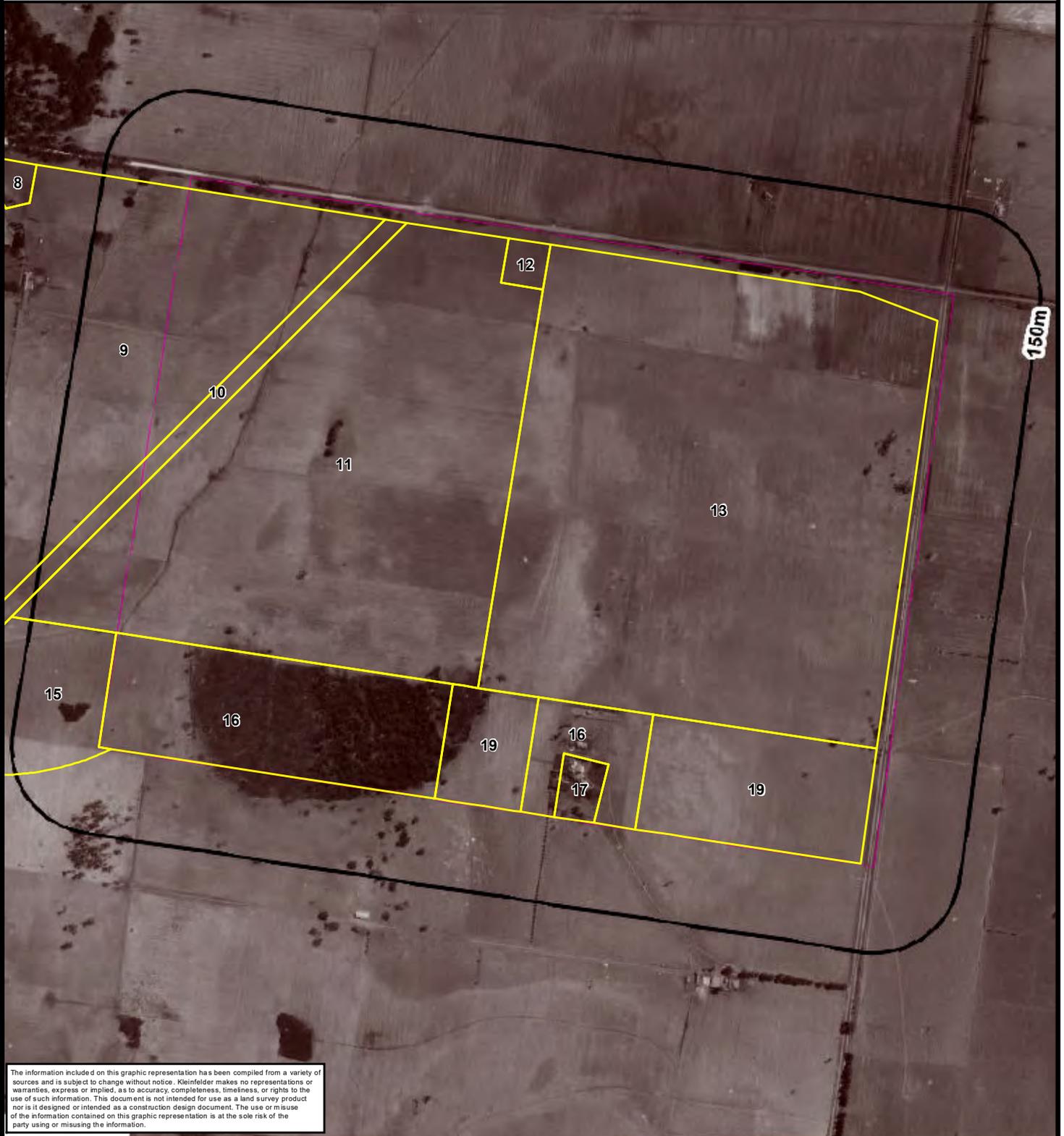
Victorian Planning Authority
Croskell PSP
Land Capability Assessment
Cranbourne East and Clyde North, VIC

FIGURE:

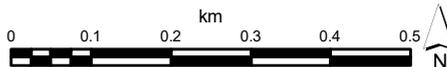
D-27

Legend

- Section Boundary
- Section Buffer - 150 m



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	<p>PROJECT REFERENCE: 20226120</p> <p>DATE DRAWN: 21/03/2023 15:33 Version 1</p> <p>DRAWN BY: StChan</p>	<p>1962 Aerial Imagery Section 2</p>	<p>FIGURE: D-28</p>
	<p>DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022</p>	<p>Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC</p>	

Legend

- Section Boundary
- Section Buffer - 150 m



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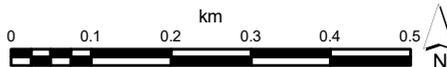
	PROJECT REFERENCE: 20226120 DATE DRAWN: 21/03/2023 15:32 Version 1 DRAWN BY: StChan	1960 Aerial Imagery Section 2	FIGURE: D-29
	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022	Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	

Legend

- Section Boundary
- Section Buffer - 150 m



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	PROJECT REFERENCE: 20226120	<h3 style="margin: 0;">1939 Aerial Imagery</h3> <h3 style="margin: 0;">Section 2</h3>	FIGURE: <h2 style="margin: 0;">D-30</h2>
	DATE DRAWN: 21/03/2023 15:30 Version 1		
	DRAWN BY: StChan	Victorian Planning Authority Croskell PSP Land Capability Assessment Cranbourne East and Clyde North, VIC	
	DATA SOURCE: Aerometrex Pty Ltd, Lotsearch Pty Ltd - 2022 VIC Department of Environment, Land, Water & Planning - 2022		



