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**Appendix N**

Contaminated land and acid sulfate soils

Part 4

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# Section 3 Environmental Registers, Licences and Incidents



## 3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

### Environmental Audit Reports

CARMS No.	Address	Audit Category	Distance (m)	Direction
Not identified	-	-	-	-

### Priority Site Register

Notice No.	Address	Issue	Distance (m)	Direction
Not identified	-	-	-	-

**Table 3.1.1 Sections 53X and 53V of the Environment Protection Act 1970**

EPA Types of Environmental Audits	
<b>53X Audits</b>	A 53X ('condition of the environment') audit is most frequently used by the planning system and verifies that potentially contaminated land can be used for a specific use (industrial, commercial or residential). From a 53X audit comes either a certificate or statement of environmental audit.
<b>53V Audits</b>	A 53V ('risk of harm') audit is most commonly used by EPA to understand the risk to the environment posed by an industrial activity or to validate that cleanup of contaminated land or groundwater has occurred. The 53V audit assesses the risk of any possible harm to a site caused by an industrial process or activity, waste substance or noise. This includes audits associated with the construction and operation of landfills.



### 3.2 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.2 (2000m Buffer)

#### Defence, Military Sites and UXO Areas

Site name	Type*	Description	Distance (m)	Direction
Not identified	-	-	-	-

\*RCIP (Regional Contamination Investigation Program), UXO (Unexploded Ordnance Areas)

#### Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

#### PFAS Sites

Site name	Description	Distance (m)*	Direction
Not identified	-	-	-

#### National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-

### 3.3 LICENCES, APPROVALS & NOTICES

Map 3.3 (500m Buffer)

#### Licences

Licence No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Approvals

Doc No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Notices

Transaction No.	Type	Company Name	Address	Distance (m)	Direction
Not identified		-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

<b>Table 3.3.1 EPA Regulatory Instruments Explanation</b>	
<b>Approvals</b>	
<b>Works approval is required for industrial and waste management activities that have the potential for significant environmental impact.</b>	
<b>Works Approval</b>	EPA's works approval process is designed to ensure the best and most cost-effective environmental outcomes on projects are achieved. Without works approvals there is an increased risk of industrial projects causing pollution issues and requiring expensive retrofitting.
<b>30A Approval</b>	Section 30A is an overriding provision of the Environment Protection Act 1970 (the Act) under which EPA can authorise discharges, emissions, storage, treatment, disposal and handling of waste in emergencies and other temporary situations that would otherwise be an offence under the Act. 30A approvals are not issued lightly, as they permit activities that would not normally be allowed.
<b>Notices</b>	
<b>Remedial notices are served to prevent or remedy a range of non-compliances or likely non-compliances. Remedial notices are not punitive measures.</b>	
<b>Clean Up Notice</b>	Clean up notices (CUN) are issued under section 62A of the <i>Environment Protection Act 1970</i> . They aim to prevent further contamination and impact on beneficial uses through removal of waste, undertaking clean-up activities, ongoing management of pollution, altered handling, storage or location of industrial or prescribed industrial waste.
<b>Minor Works Pollution</b>	Minor works pollution abatement notices (MWPANs) are issued under section 31B of the EP Act. They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to onsite processes and practices in urgent situations.
<b>Pollution Abatement Notice</b>	Pollution abatement notices are issued under section 31A of the <i>Environment Protection Act 1970</i> . They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to on-site processes and practices.
<b>Post closure pollution abatement notices (PC PAN)</b>	Post Closure Pollution Abatement Notices (PAN's) are formal legal enforceable Notices issued by EPA on former landfill sites. The environmental risks posed by landfill sites continue for a significant period of time after waste acceptance has ceased.
<b>Licences</b>	
<b>EPA licence is required for all scheduled premises. It allows the licence-holder to operate and sets conditions that they must meet.</b>	
<b>Licence</b>	Licences contain standard conditions that aim to control the operation of the premises so that there is no adverse effect on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, and noise and odour.
<b>Amalgamated Licence</b>	An amalgamated licence is a legal document that contains standard conditions to control the operation of scheduled premises to minimise impacts on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, noise and odour.



# Section 4 Potentially Contaminated Areas



## 4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (500m Buffer)

### Liquid Fuel Facilities

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

### Waste Management Facilities & Recycling Centres

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights.

Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

**\*Status:**

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former. Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued 1 to 2 years prior from the day this report was issued. All former sites older than 2 years will be reported in the 'Historical Potentially Contaminating Activities' section 4.4 in this report.

## 4.2 HISTORICAL POTENTIALLY CONTAMINATING ACTIVITIES

(not mapped)

### 1900 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1905 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1915 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1925 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1935 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1940 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1945 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1955 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1965 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1970 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1975 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1980 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1990 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2005 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2010 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2015 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

Land Insight uses a number of address geocoding techniques and characterised them according to the following criteria: completeness (match rates) and positional accuracy. When a historical street address does not contain complete details or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. The positional accuracy of the records is listed below:

## Historical data positional accuracy and georeferencing results explanation

Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and historical business listing information. The business addresses were geocoded using historical information and cannot be relied upon as some of the addresses no longer exist. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at [info@landinsight.co](mailto:info@landinsight.co).

Historical Industries or business activities deemed to be of negligible or lesser risk are not reported. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.





## Section 5 Natural Hazards



### 5.1 Natural Hazards

Map 5.1 (500m Buffer)

#### Erosion Risk

Category	On the Property?	Within Buffer?
Not identified	-	-

#### Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Area (BLA)	Yes	Yes
Fire History	-	Not identified

#### Flood Hazard

Name	On the Property?	Within Buffer?
Not identified	-	-



Tower Three, Level 24  
300 Barangaroo Avenue  
Sydney NSW 2000 Australia  
02 8067 8870  
info@liresources.com.au  
[www.liresources.com.au](http://www.liresources.com.au)



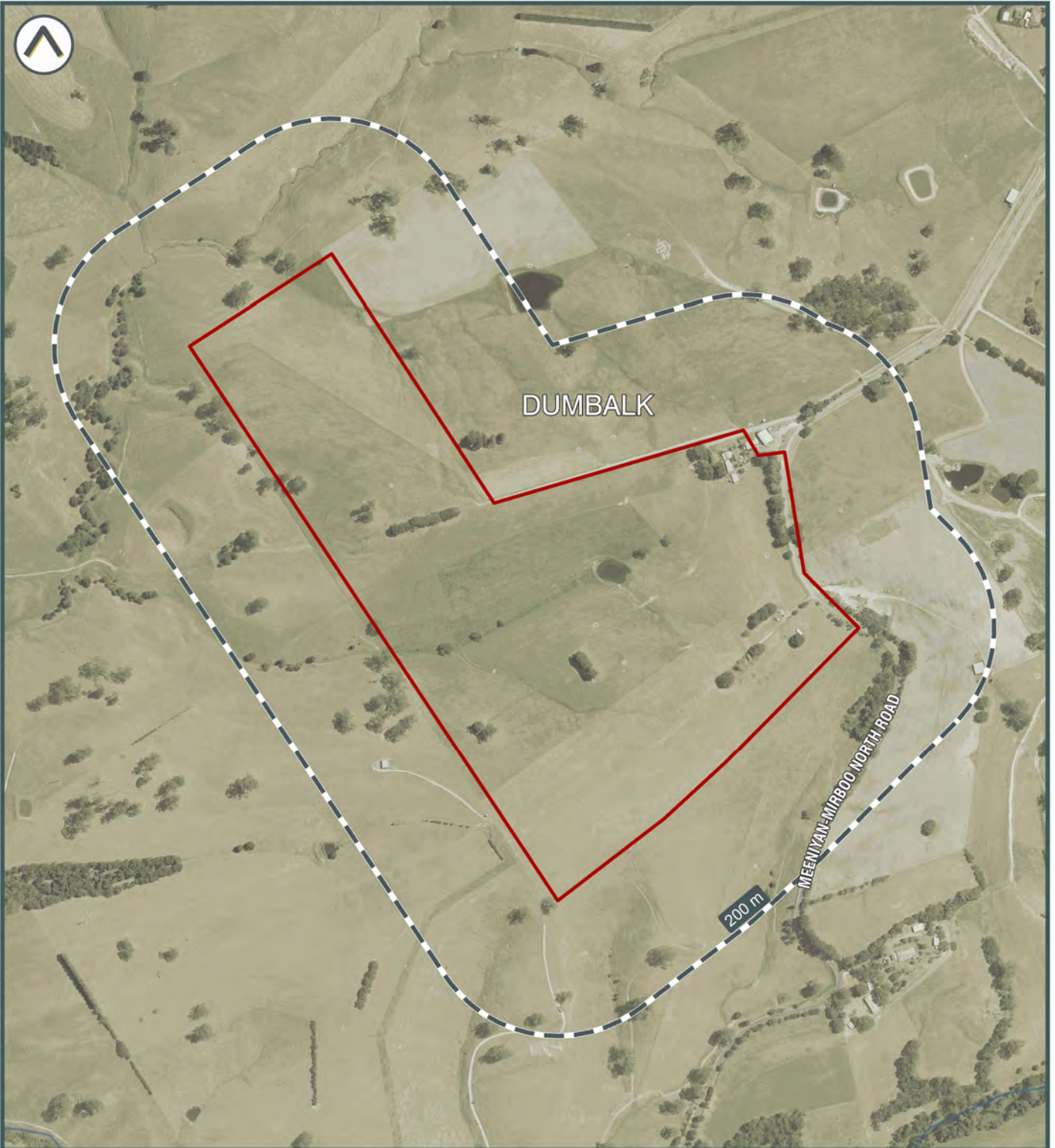
# Appendix A

REPORT MAPS



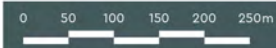


Subject Area and Sensitive Receptors



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Subject area



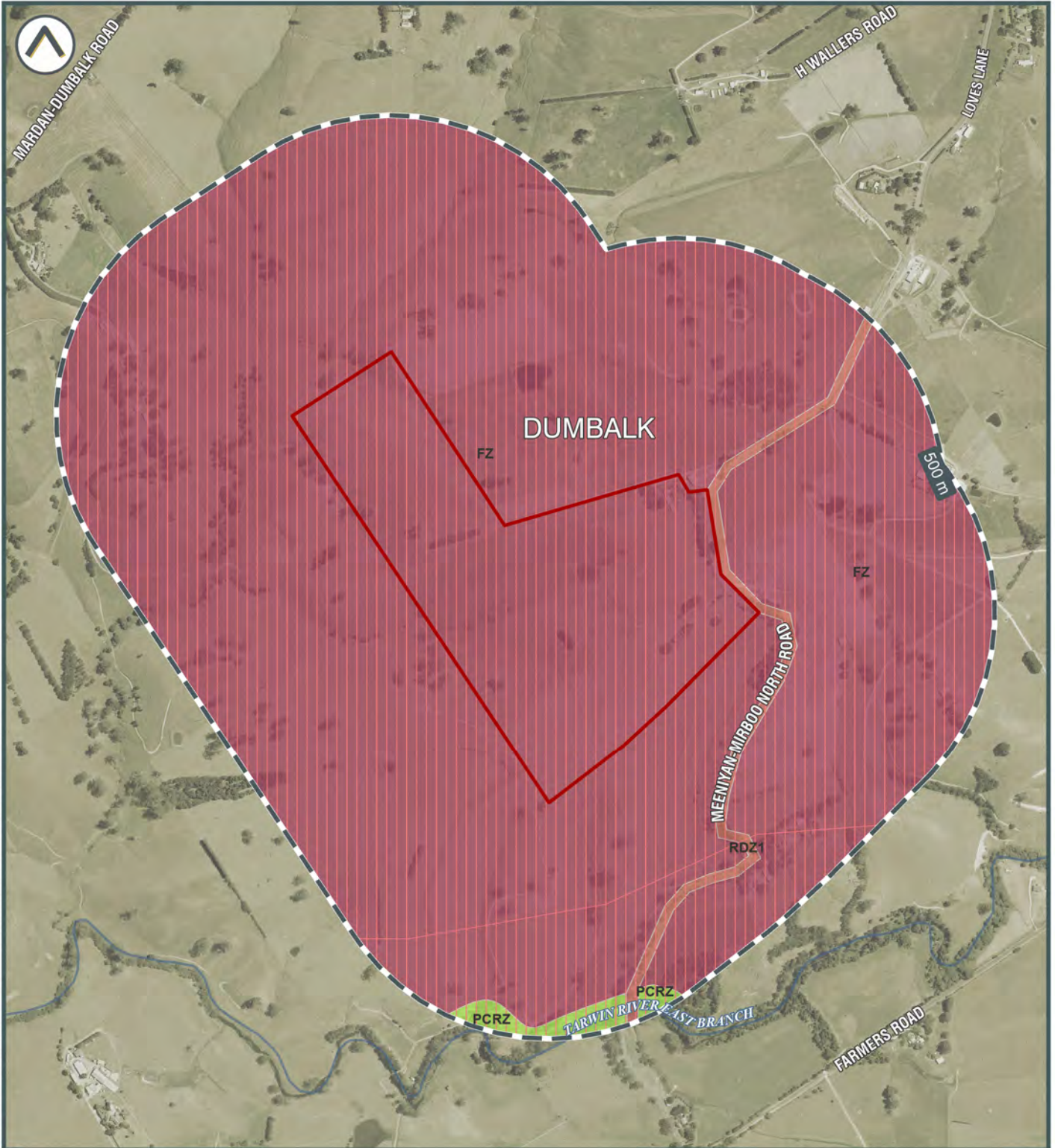
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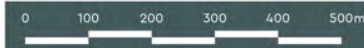


Planning Controls



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- |              |                 |  |
|--------------|-----------------|--|
| Subject area | Planning Scheme | Zoning                                       |
|              | ESO             | FZ   Farming Zone                            |
|              |                 | PCRZ   Public Conservation And Resource Zone |
|              |                 | RDZ1   Road Zone - Category 1                |



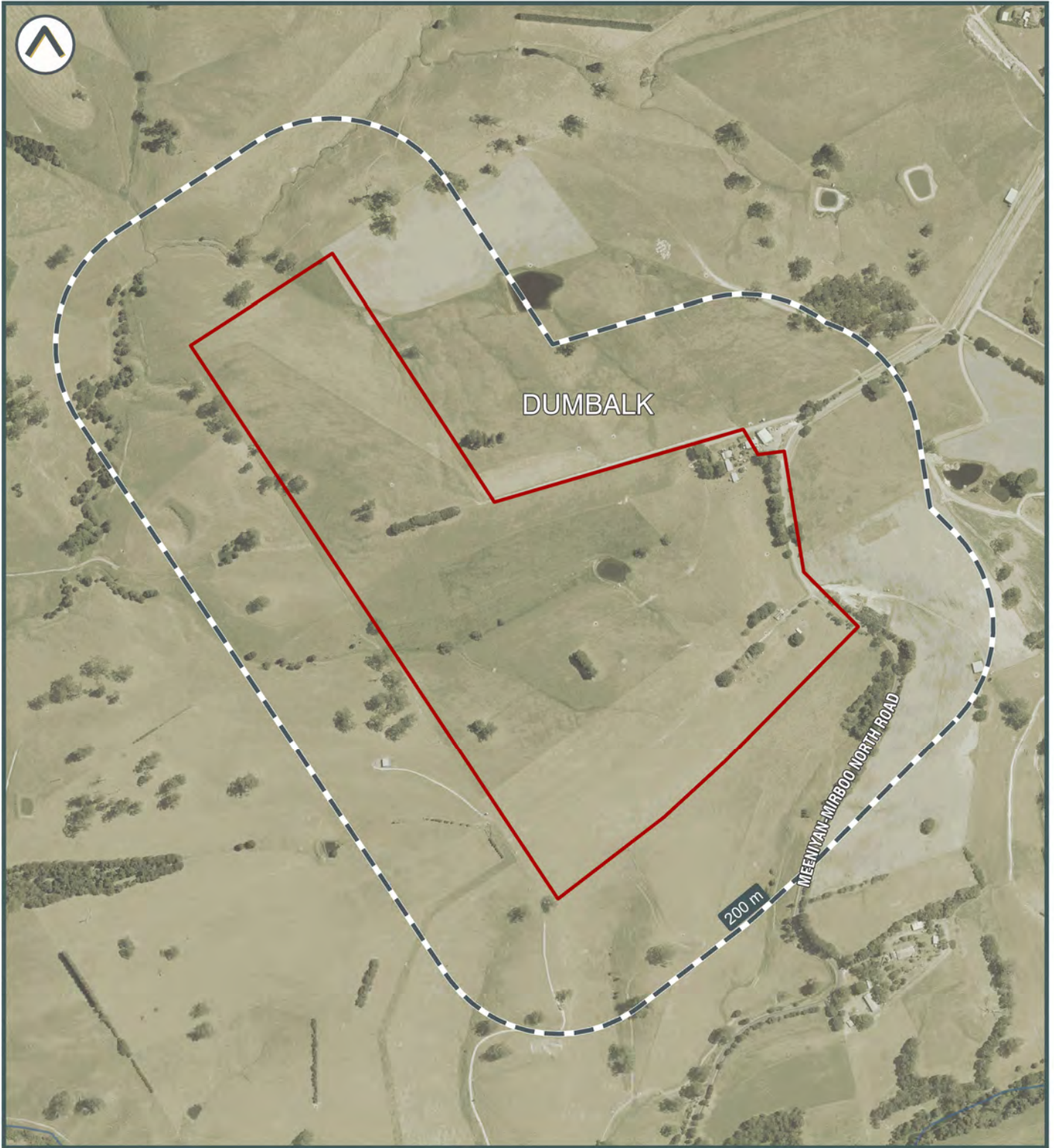
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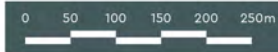


Heritage



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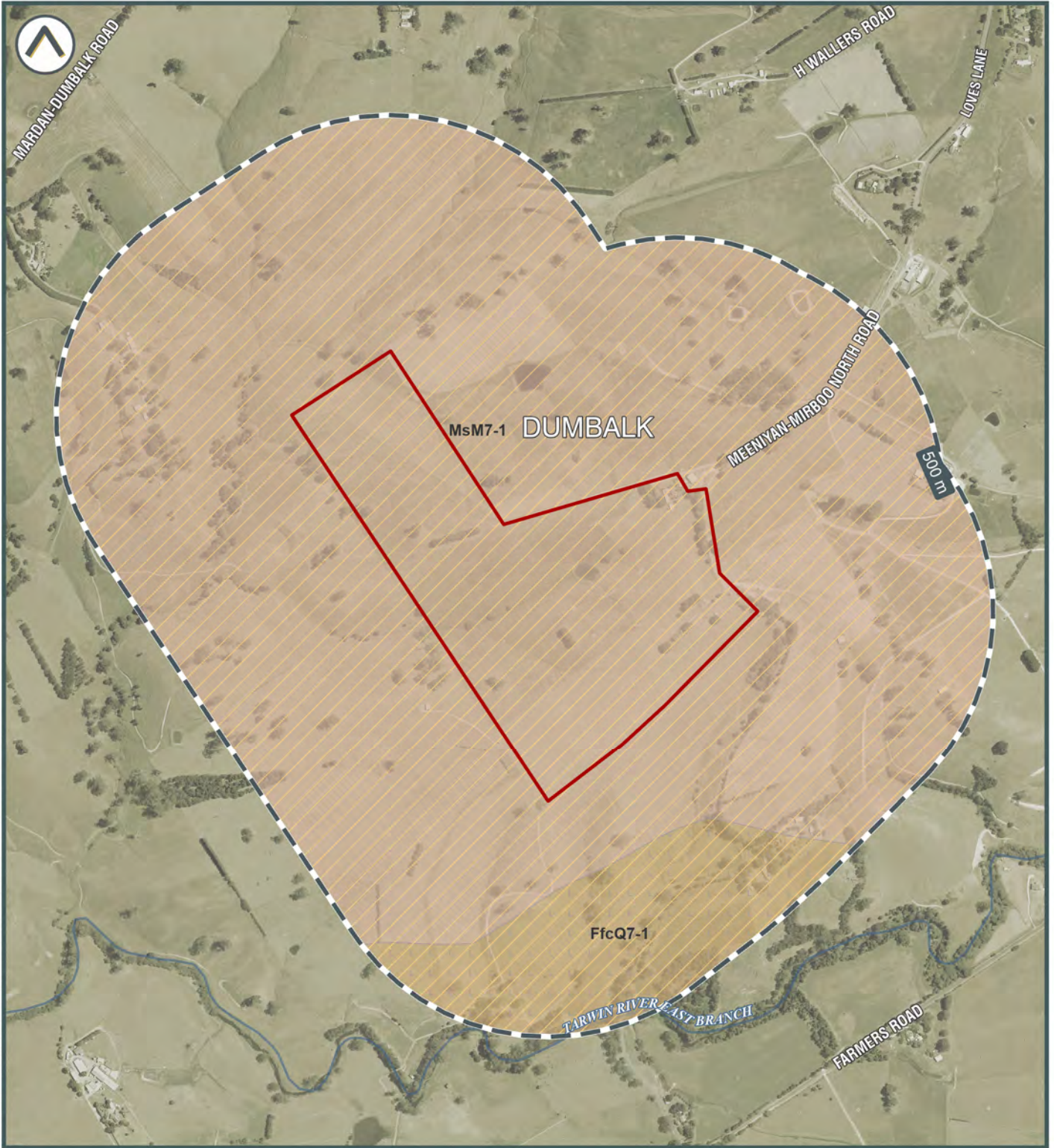
- Subject area
- Victorian Heritage Inventory (VHI)
- Areas of Cultural Heritage Sensitivity (CHS)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- World Heritage Area (WHA)
- Victorian Heritage Register (VHR)





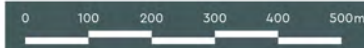


Soil Landscape and Salinity



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- Subject area
- Salinity Hazard  
Low
- Soil Landscape  
FfcQ7-1, Present flood plain  
MsM7-1, Mountain (relative relief >300m)
- Radon Level (Bq/m3)  
5-19



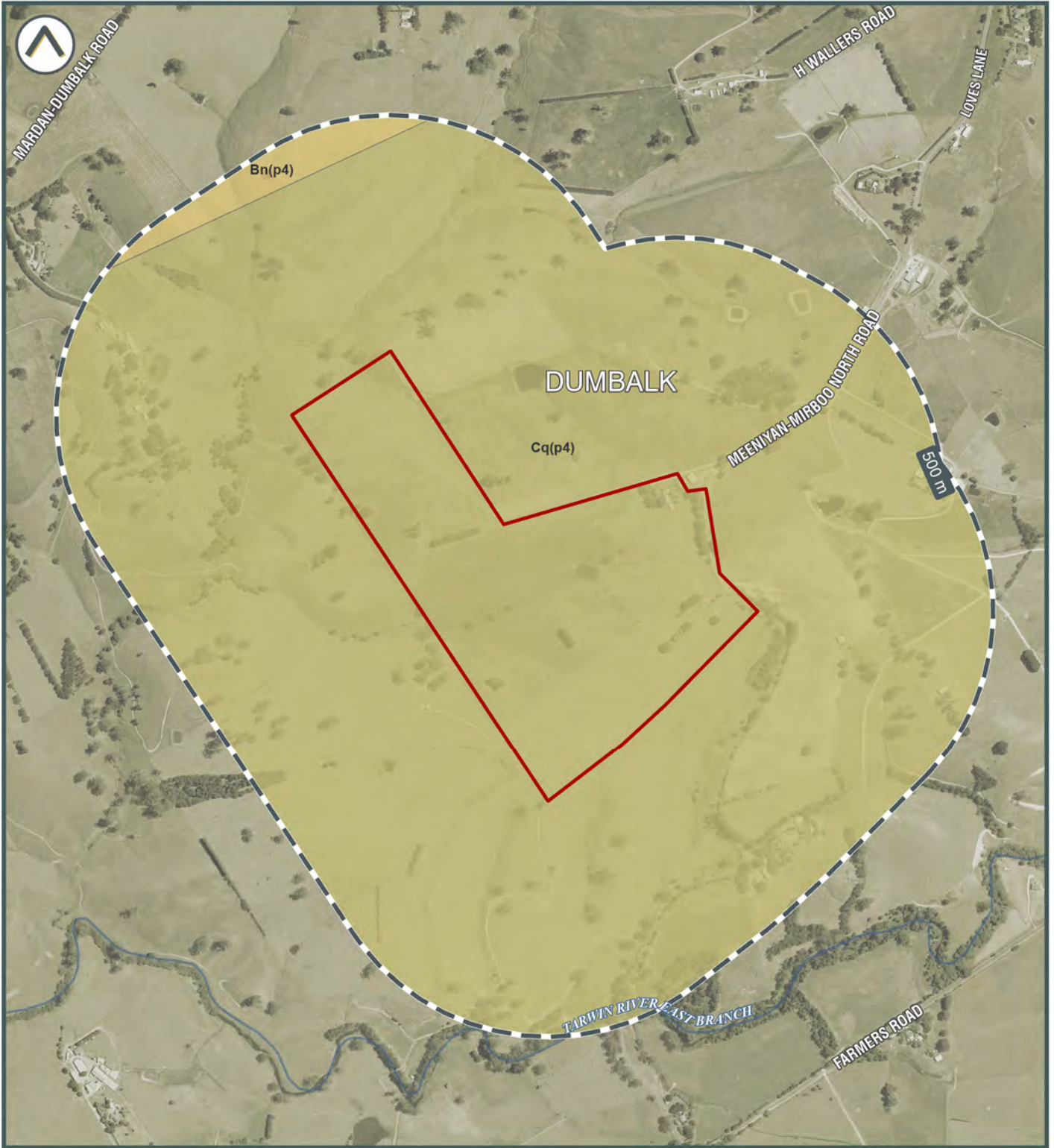
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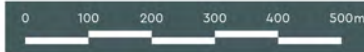