ATTACHMENT E: CATHODIC PROTECTION SEARCH RESULTS



CPS Search

Filters: Installation Suburb Contains Cranbourne

CPS Reg ID	Installation Address	Installation Suburb	Structure Type	Owner	Approved Current Output	Status	System Type
CPS-00555	HUON PARK RD VR X-ING W OF CRANBOURNE VR STN & CLAREDON ST CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.35	OPERATIONAL	GALVANIC ANODES
CPS-00585	CENTREVILLE PUMPING STATION, BROWNS RD, 190M E OF D'NONG-H'INGS RD CRANBOURNE SOUTH 3977 VIC	CRANBOURNE SOUTH	PIPELINE - WATER	MELBOURNE WATER CORPORATION	16.0	OPERATIONAL	IMPRESSED CURRENT
CPS-00596	CAMS RD RAILWAY CROSSING CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.03	OPERATIONAL	GALVANIC ANODES
CPS-01168	STH GIPPSLAND HWY AND JENNIFER RD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-01272	BERWICK-CLYDE RD CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - GAS	GASNET AUSTRALIA (OPERATIONS) PTY LTD	0.3	OPERATIONAL	GALVANIC ANODES
CPS-01468	MONOHANS RD AT DUFF ST CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-01596	NARRE WARREN-CRANBOURNE RD N OF THOMPSON RD CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-01597	ROA CROSSING NARRE WARREN-CRANBOURNE CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.05	OPERATIONAL	GALVANIC ANODES
CPS-01598	CAMERON ST AT SLADEN ST CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-01864	ROA CROSSING, STATION ST CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.05	OPERATIONAL	GALVANIC ANODES
CPS-01910	HALL RD AT FRANKSTON-DANDENONG RD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.15	OPERATIONAL	GALVANIC ANODES
CPS-02704	FOOD PLUS NEAR CNR HIGH ST & CLAREDON ST CRANBOURNE 3977 VIC	CRANBOURNE	UNDERGROUND FUEL TANK	FOOD PLUS LTD	0.72	OPERATIONAL	GALVANIC ANODES
CPS-03854	MOBIL SERVICE STATION, CNR THOMPSON RD & STH G'LAND HWY CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	MOBIL OIL AUSTRALIA PTY LTD	0.2	OPERATIONAL	GALVANIC ANODES
CPS-05305	SHELL SELF SERVE LANGWARRIN, CNR. CRANBOURNE & WARRANDYTE ROADS. CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	GOGAS AUSTRALIA PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-06335	HALLAM RD, SOUTH OF POUND RD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER LTD (OPERATIONS)	0.2	OPERATIONAL	GALVANIC ANODES
CPS-06500	GRANDIFLORA NURSERY, DANDENONG HASTINGS RD CRANBOURNE 3977 VIC	CRANBOURNE	UNDERGROUND FUEL TANK	GRANDIFLORA NURSERIES PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-06857	FOODPLUS S/STN:CNR HIGH & CLARENDON STREETS CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	BP AUSTRALIA PTY LTD	0.2	OPERATIONAL	GALVANIC ANODES
CPS-07220	MOODY'S INLET, 5KM SE OF TOORADIN ALONG SE GIPPSLAND HIGHWAY CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	VIC ROADS METROPOLITAN S/E REGION	0.05	OPERATIONAL	GALVANIC ANODES
CPS-07293	BUNYIP RIVER, 5KM STH EAST OF TOORADIN ALONG STH GIPPSLAND HIGHWAY CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	VIC ROADS METROPOLITAN S/E REGION	0.05	OPERATIONAL	GALVANIC ANODES
CPS-07361	DUFF ST. EAST OF WILLORA CRES CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-07743	HALLAM RD S OF FORDHAM RD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-07784	PTC RLY EASEMENT N OF CAMMS RD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-08030	UNITED S/S, CORNER SLADEN & CODRINGTON STREETS CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	PREMIER CONSTRUCTIONS	0.2	OPERATIONAL	GALVANIC ANODES
CPS-08130	DANDENONG HASTINGS RD 700M N OF THOMPSON RD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER LTD (OPERATIONS)	0.1	OPERATIONAL	GALVANIC ANODES