Acid Sulfate Soils



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- Subject area
- Bn(p4) | ASS in inland lakes, waterways, wetlands and riparian zones
- Cq(p4) | ASS in inland lakes, waterways, wetlands and riparian zones



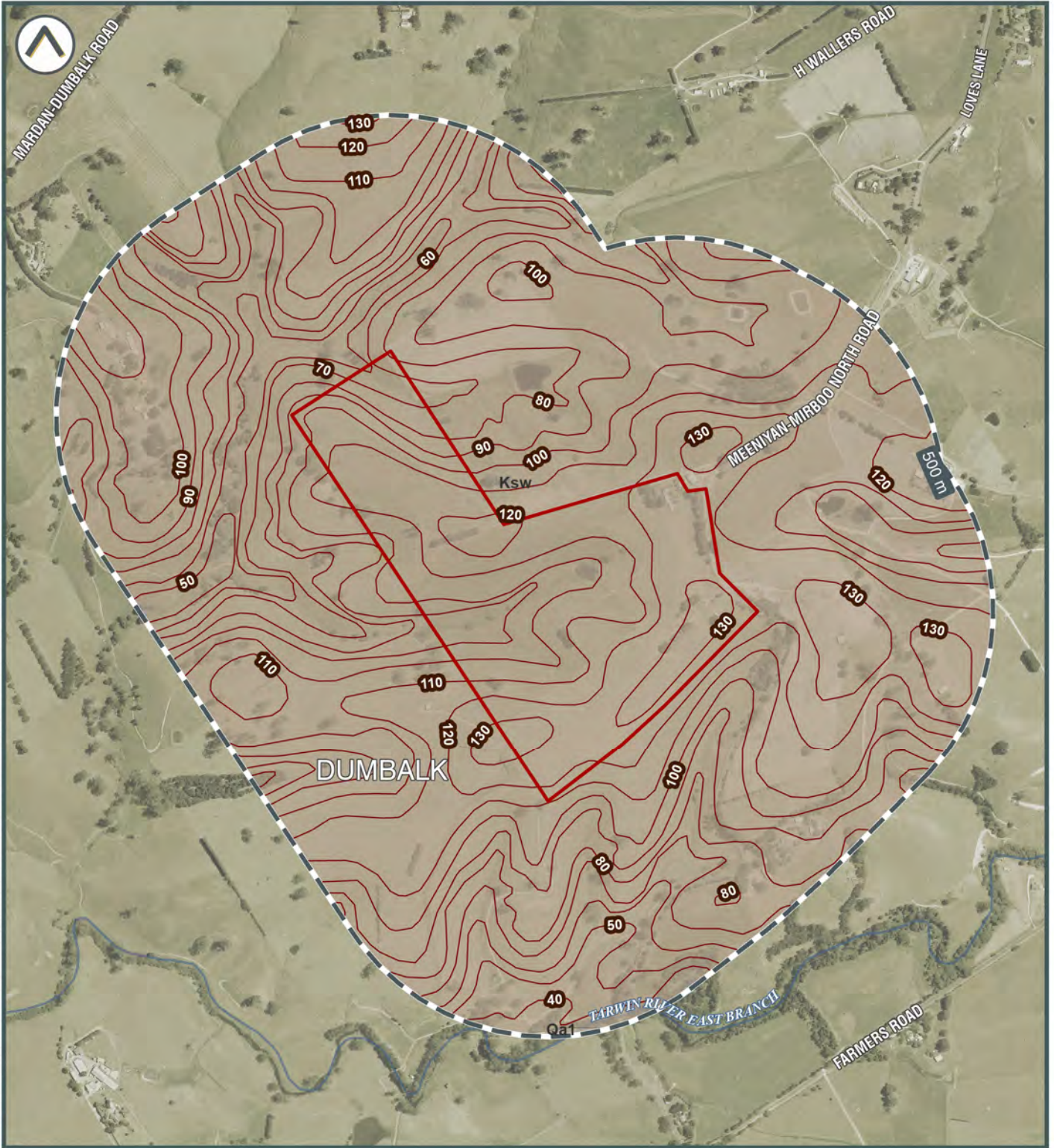
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Geology and Topography

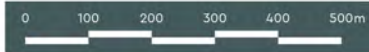


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Subject area  
 Topographic contour (m)

**1:250,000 Geological Units**

- Ksw | Lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial
- Qa1 | Gravel, sand, silt: variably sorted and rounded; generally unconsolidated; includes deposits of low terraces; alluvial floodplain deposits



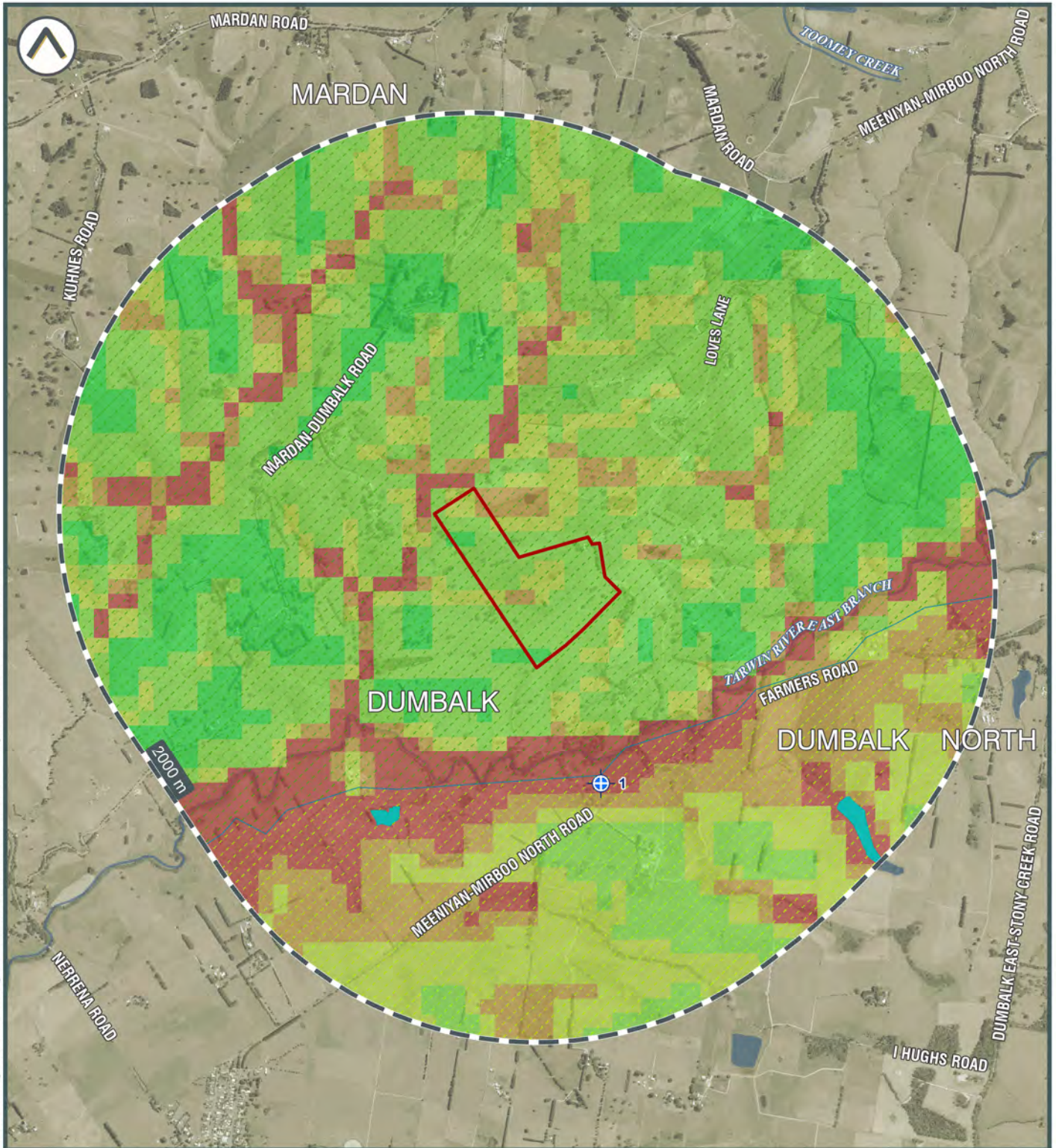
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Hydrogeology and Groundwater Boreholes



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- Subject area
- Groundwater bores
- Wetlands

- Depth to Watertable (m)
- <5
  - 5-10
  - 10-20
  - 20-50
  - >50

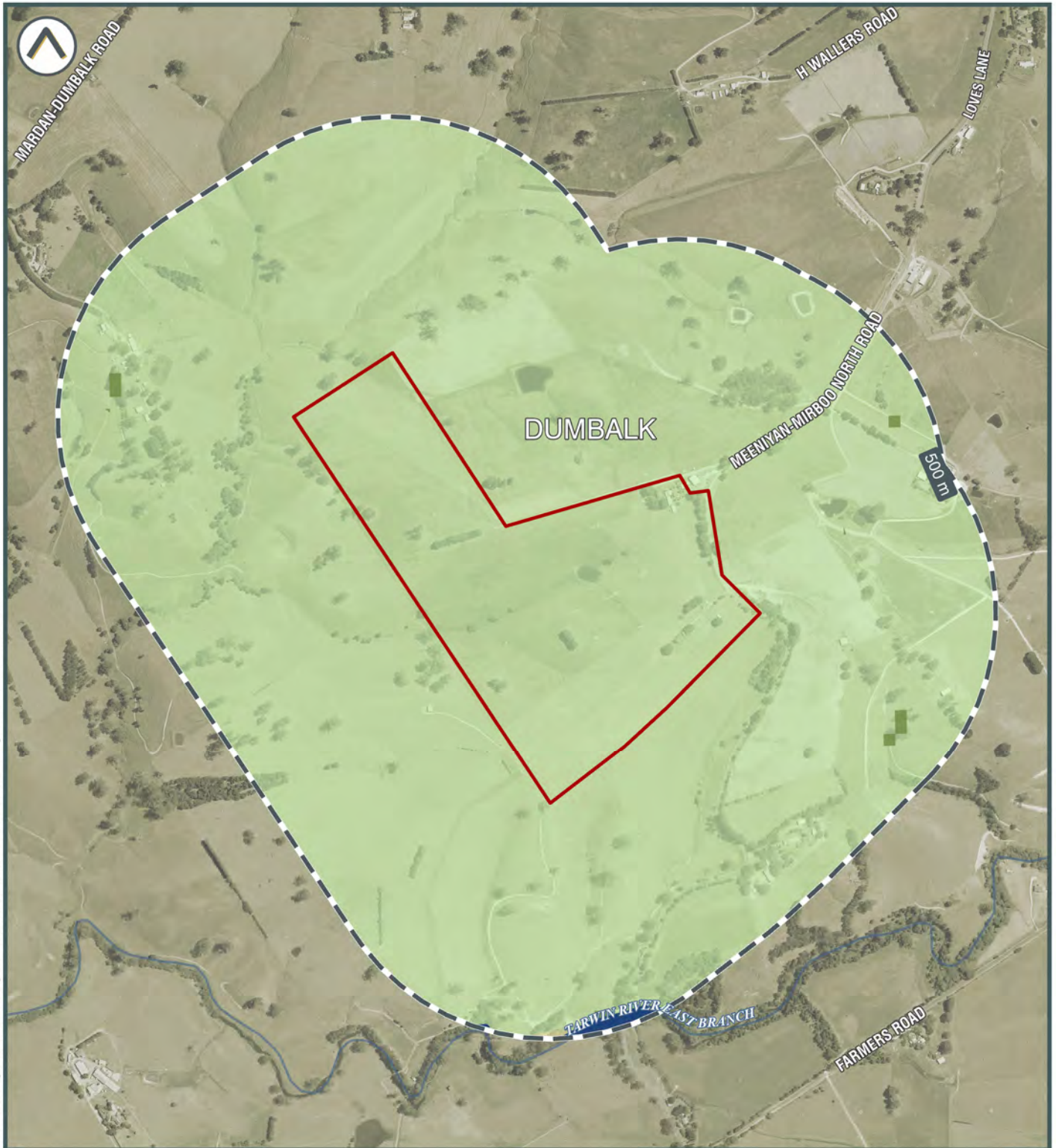
- Aquifer type
- Fractured or fissured, extensive aquifers of low to moderate productivity
- Groundwater salinity (mg/l)
- 500 - 1,000
  - 1,100 - 5,000