CPS-09197	LIBERTY S/S, CNR THOMPSON & NARRE WARREN-CRNBNE RDS CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	OTHER	BETTER CHOICE OIL PTY LTD	0.15	OPERATIONAL	GALVANIC ANODES
CPS-09288	PIPETRACK, 56.3 METRES E OF CAMERON ST CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	SOUTH EAST WATER LTD (OPERATIONS)	0.1	OPERATIONAL	GALVANIC ANODES
CPS-10385	MONAHANS RD & ISSAC SMITH CRES CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-10386	DUFF ST & WILLORA CRES CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-10387	EVANS RD & ALLEMBY DVE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.05	OPERATIONAL	GALVANIC ANODES
CPS-10388	FAIRBAIRN RD & CLARENDON ST CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.15	OPERATIONAL	GALVANIC ANODES
CPS-10389	LATROBE ST & CANTERBURY ST CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.05	OPERATIONAL	GALVANIC ANODES
CPS-10390	CAMMS RD & SHARPE ST CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.05	OPERATIONAL	GALVANIC ANODES
CPS-10391	STATION ST & FAIRFIELD ST CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.05	OPERATIONAL	GALVANIC ANODES
CPS-10392	THOMPSONS RD & LANSELL DVE CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-10393	NARRE WARREN RD & CAMMS RD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-10394	HUON PARK RD & WAVERLEY PARK DVE CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.15	OPERATIONAL	GALVANIC ANODES
CPS-11252	CRANBOURNE GOLF CLUB, STH GIPPSLAND HWY CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	OTHER	CRANBOURNE GOLF CLUB	0.1	OPERATIONAL	GALVANIC ANODES
CPS-11261	CRANBOURNE AUTO MARKET, 290 STH GIPPSLAND HWY CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	CRANBOURNE AUTO MARKET	0.1	OPERATIONAL	GALVANIC ANODES
CPS-11485	EVANS ROAD, 273M SOUTH OF BREENS ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER LTD (OPERATIONS)	0.1	OPERATIONAL	GALVANIC ANODES
CPS-11621	SAFEWAY PLUS PETROL, CNR SOUTH GIPPSLAND HIGHWAY AND THOMPSONS ROAD CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	WOOLWORTHS PETROL	0.15	OPERATIONAL	GALVANIC ANODES
CPS-11715	PIPETRACK, 489.5M STH OF BALLARTO ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.1	OPERATIONAL	GALVANIC ANODES
CPS-11813	PIPETRACK, 17.5M S OF CH.9119 CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-11814	PIPETRACK, 17.5M S OF CH.9119 CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-11815	PIPETRACK, 13M N/E OF FENCE LINE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-11816	PIPETRACK, 2M E OF CRAIG ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-11817	PIPETRACK, 2M E OF CRAIG ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-11818	PIPETRACK, 2M E OF CRAIG ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-11827	PIPETRACK, 30M N OF THE BERWICK-CRANBOURNE ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-11916	BP SERVICE STATION, CNR CRANBOURNE-FRANKSTON ROAD & MONAHANS ROAD CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	JASBE PETROLEUM PTY LTD	0.15	OPERATIONAL	GALVANIC ANODES
CPS-12112	FAIRHAVEN BOULEVARDE, 104.7M N OF BELLBRAE CRESCENT CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.1	OPERATIONAL	GALVANIC ANODES
CPS-12683	CRANBOURNE-BERWICK ROAD, 386.8M W OF HOWARD GATE CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-12750	POUND ROAD AT AMBANCE CRESCENT CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.1	OPERATIONAL	GALVANIC ANODES
CPS-12909	APCO SERVICE STATION, CORNER DANDENONG HASTINGS ROAD & HALL ROAD CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	OTHER	UNIGAS	0.1	OPERATIONAL	GALVANIC ANODES
CPS-13204	STH GIPPSLAND HIGHWAY, 440.8M STH OF CAMERON STREET CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES