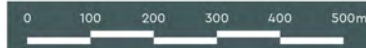
Hydrogeology and Other Boreholes



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- Subject area
  - Other boreholes
- Hydrogeologic Unit**
- Surficial Sediment Aquifer (porous media – unconsolidated)
  - Mesozoic Fractured Rock Aquifer

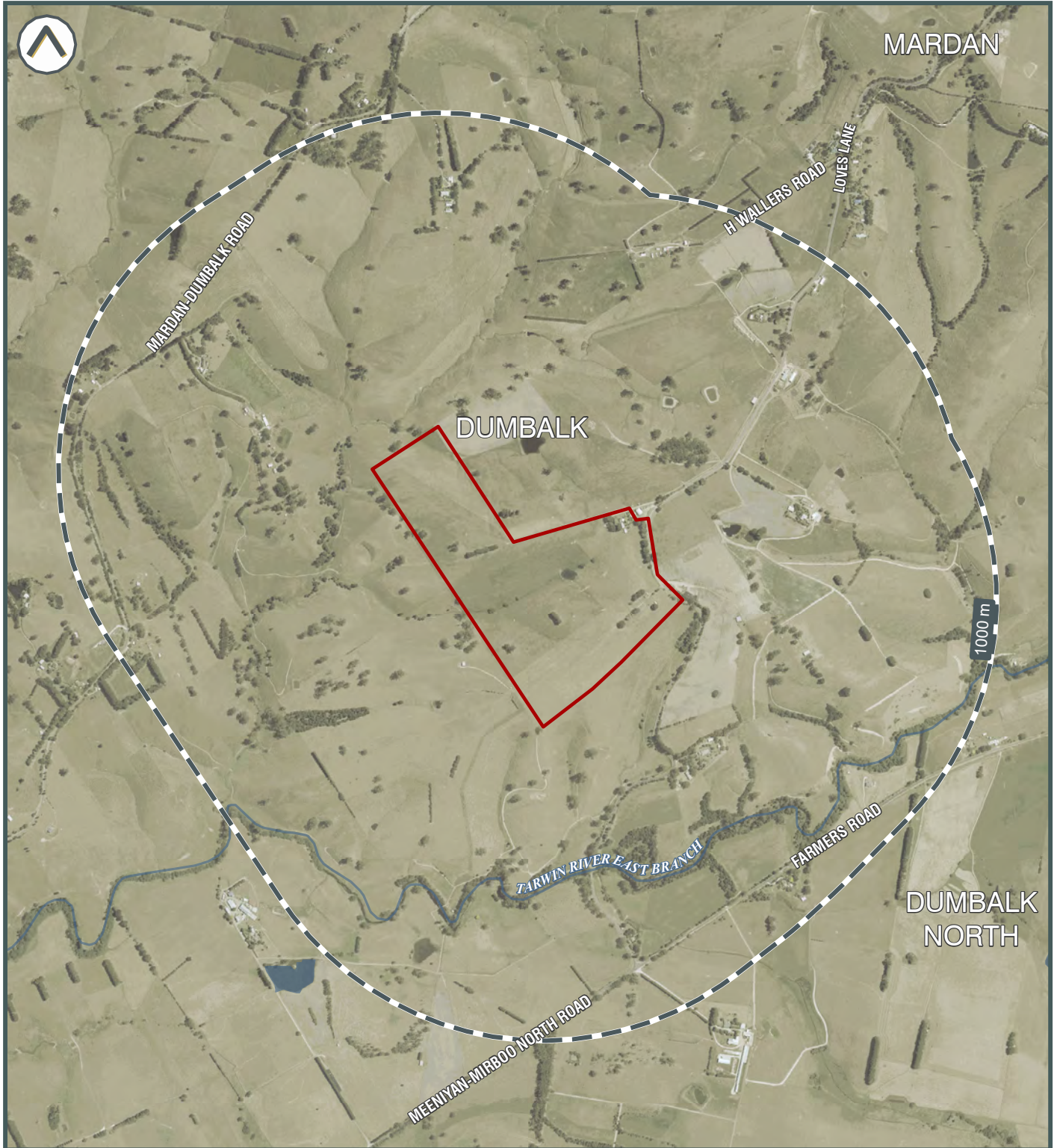
- Ecosystems that rely on the Surface expression of Groundwater**
- High potential for GW interaction
- Ecosystems that rely on Subsurface presence of Groundwater**
- Moderate potential for GW interaction
  - Low potential for GW interaction







Contaminated Land Public Register



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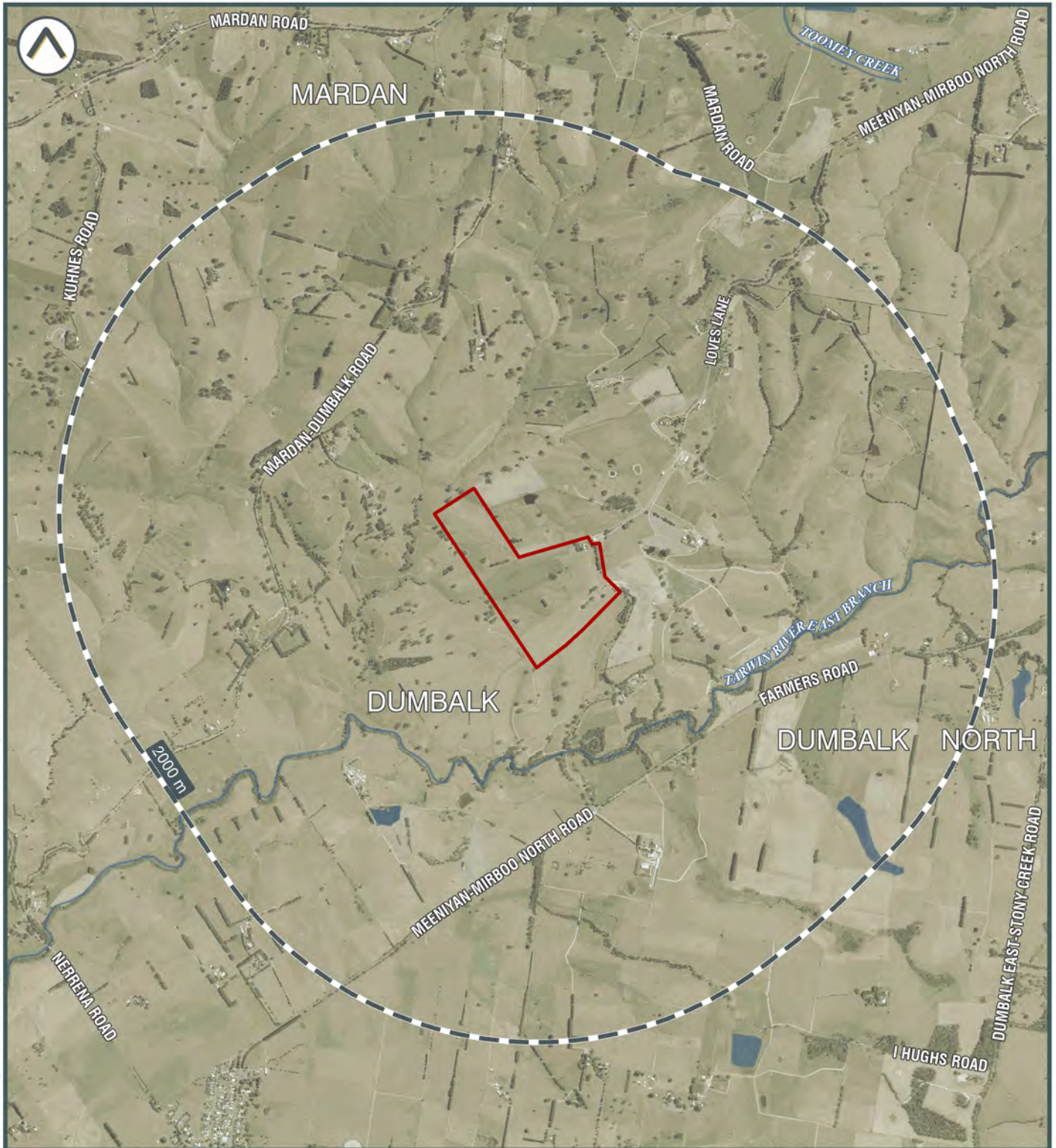
- Subject area
- Contaminated Land Register (EPA)
- Priority Sites Register Audit Report