CPS Search

Filters: Installation Suburb Contains Cranbourne

CPS Reg ID	Installation Address	Installation Suburb	Structure Type	Owner	Approved Current Output	Status	System Type
CPS-13205	PIPETRACK, 86.3M EAST OF CAMERON STREET CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-13206	CEMETERY ROAD, 36.3M STH OF SLADEN STREET CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-13207	SLADEN STREET, 3.8M WEST OF ELAINE COURT CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-13208	HALL ROAD, 45.1M EAST OF EVANS ROAD CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-13348	PIPETRACK, 30.6M SOUTH OF DRAIN CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-14092	PIPETRACK, 17.5M SOUTH OF GREENWOOD COURT CRANBOURNE SOUTH 3977 VIC	CRANBOURNE SOUTH	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-14115	PIPETRACK, 8M STH OF GREENWOOD COURT CRANBOURNE SOUTH 3977 VIC	CRANBOURNE SOUTH	PIPELINE - WATER	SOUTH EAST WATER	0.1	OPERATIONAL	GALVANIC ANODES
CPS-14116	PIPETRACK, 17.5M SOUTH OF GREENWOOD COURT CRANBOURNE SOUTH 3977 VIC	CRANBOURNE SOUTH	PIPELINE - WATER	SOUTH EAST WATER	0.1	OPERATIONAL	GALVANIC ANODES
CPS-14117	BERWICK-CRANBOURNE ROAD, 45.5M WEST OF CAMERON STREET CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	OTHER	SOUTH EAST WATER	0.1	OPERATIONAL	GALVANIC ANODES
CPS-14118	CAMERON STREET, 9.5M NTH OF SLADEN STREET CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	OTHER	SOUTH EAST WATER	0.3	OPERATIONAL	GALVANIC ANODES
CPS-14119	GIPPSLAND HWY, 15.5M WEST OF CAMERON STREET CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	OTHER	SOUTH EAST WATER	0.3	OPERATIONAL	GALVANIC ANODES
CPS-14123	PIPETRACK, 33M WEST OF ENTRANCE TO CRANBOURNE TANK CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-14440	PIPETRACK, 73.5M EAST OF CRANBOURNE TANK SITE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-14447	PIPETRACK, 51.3M EAST OF ENTRANCE TO CRANBOURNE TANK SITE CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	MELBOURNE WATER CORPORATION	0.3	OPERATIONAL	GALVANIC ANODES
CPS-14476	BALLARTO ROAD, CORNER OF SOUTH GIPPSLAND HWY CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	CABLE	TELSTRA CORPORATION	0.05	OPERATIONAL	GALVANIC ANODES
CPS-14477	RAILWAY ROAD, 63M WEST OF BALLARTO ROAD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	CABLE	TELSTRA CORPORATION	0.05	OPERATIONAL	GALVANIC ANODES
CPS-14522	7 ELEVEN SERVICE STATION, CNR HUON PARK ROAD & SOUTH GIPPSLAND HIGHWAY CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	7 ELEVEN STORES PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-14691	640M SWS OF INTERSECTION BETWEEN BOULD RD AND CHASEMORE RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14692	280M E OF MCCORMACKS RD & 540M NTH OF POUND RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14693	20M E OF MCCORMACKS RD & 250M NTH OF POUND RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14694	50M NTH OF POUND RD & 230M W OF MCCORMACKS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14695	25M E OF POUND RD & 845M NTH OF PATTERSONS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14696	650M SE OF INTERSECTION BETWEEN POUND RD AND HARDYS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14697	35M W OF POUND RD & 325M NTH OF HARDYS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14698	30M E OF POUND RD & 685M NTH OF HARDYS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14699	30M E OF POUND RD & 935M NTH OF HARDYS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14700	30M E OF POUND RD & 470M STH OF THOMPSONS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14701	30M E OF POUND RD & 290M STH OF THOMPSONS RD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14702	25M E OF POUND RD & 15M STH OF THOMPSONS RD CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14703	40M E OF POUND RD & 390M STH OF TI TREE CREEK CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14704	40M E OF POUND RD & 570M STH OF TI TREE CREEK CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14705	40M E OF POUND RD & 570M STH OF TI TREE CREEK CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14706	40M E OF POUND RD & 520M STH OF GRICES RD CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14707	15M NTH OF GRICES RD & 260M E OF BERWICK-CRANBOURNE RD CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14708	40M NTH OF VIEWGRAND DRIVE & 65M E OF LIMOUSIN COURT CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14709	30M W OF VIEW BRIDGE CLOSE & 70M STH OF BRIDGEWATER BOULEVARD CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14710	50M NTH OF VIEWGRAND DRIVE & 40M E OF NORTHGATE DRIVE CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14711	15M E OF THE END OF AMBROSE COURT (2 ANODES IN THIS LOCATION) CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14712	55M NTH OF OSHEA RD & 50M W OF TALINGA COURT CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14713	10M NTH OF OSHEA RD & 160M W OF SOLDERS RD (2 ANODES IN THIS LOCATION) CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - WATER	THIESS DEGREMONT NACAP (PLJV)	0.02	OPERATIONAL	GALVANIC ANODES
CPS-14766	GLASSCOCKS ROAD, 50M EAST OF WILLIAM THWAITES ROAD CRANBOURNE NORTH 3977 VIC	CRANBOURNE NORTH	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-16796	NEW RD TO QUARTERS ESTATE, 12.6M WEST OF EVANS RD CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-16948	BERWICK-CRANBOURNE ROAD EAST OF CASEY FIELDS BVD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.01	OPERATIONAL	GALVANIC ANODES
CPS-16949	CASEY FIELDS BVD, 18M STH OF BERWICK-CRANBOURNE ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.01	OPERATIONAL	GALVANIC ANODES
CPS-17009	SPRINGHILL SHOPPING CENTRE, 19M EAST OF KARRI DRIVE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-17010	SPRINGHILL SHOPPING CENTRE, 23M EAST OF SPRINGHILL DRIVE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.01	OPERATIONAL	GALVANIC ANODES
CPS-17045	SLADEN STREET, 23.5M EAST OF FAIRBAIRN ROAD CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	SOUTH EAST WATER	0.3	OPERATIONAL	GALVANIC ANODES
CPS-17050	SLADEN STREET, 52M WEST OF SCOTT STREET CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-17051	SLADEN STREET, 54.5M EAST OF LURLINE STREET CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-17102	MELBOURNE WATER PIPETRACK AT SCOTTSDALE DRIVE CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	MELBOURNE WATER CORPORATION	22.0	OPERATIONAL	IMPRESSED CURRENT
CPS-17123	MT RIDLEY RD, 31.5M WEST OF AITKEN BLVD CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	YARRA VALLEY WATER	0.5	OPERATIONAL	GALVANIC ANODES
CPS-17241	PIPETRACK 1.5M EAST OF CRANBOURNE TANK CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-17242	PIPETRACK 0.8M NORTH OF ENTRANCE TO CRANBOURNE TANK SITE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES

CPS Search

Filters: Installation Suburb Contains Cranbourne

CPS Reg ID	Installation Address	Installation Suburb	Structure Type	Owner	Approved Current Output	Status	System Type
CPS-17243	PIPETRACK 22M NORTH OF ENTRANCE TO CRANBOURNE TANK SITE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-17244	PIPETRACK 9M SOUTH OF CRANBOURNE TANK SITE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-17245	PIPETRACK 84.5M EAST OF CRANBOURNE TANK SITE CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	MELBOURNE WATER CORPORATION	0.2	OPERATIONAL	GALVANIC ANODES
CPS-17287	BERWICK-CRANBOURNE ROAD, 44M EAST OF CASEY FIELD BOULEVARD CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	SOUTH EAST WATER	0.03	OPERATIONAL	GALVANIC ANODES
CPS-17288	MAYFIELD ROAD, CNR OF BERWICK - CRANBOURNE ROAD CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	SOUTH EAST WATER	0.03	OPERATIONAL	GALVANIC ANODES
CPS-17289	LINSELL BOULEVARD, 10M NORTH OF BROAD OAK DRIVE CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	SOUTH EAST WATER	0.03	OPERATIONAL	GALVANIC ANODES
CPS-17299	BP SERVICE STATION, CNR NARRE WARREN & THOMPSONS ROADS CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	JASBE PETROLEUM PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-17311	PIPETRACK, 25M STH OF RAINBIRD WAY CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	SOUTH EAST WATER	0.03	OPERATIONAL	GALVANIC ANODES
CPS-17432	EVANS RD 100M STH OF FAIRHAVEN BVD CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	OTHER	7 ELEVEN STORES PTY LTD	0.25	OPERATIONAL	GALVANIC ANODES
CPS-17564	PIPETRACK, APPROX. 87M EAST OF CAMERON STREET CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.02	OPERATIONAL	GALVANIC ANODES
CPS-17565	PIPETRACK, APPROX. 76M EAST OF CAMERON STREET CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.02	OPERATIONAL	GALVANIC ANODES
CPS-17566	PIPETRACK, APPROX 70M EAST OF CAMERON STREET CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.02	OPERATIONAL	GALVANIC ANODES
CPS-17567	CRANBOURNE RACECOURSE, APP 50M WEST OF SOUTH GIPPSLAND HIGHWAY CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.02	OPERATIONAL	GALVANIC ANODES
CPS-17568	RECYCLED WATER TANK AT 450 INLET OFF GRANT ROAD CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - WATER	SOUTH EAST WATER	0.02	OPERATIONAL	GALVANIC ANODES
CPS-17632	SOUTH GIPPLAND HWY & BRUNT ST CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.05	OPERATIONAL	GALVANIC ANODES
CPS-17818	850 SOUTH GIPPSLAND HWY - COLES EXPRESS CRANBOURNE 3977 VIC	CRANBOURNE	OTHER	VIVA ENERGY AUSTRALIA PTY LTD	0.15	OPERATIONAL	GALVANIC ANODES
CPS-18291	1.7M N/S EVERLASTING BVD - 23.4M W/W PROJ BRADMAN DR CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - OTHER	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.02	OPERATIONAL	GALVANIC ANODES
CPS-18293	12.4M W/E NARRE WARREN - CRANBOURNE RD - 23M N/N BRINDALEE PL CRANBOURNE 3977 VIC	CRANBOURNE	PIPELINE - GAS	AUSTRALIAN GAS NETWORKS (VIC) PTY LTD	0.1	OPERATIONAL	GALVANIC ANODES
CPS-20120	EVANS RD, 211M SOUTH OF THOMPSONS RD CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-20121	THOMPSONS RD, 200.5M WEST OF EVANS RD CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	PIPELINE - WATER	SOUTH EAST WATER	0.001	OPERATIONAL	GALVANIC ANODES
CPS-20122	THOMPSONS RD, 25M NORTH OF EVANS RD CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-20162	THOMPSONS RD 86M WEST OF WHEELERS PARK DRIVE CRANBOURNE NORTH 3977 VICTORIA	CRANBOURNE NORTH	PIPELINE - WATER	MELBOURNE WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-20167	1060 THOMPSONS ROAD CRANBOURNE WEST 3977 VICTORIA	CRANBOURNE WEST	UNDERGROUND FUEL TANK	UNITED HEAVITREE	0.15	OPERATIONAL	GALVANIC ANODES
CPS-20177	THOMPSONS RD, AT LONSDALE CRES CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-20178	THOMPSONS RD AT LESDON AVE CRANBOURNE WEST 3977 VIC	CRANBOURNE WEST	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-20179	THOMPSONS RD, 25M NORTH OF EVANS RD CRANBOURNE WEST 3977 3977 VIC	CRANBOURNE WEST 3977	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-20273	1595 (S) THOMPSONS ROAD CRANBOURNE NORTH 3977 VICTORIA	CRANBOURNE NORTH	UNDERGROUND FUEL TANK	UNITED HEAVITREE	0.15	OPERATIONAL	GALVANIC ANODES
CPS-20327	THOMPSON RD, 24.5M EAST OF WILLIAM THWAITES BVD CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES
CPS-20328	THOMPSONS RD, 184M WEST OF WHEELERS PARK DVE CRANBOURNE EAST 3977 VIC	CRANBOURNE EAST	PIPELINE - WATER	SOUTH EAST WATER	0.2	OPERATIONAL	GALVANIC ANODES



ATTACHMENT F: PHOTOGRAPHIC REGISTER



Parcel No.	Location/ Owner	Photographs	
1 & 2	1454 & 1450 Thompsons Road, Cranbourne East		
		<p>Plate 1-1: Farm fields area and residential property and sheds (operational area) in background. Photo taken from parcel 3 boundary.</p>	<p>Plate 1-2: Farm fields area and sheds (operational area) in background. Photo taken from parcel 3 boundary.</p>
1 & 2	1454 & 1450 Thompsons Road, Cranbourne East		
		<p>Plate 1-3: Parcel 3 (to the right) is raised in relation to parcel 1 (to the left). Photo taken from parcel 3 boundary.</p>	<p>Plate 1-4: Wet-saturated dirt access roads within farm fields area. Photo taken from parcel 3 boundary.</p>

Parcel No.	Location/ Owner	Photographs	
3	1460 Thompsons Road, Cranbourne East	 <p data-bbox="548 776 1190 857">Plate 2-1: View to the south towards parcel 3. Parcel 2 comprises a single storey dwelling with attached garage, a swimming pool and grassed yard with several tall trees.</p>	 <p data-bbox="1255 776 1877 857">Plate 2-2: View to the west towards parcel 1 (Springmont Farm). Parcel 2 is raised in relation to parcel 1. Large trees surround the property boundaries on Parcel 2.</p>
4	1468 Thompsons Road, Cranbourne East	 <p data-bbox="548 1357 1184 1409">Plate 3-1: Single storey dwelling with several cars parked on the property. Parcel is used for mixed commercial and residential use.</p>	 <p data-bbox="1255 1357 1864 1409">Plate 3-2: Stockpile of soil containing waste materials (fabric, timber, brick tiles) on the southern portion of the land parcel.</p>