Sites Regulated by other Jurisdictional Body



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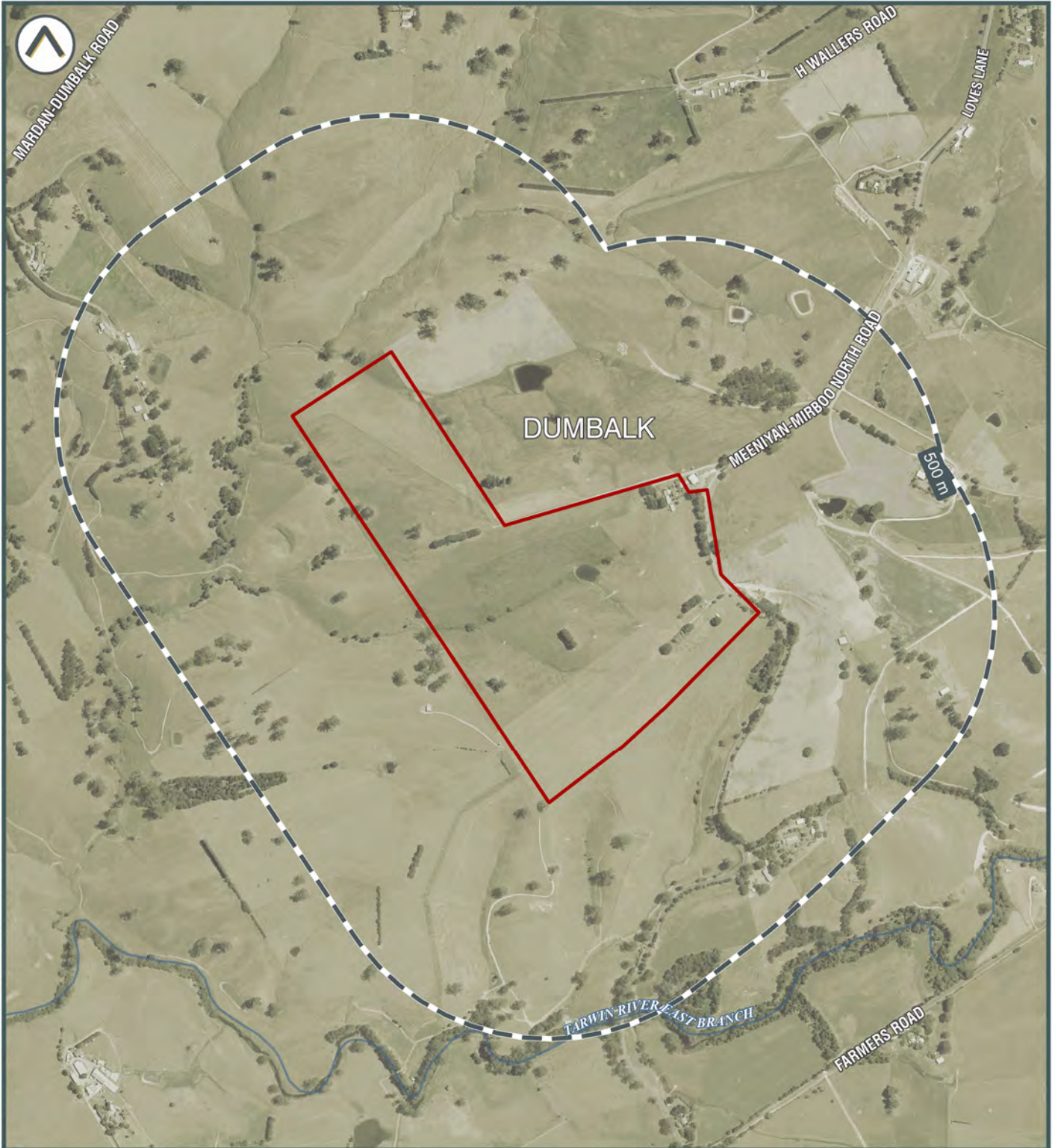
- Subject area
- PFAS sites
- NPI Facilities
- Former Gasworks Sites
- Unexploded Ordnance (UXO) Areas
- Substantial Potential
- Slight potential
- Sea Dumping of Depth Charges
- Sea Dumping of Depth Charges (Chemical munitions sea dumping)
- Other Sea Dumping Sites
- Other
- Defence Area / Military Sites
- Defence Controlled Area





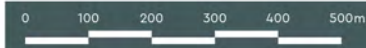


Licences, Approvals & Notices



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Subject area



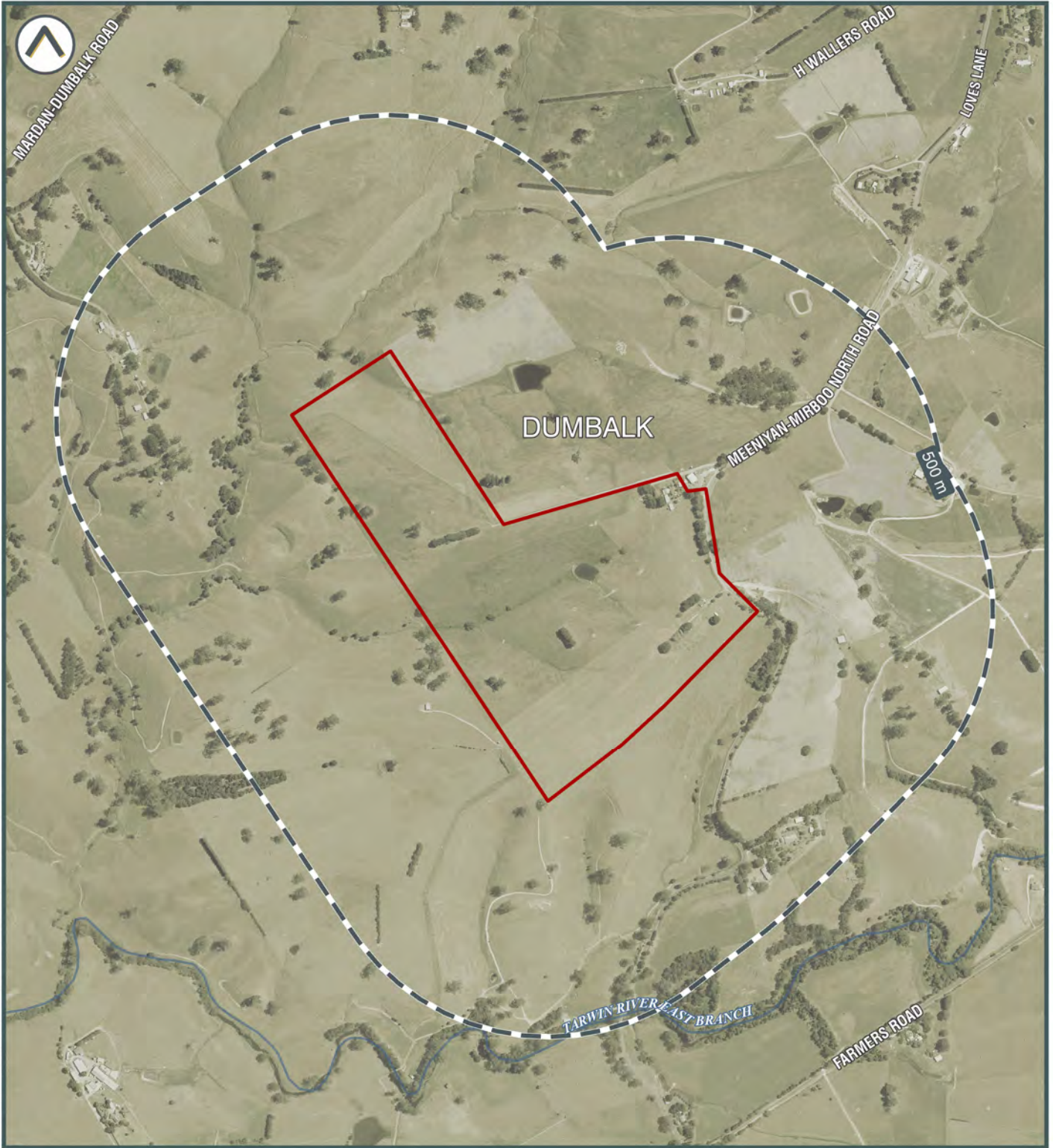
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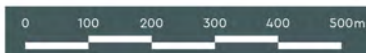
Potentially Contaminating Activities (PCAs)



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- Subject area
- Liquid Fuel Depots
- Operational Petrol Stations
- Waste Management Facilities
- Former Petrol Stations

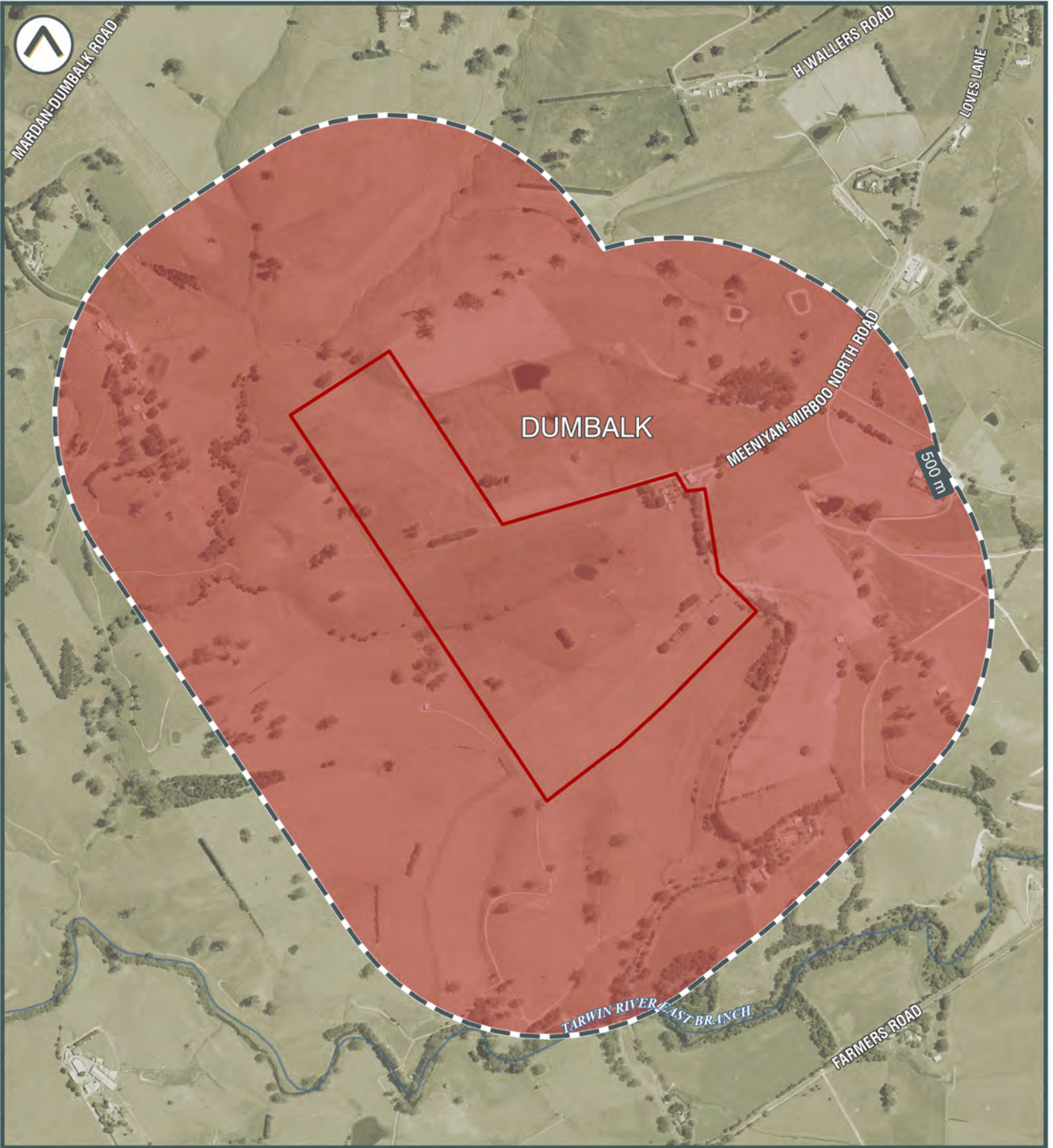
Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.





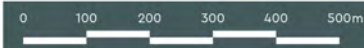


Fire and Flood Hazards



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Subject area Bush Fire Prone Land