Parcel No.	Location/ Owner	Photographs	
4	1468 Thompsons Road, Cranbourne East	 <p>Plate 3-3: Pile of assorted waste materials (concrete, timber, metal, plastic pipe, wire) located on the eastern boundary of the land parcel.</p>	 <p>Plate 3-4: Stained concrete hardstand in the vicinity of assortment of chemicals (aerosols, paints, solvents) near the entrance to the dwelling.</p>
4	1468 Thompsons Road, Cranbourne East	 <p>Plate 3-5: Cupboard adjacent to entrance of dwelling containing assortment of chemicals (aerosols, paints, solvents).</p>	 <p>Plate 3-6: Broken roof tiles used as ground surface material in the central to southern portion of the land parcel.</p>

Parcel No.	Location/ Owner	Photographs	
4	1468 Thompsons Road, Cranbourne East	 <p data-bbox="548 776 1220 829">Plate 3-7: Stockpiles on the southern portion of the land parcel (broken roof tiles, crushed rock, clay)</p>	 <p data-bbox="1255 776 1864 829">Plate 3-8: Stockpile of soil containing waste materials (concrete and brick fragments) on the southern portion of the land parcel.</p>
4	1468 Thompsons Road, Cranbourne East	 <p data-bbox="548 1328 1220 1382">Plate 3-9: Surface water ponding in areas of the southern portion of the land parcel.</p>	 <p data-bbox="1255 1328 1885 1409">Plate 3-10: View to the south towards parcel 1 (Springmont Farm). Fill soils appear to have been imported and used to resurface the land parcel.</p>

Parcel No.	Location/ Owner	Photographs	
5 & 6	Abattoir 1500 Thompsons Road, Cranbourne East		
		<p>Plate 4-1: Felled trees, dumped hard waste including steel drum and soil on the western boundary. Grass covered hummocky terrain along the western boundary may be indicative of buried waste or overgrown soil stockpiles. Photo taken through cyclone fencing between parcel 3 and parcel 4.</p>	<p>Plate 4-2: Felled trees and dumped hard waste (timber, fabric) on the western boundary. Photo taken through cyclone fencing between parcel 3 and parcel 4.</p>
5 & 6	Abattoir 1500 Thompsons Road, Cranbourne East		
		<p>Plate 4-3: Surface water body in the south-eastern corner of the land parcel. Photo taken from parcel 7.</p>	<p>Plate 4-4: View to the south-west (north-eastern boundary of the land parcel). Grass covered hummocky terrain, dead/dying trees, pieces of sheep fleece and animal skulls observed along this boundary. Photo taken from parcel 7.</p>

Parcel No.	Location/ Owner	Photographs	
7	1550 & 1550T Thompsons Road, Cranbourne East		
<p>Plate 6-1: Former diesel storage tank (within shipping container) and fuel bowser (in background). Area not inspected due to site traffic and adjacent works.</p>		<p>Plate 6-2: Non-bunded chemical drum storage and stained concrete inside shed.</p>	
7	1550 & 1550T Thompsons Road, Cranbourne East		
<p>Plate 6-3: Stained concrete outside the chemical and equipment storage shed.</p>		<p>Plate 6-4: Bunded chemical drum storage and stained flooring inside shed.</p>	

Parcel No.	Location/ Owner	Photographs	
7	1550 & 1550T Thompsons Road, Cranbourne East		
		<p>Plate 6-5: Assortment of chemicals (oils, coolant, fuels) stored in chemical storage shed.</p>	<p>Plate 6-6: Waste IBCs and drums.</p>
7	1550 & 1550T Thompsons Road, Cranbourne East		
		<p>Plate 6-7: Diesel fuel storage vessel and fuel bowser.</p>	<p>Plate 6-8: Site wastewater treatment system. Water was observed to be leaking from the white above-ground storage tank.</p>

Parcel No.	Location/ Owner	Photographs	
7	1550 & 1550T Thompsons Road, Cranbourne East	 <p data-bbox="548 743 1199 797">Plate 6-9: Bricks and tiles dumped adjacent to grass covered tailings mound. Bricks were also observed scattered on the tailings mound.</p>	 <p data-bbox="1255 743 1835 854">Plate 6-10: Burdett's sand yard (western portion of the site) comprises a wide range of imported virgin sands, soils and material. Sand processing and sorting occurs in this yard. No quarrying activities occur at the site.</p>
7	1550 & 1550T Thompsons Road, Cranbourne East	 <p data-bbox="548 1300 1209 1377">Plate 6-11: Burdett's soil yard (eastern portion of the site) – storage of blended organic soils, compost, mulch and includes a 'fuel cell' where wood chips and firewood are stored.</p>	 <p data-bbox="1255 1300 1875 1406">Plate 6-12: Surface water runoff across the Burdett's soil yard (eastern portion of the site) towards the eastern boundary. Silt fencing at the eastern boundary was observed to be ineffective in preventing soil runoff in this location.</p>

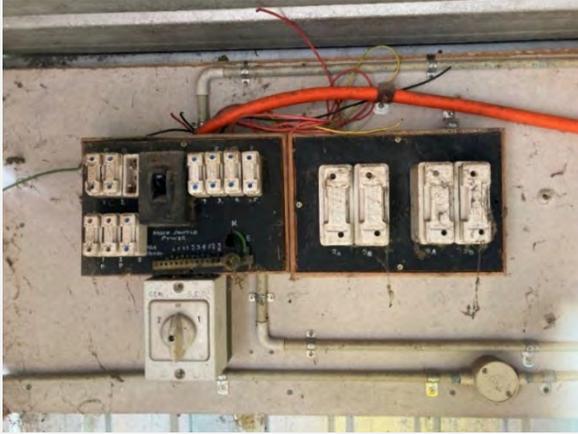
Parcel No.	Location/ Owner	Photographs	
7	1550 & 1550T Thompsons Road, Cranbourne East	 <p data-bbox="548 784 1213 834">Plate 6-13: Telecommunications facility (communications tower) in the central to northern portion of the site.</p>	 <p data-bbox="1257 784 1833 834">Plate 6-14: Boral Concrete (inspection not conducted on this portion of the property as access not granted).</p>
8	Former quarry 1520 Thompsons Road, Cranbourne East	 <p data-bbox="548 1349 1184 1399">Plate 7-1: Surface water entering land parcel via concrete pipe and earth channel at entrance to former quarry off Thompsons Road.</p>	 <p data-bbox="1257 1349 1854 1399">Plate 7-2: Series of earth channels and ditches in the northern-western portion of the site (north-west of the former quarry).</p>