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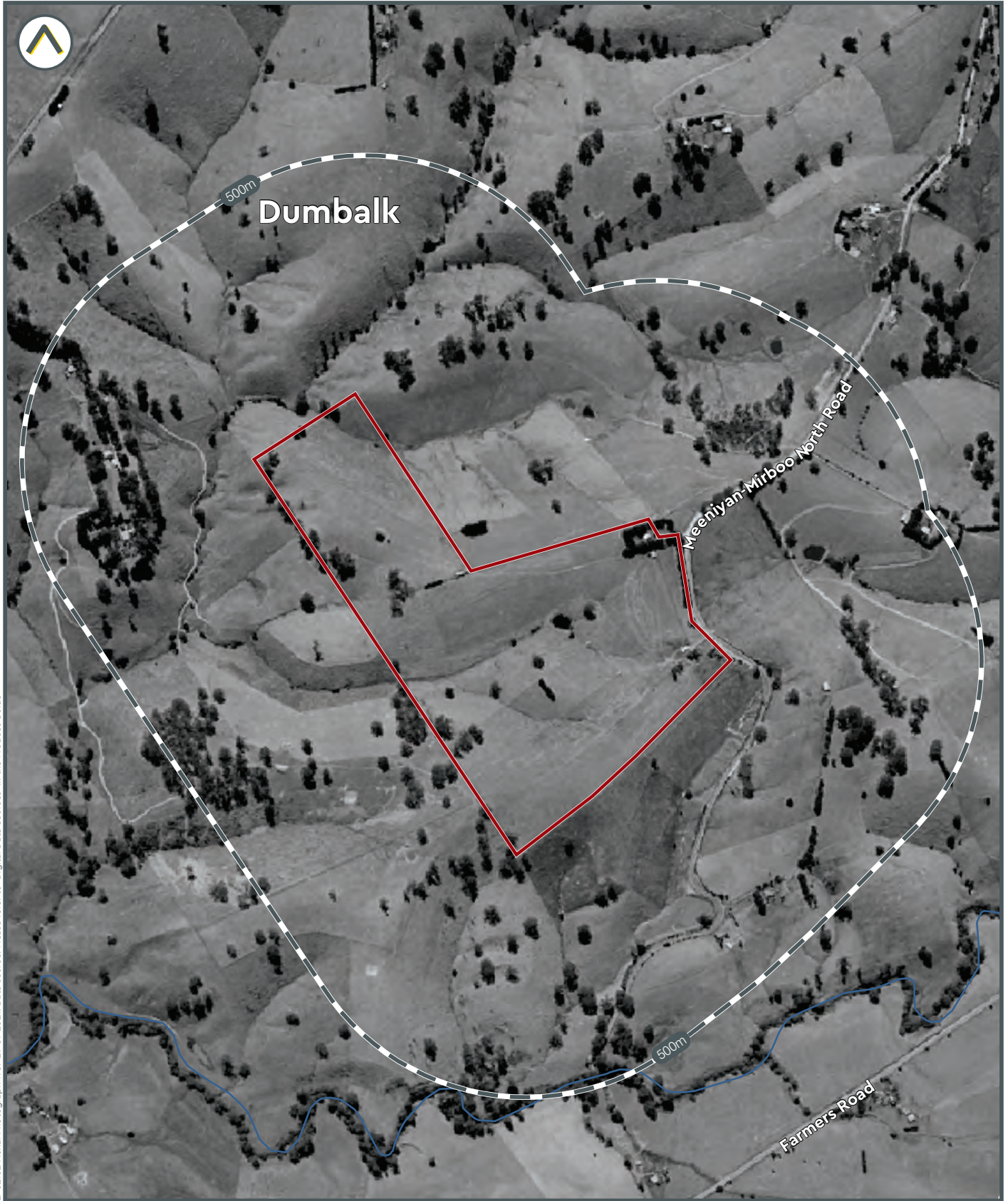
An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by large, grey boulders and dense, green and yellowish vegetation. The water's color is strikingly bright, contrasting with the natural tones of the surrounding environment. A yellow rectangular overlay is positioned in the center-right of the image, containing the text 'Appendix B' and 'HISTORIC IMAGERY'.

# Appendix B

HISTORIC IMAGERY



Historic Aerial Photograph - 1967



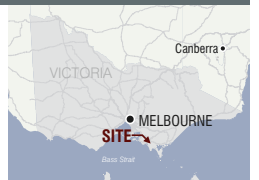
LI-02102 Aerial Photograph 1967 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

0 400m

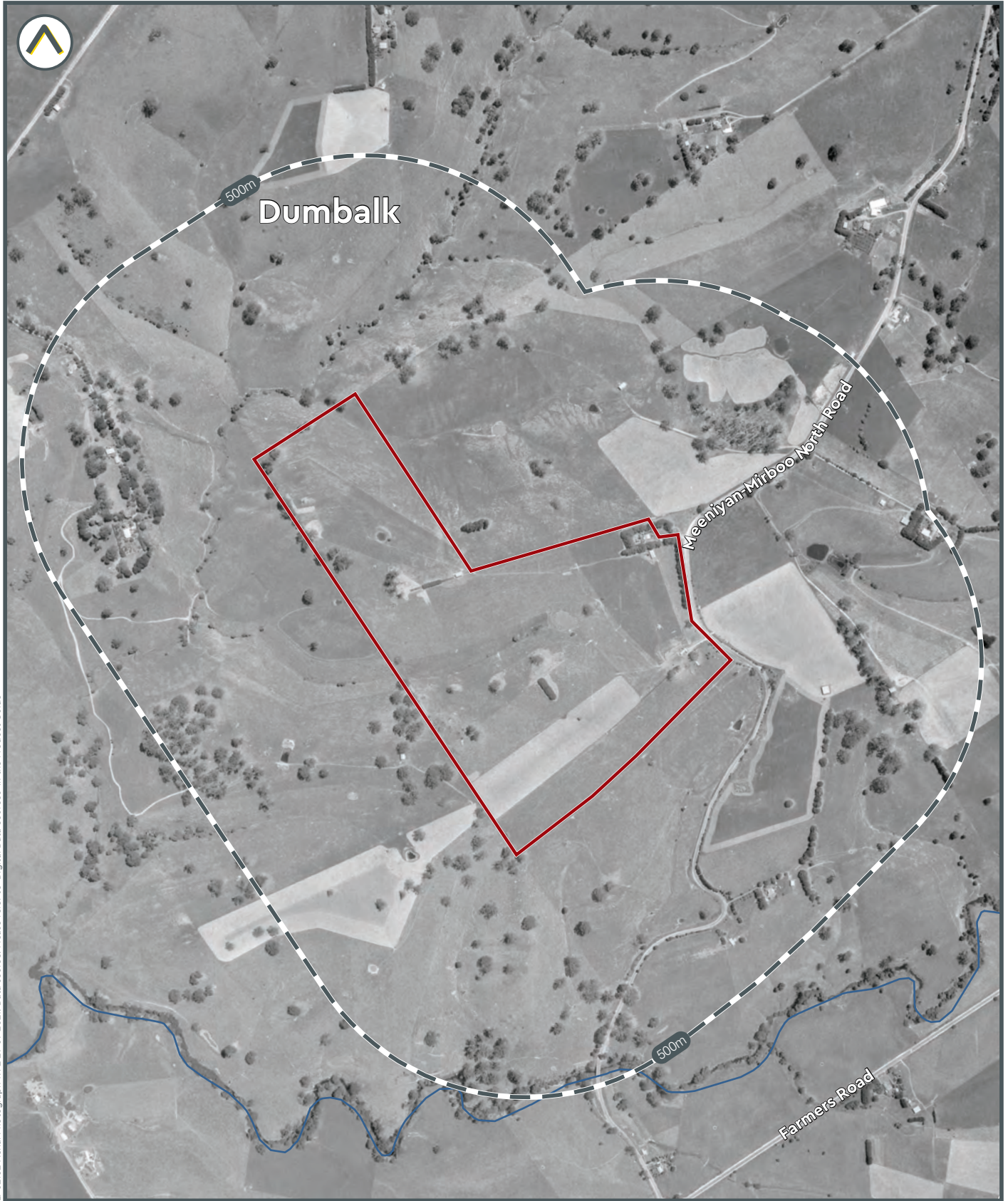


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Historic Aerial Photograph - 1972

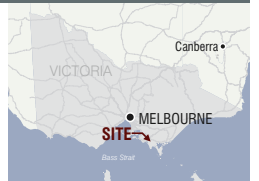


LI-02102 Aerial Photograph 1972 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

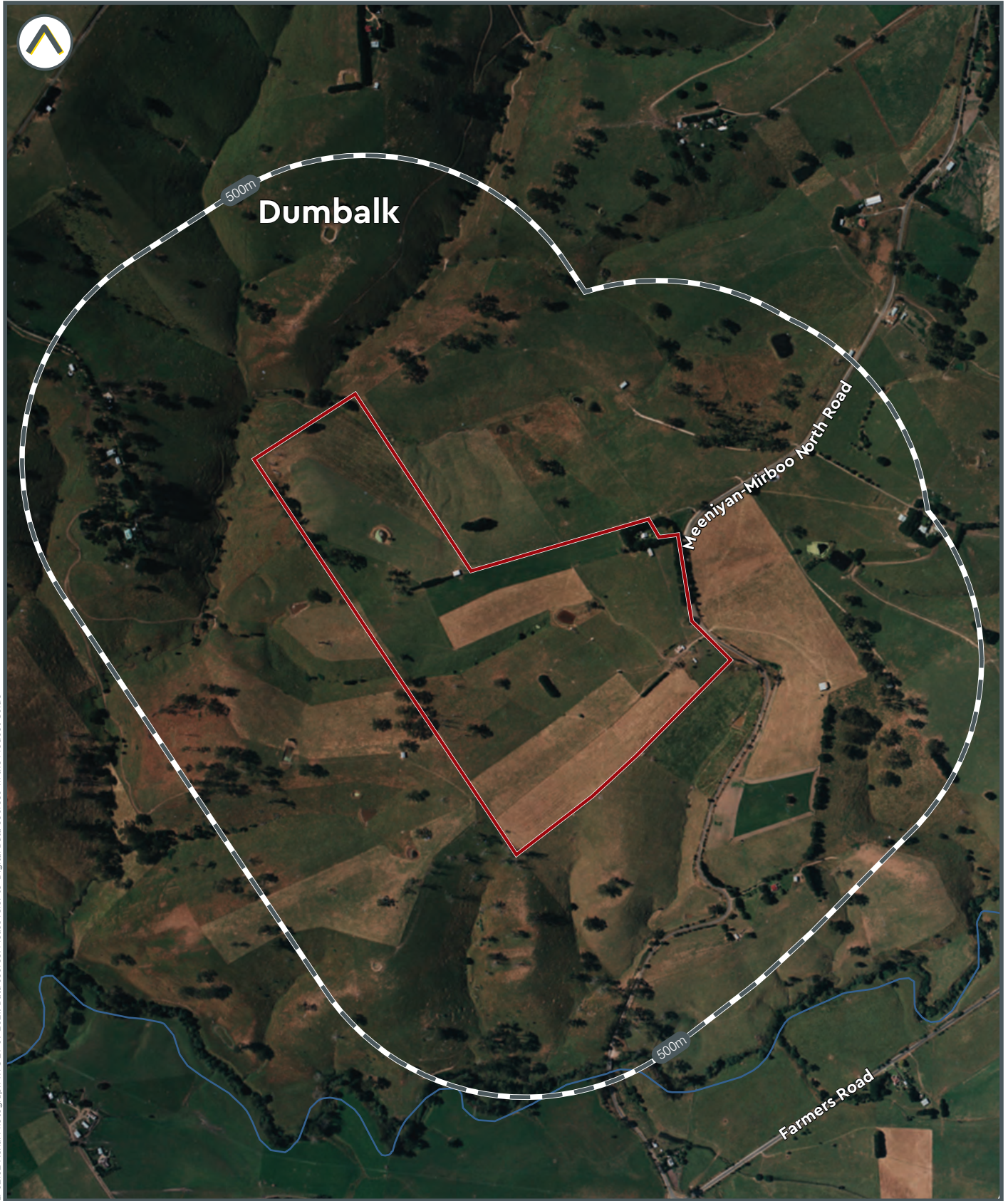


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Historic Aerial Photograph - 1978



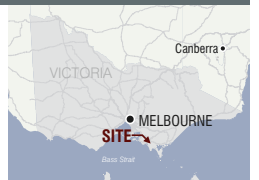
LI-02102 Aerial Photograph 1978 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 400m