Parcel No.	Location/ Owner	Photographs	
8	Former quarry 1520 Thompsons Road, Cranbourne East		
		<p>Plate 7-3: Water-filled former quarry – view to the west</p>	<p>Plate 7-4: View to the west – terraced area to the south of the former quarry. Irrigation line (red hose) between the former quarry and the pastureland to the south of the quarry.</p>
8	Former quarry 1520 Thompsons Road, Cranbourne East		
		<p>Plate 7-5: View to the north – flat area to the west of the former quarry. Terracing to the north of the quarry and grass covered tailings mounds within parcel 6 (Burdett's) in the background.</p>	<p>Plate 7-6: Several small soil stockpiles overgrown with grass (origin unknown).</p>

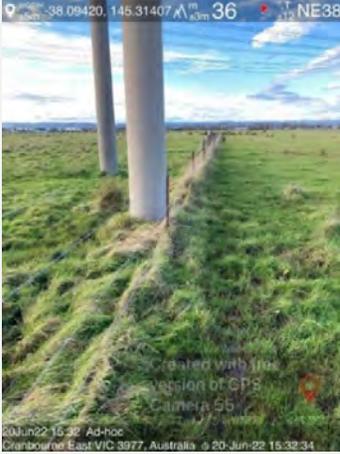
Parcel No.	Location/ Owner	Photographs	
8	Former quarry 1520 Thompsons Road, Cranbourne East	 <p data-bbox="548 769 1140 821">Plate 7-7: Large soil stockpile adjacent to former quarry (origin unknown). Soil stockpile was imported to site.</p>	 <p data-bbox="1255 769 1885 821">Plate 7-8: Irrigation line from former quarry entering pastureland to the south of the quarry (view to the south).</p>
9	1568 Thompsons Road, Cranbourne East	 <p data-bbox="548 1321 1182 1373">Plate 8-1: Foundation of former residential building – brick and tiled flooring remains</p>	 <p data-bbox="1255 1321 1892 1403">Plate 8-2: Foundation of former residential building – brick and tiled flooring remains. Land parcel is overgrown with grass and weeds at the peripheries and to the north.</p>

Parcel No.	Location/ Owner	Photographs	
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East		
		<p>Plate 9-1: Surface water drainage ditch along southern boundary of broiler farm area.</p>	<p>Plate 9-2: Surface water from drainage ditches between broiler sheds captured in grated drains towards the north.</p>
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East		
		<p>Plate 9-3: Interior of broiler shed 4. All broiler sheds were empty at the time of the inspection. Patches of water on the ground inside the sheds from roof leaks.</p>	<p>Plate 9-4: Exterior of broiler shed 4. The condition of the broiler sheds is deteriorating (i.e. holes in the roof and walls, allowing rain into the sheds).</p>

Parcel No.	Location/ Owner	Photographs	
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East	 <p data-bbox="548 721 1234 829">Plate 9-5: Diesel above-ground storage tank next to chemical storage shed. Condition of diesel tank has signs of deterioration (i.e. rusting) and dark staining at the base of the tank suggests diesel spills and leaks occurred in this location.</p>	 <p data-bbox="1257 735 1885 816">Plate 9-6: Chemical storage shed containing cleaning agents, sanitiser, pesticides. Staining on floor indicative of spills/leaks from inadequate chemical storage and handling procedures.</p>
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East	 <p data-bbox="548 1321 1234 1403">Plate 9-7: Liquid on floor beneath chemical containers in chemical storage shed. The chemical storage shed has a concrete base but is not bunded (does not capture spills or leaks).</p>	 <p data-bbox="1257 1321 1829 1403">Plate 9-8: Potential location of underground storage tank - concrete patching, hole with cover on ground and redundant pipework adjacent to site building.</p>

Parcel No.	Location/ Owner	Photographs	
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East	 <p data-bbox="548 764 1199 818">Plate 9-9: Disused electrical switchboard in chemical storage shed – potential asbestos containing backing board</p>	 <p data-bbox="1255 764 1850 818">Plate 9-10: Ceiling in office area comprises potential asbestos containing material.</p>
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East	 <p data-bbox="548 1349 1150 1403">Plate 9-11: Stockpile containing concrete, metal, brick, siltstone boulders in the south-western corner of the broiler farm.</p>	 <p data-bbox="1255 1349 1822 1403">Plate 9-12: Rows of stockpiles of unknown origin containing concrete to the north-east of the broiler sheds.</p>

Parcel No.	Location/ Owner	Photographs	
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East		
		<p>Plate 9-13: Burn pit in the northern portion of the land parcel containing wood, scrap metal, re-bar, concrete).</p>	<p>Plate 9-14: Petrol above-ground storage tank adjacent to broiler shed 1 in the northern portion of the land parcel.</p>
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East		
		<p>Plate 9-15: Stained soils along shed broiler shed 1</p>	<p>Plate 9-16: Dumped hard waste (scrap and sheet metal, PVC pipe, wood, fabric)</p>