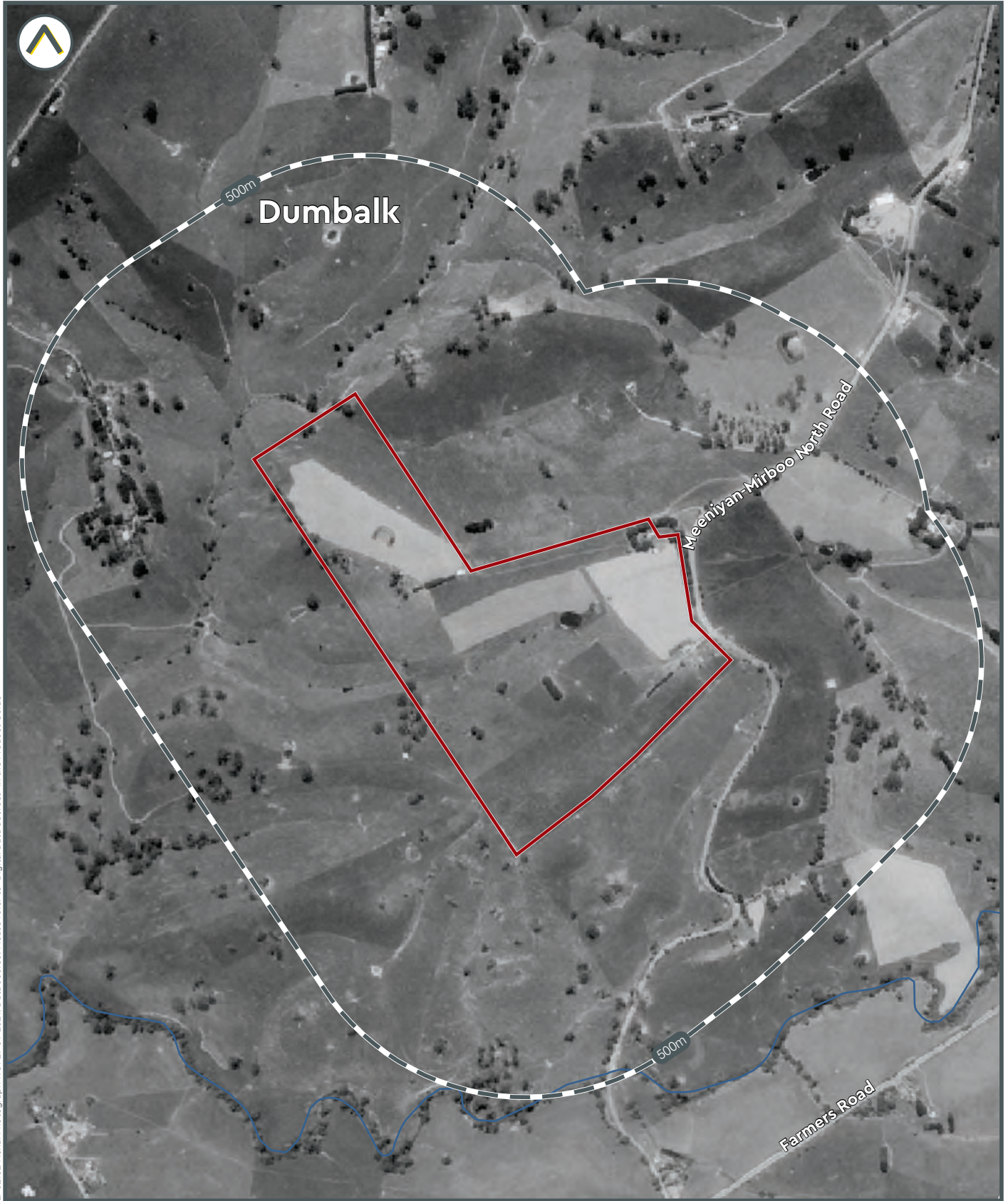


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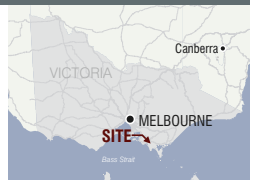
Historic Aerial Photograph - 1981



LI-02102 Aerial Photograph 1981 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

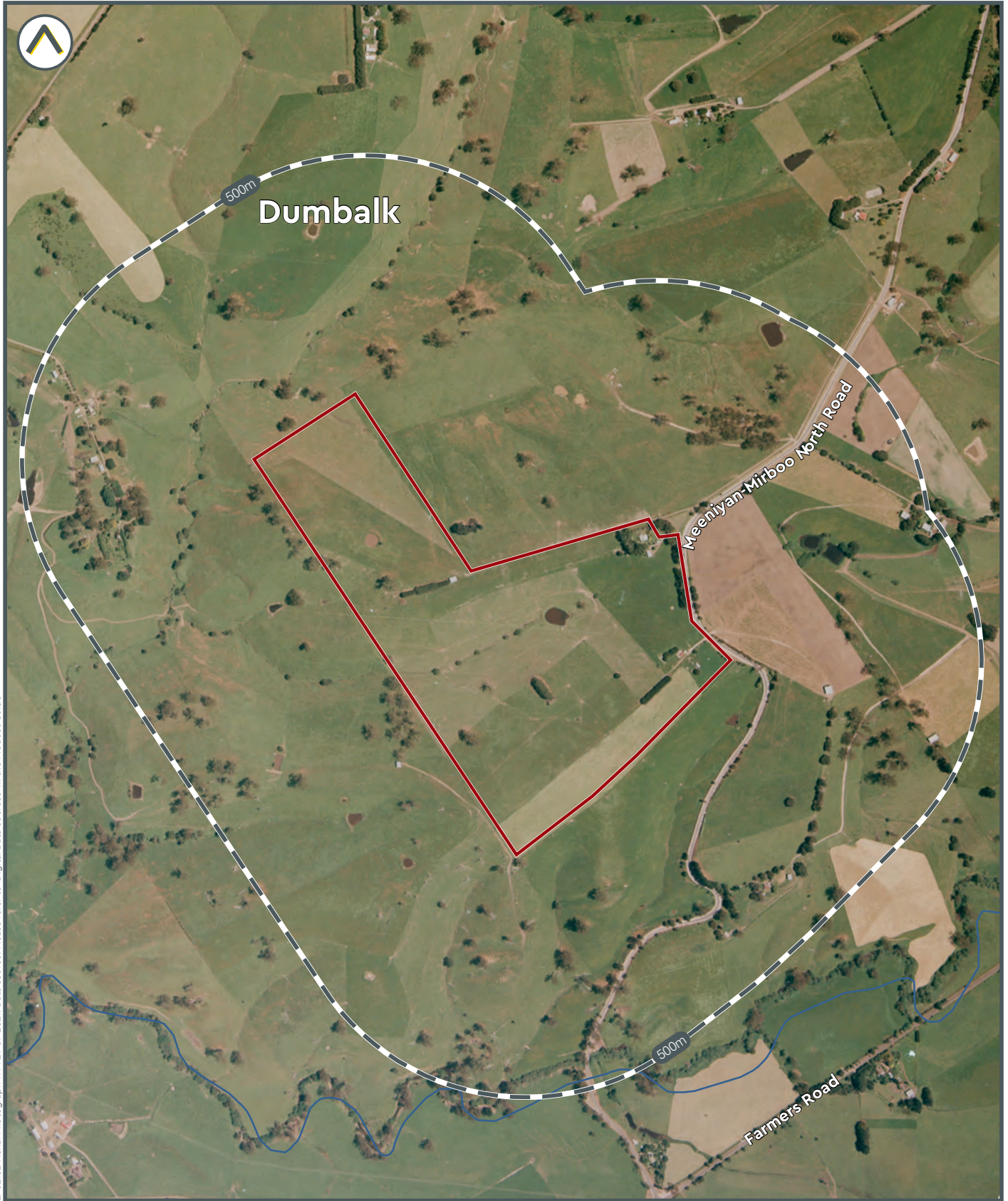
 Subject area

0 400m





Historic Aerial Photograph - 1991

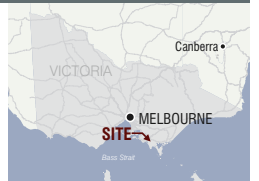


LI-02102 Aerial Photograph 1991.09.09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

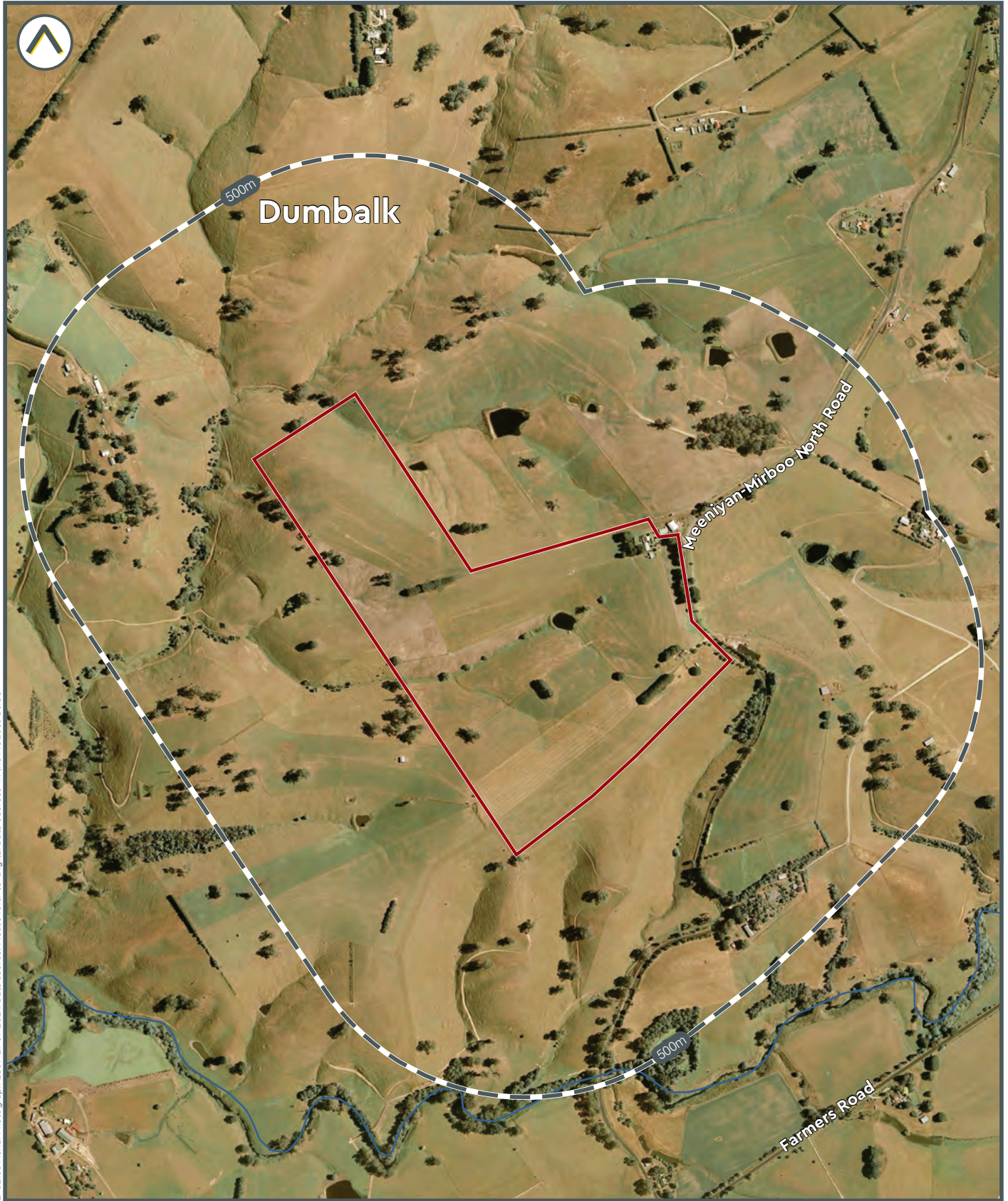


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Historic Aerial Photograph - 2009



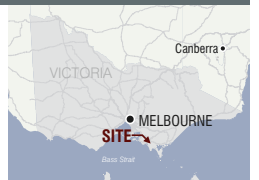
LI-02103 Aerial Photograph 2009 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