Parcel No.	Location/ Owner	Photographs	
10	1580, 1580A and 1580B Thompsons Road, Cranbourne East		
		<p>Plate 9-17: Staining on concrete hardstand in workshop/shed in the northern portion of the land parcel.</p>	<p>Plate 9-18: Cattle run to the east of the broiler farm.</p>
10	102W Linsell Boulevard, Cranbourne East		
		<p>Plate 10-1: Boundary between parcel 10 (former broiler farm) and parcel 11. View to the north.</p>	<p>Plate 10-2: Concrete collar protecting protruding unknown service suspected to be associated with Melbourne Water infrastructure – numerous examples evident across study area.</p>

Parcel No.	Location/ Owner	Photographs	
12	1670 Thompsons Road, Cranbourne East	<p>Plate 12-1: Residential property. Photo taken across the road (Thompsons Road).</p>	<p>Plate 12-2: Residential property. Photo taken across the road (Thompsons Road).</p>
13	1660 Thompsons Road, Cranbourne East	<p>Plate 11-1: BMD laydown area and stockpiles of crushed rock. View to the south.</p>	<p>Plate 11-2: Section of creek running through parcel 13. View to the south.</p>

Parcel No.	Location/ Owner	Photographs	
13	1660 Thompsons Road, Cranbourne East	 <p data-bbox="548 789 1241 813">Plate 11-3: Section of creek running through parcel 13. View to the north.</p>	
14	585 & 585T Berwick- Cranbourne Road, Clyde North	 <p data-bbox="548 1326 1213 1378">Plate 13-1: View of parcel 14 from parcel 24 (view to the north-west) – cows in pastureland.</p>	 <p data-bbox="1257 1326 1871 1378">Plate 13-2: View of parcel 14 from parcel 24 (view to the north) – cows in pastureland.</p>

Parcel No.	Location/ Owner	Photographs	
15	350 Narre Warren Road, Cranbourne East		
		<p>Plate 14-1: View of parcel 15 to the north from Bales Road</p>	<p>Plate 14-2: View of parcel 15 to the west. High voltage transmission lines running east to west through the land parcel.</p>
15	350 Narre Warren Road, Cranbourne East		
		<p>Plate 14-3: Cows in pastureland to the south of parcel 1 (Springmont Farm). View to the north. Area of inundation</p>	<p>Plate 14-4: Area of parcel 15 with inundation.</p>

Parcel No.	Location/ Owner	Photographs
19	2S Donohue Street, Cranbourne East	 <p data-bbox="548 800 884 824">Plate 15-1: View to the south-west.</p>
22	37 Bocker Street, Clyde North	  <p data-bbox="548 1357 1230 1382">Plate 16-1: Workshop or tool shed (not accessible at time of inspection).</p> <p data-bbox="1262 1357 1812 1406">Plate 16-2: Aging sheds with potential asbestos containing material.</p>

Parcel No.	Location/ Owner	Photographs	
22	37 Brocker Street, Clyde North	 <p data-bbox="548 743 1203 800">Plate 16-3: Partially buried rusted steel drum and other hard waste in overgrown grass.</p>	 <p data-bbox="1255 760 1780 784">Plate 16-4: Hard waste including sheet metal and tyres</p>
22	37 Brocker Street, Clyde North	 <p data-bbox="548 1325 1230 1377">Plate 16-5: Mound of soil of unknown origin containing building materials (brick, sheet metal). May contain asbestos containing material.</p>	 <p data-bbox="1255 1325 1797 1377">Plate 16-6: Hard waste dumped behind bushes including household appliances, furniture, fabric and sheet metal.</p>

Parcel No.	Location/ Owner	Photographs	
22	37 Brocker Street, Clyde North		
		<p>Plate 16-7: Rusted above-ground storage tank (previous use unknown).</p>	<p>Plate 16-8: Petrol above-ground storage tank.</p>
22	37 Brocker Street, Clyde North		
		<p>Plate 16-9: Foundation (concrete slab) of a former residential dwelling or shed.</p>	<p>Plate 16-10: Piles of dry wood, vegetation</p>

Parcel No.	Location/ Owner	Photographs	
23	35 Brocker Street, Clyde North	 <p data-bbox="548 776 1205 829">Plate 17-1: Vehicle/plant and equipment storage (cars, trucks, trailers and excavator) on unsealed surface (bare ground).</p>	 <p data-bbox="1255 776 1871 829">Plate 17-2: Truck/vehicle washdown area (high pressure washer and drums) and potential vehicle maintenance work area.</p>
23	35 Brocker Street, Clyde North	 <p data-bbox="548 1356 1171 1409">Plate 17-3: Diesel storage vessel in the central portion of the land parcel.</p>	 <p data-bbox="1255 1369 1772 1395">Plate 17-4: View to the north from residential dwelling.</p>

Parcel No.	Location/ Owner	Photographs	
<p>20 & 24</p>	<p>5851 Berwick-Cranbourne Road, Clyde North 901 Donohue Street, Clyde North</p>		
		<p>Plate 19-1: Pond/surface water drainage area in the north-western corner of parcel 24.</p>	<p>Plate 19-2: Cows in pasture at the corner of Berwick-Cranbourne Road and Glenelg Street. View to the south.</p>
<p>26</p>	<p>Ballymena Crescent, Tangemere Way, Jeanetta Close & Linsell Boulevard, Cranbourne East</p>		
		<p>Plate 18-1: Dumped hard waste including car tyres in bushes across from residential properties. Note the area is easily accessible by public.</p>	<p>Plate 18-2: Dumped hard waste and household items in bushes. Note the area is easily accessible by public.</p>