0 400m

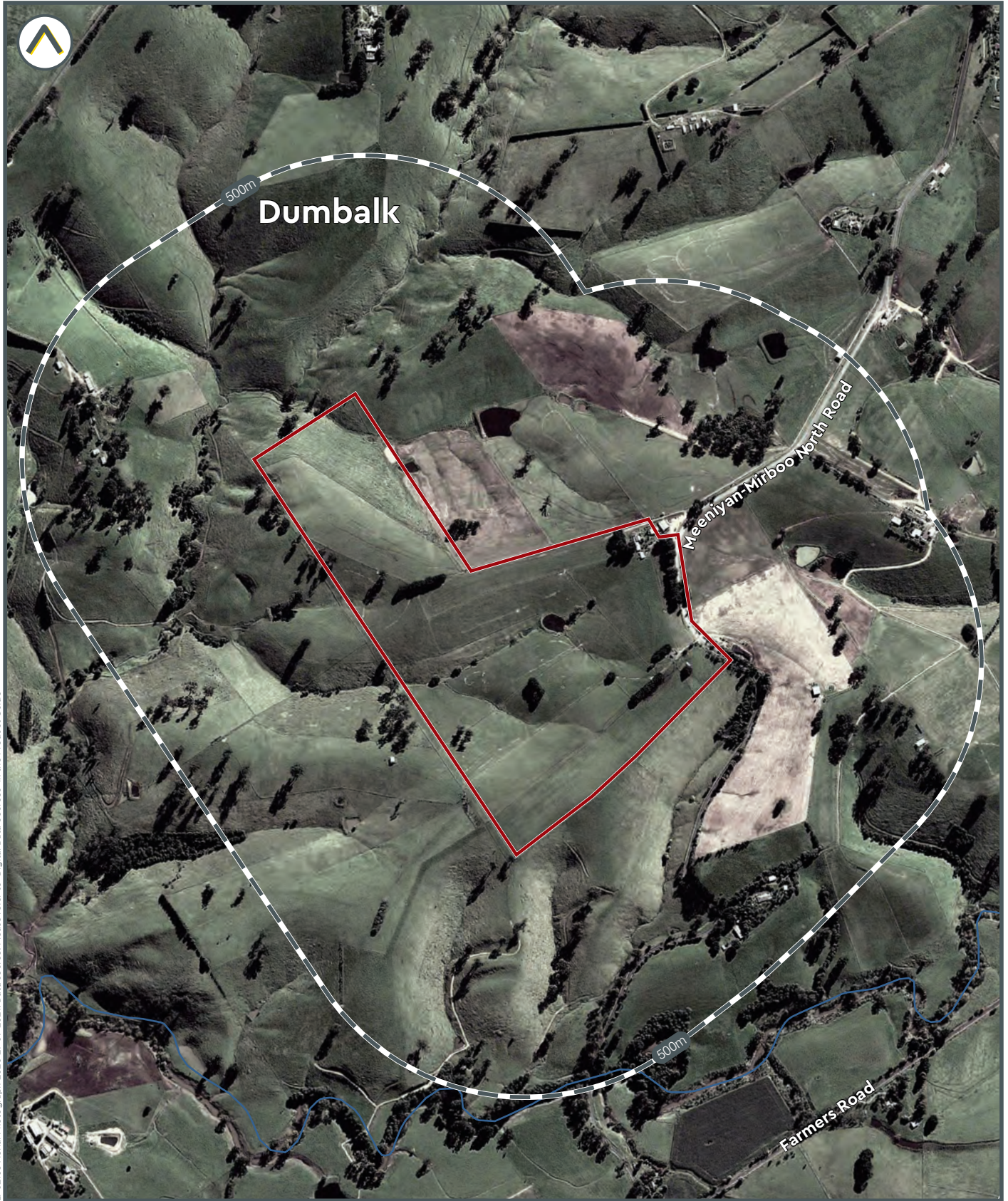


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Historic Aerial Photograph - 2011



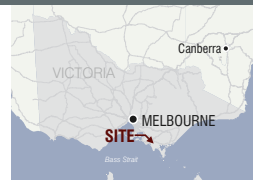
LI-02103 Aerial Photograph 2020 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

0 400m

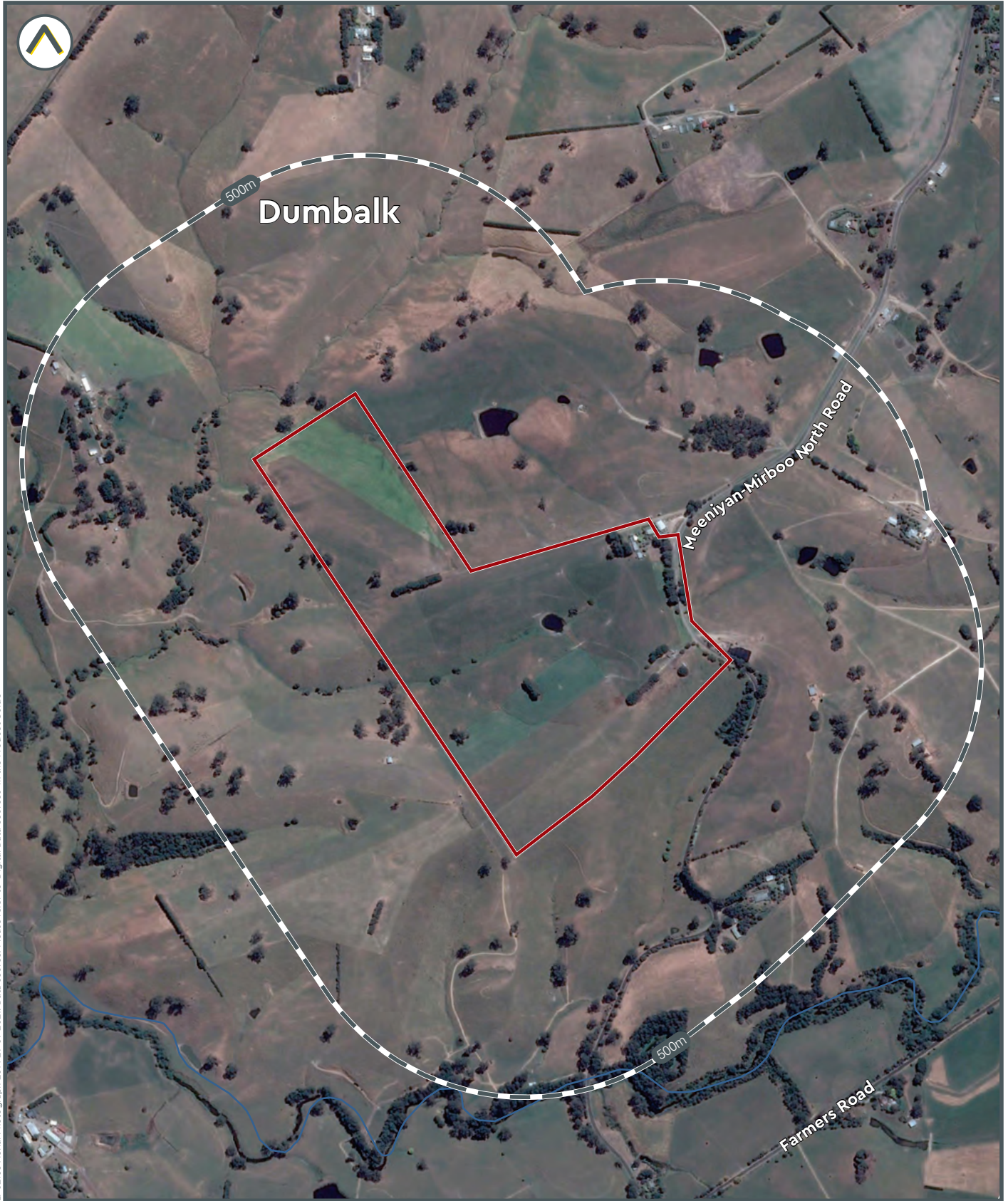


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Historic Aerial Photograph - 2014

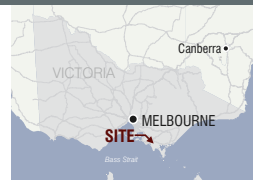


LI-02103 Aerial Photograph 2014.29.09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



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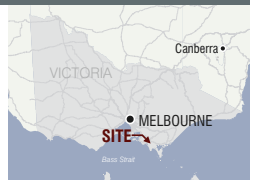


Historic Aerial Photograph - 2020



LI-02103 Aerial Photograph 2020 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



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# Enviro-Screen


Meenyian-Mirboo North Road  
Dumbalk, VIC

28 September 2021









# Understanding your report

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Your Report has been produced by Land Insight and Resources (Land Insight).

Your Report is based on information available from public databases and sources at the date of reporting. The information gathered relates to land that is within a 200 to 2000m radius (buffer zone) from the boundaries of the Property. A smaller or larger radius may be applied for certain records (as listed under records and as shown in report maps).

While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information or data provided.

**The report provided by Land Insight includes** data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact [info@liresources.com.au](mailto:info@liresources.com.au)

**The report does not include** title searches; dangerous good searches or; property certificates (unless requested); or information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to contamination that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators the data displayed within this report is only current from date of production.

**This Report, and your use of it, is regulated by Land Insight's Terms and Conditions (See Land Insight's Product Guide).**

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**ATTACHMENTS**






**Attachment A - Report Maps**

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**Land Insight Product Guide and Terms and Conditions**



# SUMMARY

 <b>Section 1</b>	<b>PROPERTY SETTING</b>	<b>Identified</b>
Sensitive Receptors Planning Control Heritage Soil and Land Information Geology and Topography		
 <b>Section 2</b>	<b>HYDROGEOLOGY</b>	<b>Identified</b>
Aquifer Groundwater Bores and Other Borehole investigations Groundwater Dependent Ecosystems (GDE) Hydrogeology Units Wetlands		
 <b>Section 3</b>	<b>ENVIRONMENTAL REGISTERS LICENCES AND INCIDENTS</b>	<b>Not Identified</b>
Contaminated Land Public Register Sites Regulate by Other Jurisdictional Body (Former Gaswork sites / PFAS sites) Licensing and Regulated Sites National Pollutant Inventory (NPI)		
 <b>Section 4</b>	<b>POTENTIALLY CONTAMINATED AREAS</b>	<b>Not Identified</b>
National Liquid Fuel Facilities National Waste Management Facilities		
 <b>Section 5</b>	<b>NATURAL HAZARDS</b>	<b>Identified</b>
Erosion risk Bushfire prone land Fire history Flood hazards		





# Section 1 Property Setting



## 1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Category	Distance (m)	Direction
Not identified	-	-	-

## 1.2 PLANNING CONTROLS

Map 1.2 (onsite)

### Zoning

Code	Zoning	Details
FZ	FARMING ZONE	-
RDZ1	ROAD ZONE - CATEGORY 1	-

### Planning Overlay

Type	Category	Details
ESO	ESO2	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2
ESO	ESO5	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 5

### Other Planning Information

Type	Category	Details
Not identified	-	-



### 1.3 HERITAGE

### Map 1.3 (200m Buffer)

#### State and Local Heritage

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

#### Australian Heritage Database

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

### 1.4 SOIL AND LAND USE INFORMATION

### Map 1.4a/1.4b (onsite)

#### Soil Landscape

Soil Landscape	MsM7-1	s	Soil Group	Yellow earths
Description	Mountain (relative relief >300m)			

#### Salinity

Salt Susceptibility	Not identified	-
---------------------	----------------	---

#### Radon

Radon Level	Bq/m <sup>3</sup>	7
-------------	-------------------	---

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

#### Acid Sulfate Soil

Coastal Acid Sulfate Soil Hazard (CASS) (Table 1.4.1)	On the Property?	Within Buffer?
Class	Not identified	Not identified

#### National Acid Sulfate Soils Atlas

Atlas of Australian ASS (Table 1.4.2)	Cq(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Extremely low probability of occurrence
--	--------	---	---------------------------	---

**Table 1.4.1. Classification for Coastal Acid Sulfate Soils (CASS)**

Class of Land as shown on ASS Planning Maps	
<b>Prospective Land</b>	Land that has the potential to contain Coastal Acid Sulfate Soils as indicated by geomorphology.
<b>Made Land</b>	Land that has been modified by human agency. Here, the geomorphic features that indicate the potential to contain Coastal Acid Sulfate Soil, no longer exist. Assessment of the potential depends on information such as geology maps or soil maps, that pre-dates modification.

Data represents Victorian coastal lands which have the potential to contain acid sulfate soil (CASS), i.e. it is prospective for CASS. The data is used for triggering an investigation of a site where proposed activities risk disturbing CASS. Department of Environment and Primary Industries.



**Table 1.4.2. Atlas of Australian Acid Sulfate Soils<sup>1</sup> (ASRIS) (CSIRO/NatCASS)**

<b>Probability of Occurrence of ASS<sup>1</sup></b>	
<b>A</b>	<b>High Probability of occurrence</b> - (>70% chance of occurrence in mapping unit)
<b>B</b>	<b>Low Probability of occurrence</b> - (6-70% chance of occurrence in mapping unit)
<b>C</b>	<b>Extremely low probability of occurrence</b> - (1-5% chance of occurrence in mapping unit)
<b>D</b>	<b>No probability of occurrence</b> - (<1% chance of occurrence in mapping unit)
<b>x</b>	<b>Disturbed ASS<sup>1</sup> terrain</b> - (ASS <sup>1</sup> material present below urban development).
<b>u</b>	<b>Unclassified</b> - (Insufficient information to classify map unit)
<b>Zones</b>	
<b>a</b>	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).
<b>b, c</b>	Potential acid sulfate soil generally within upper 1 m.
<b>c, d, e</b>	ASS <sup>1</sup> generally within upper 1 m.
<b>f</b>	ASS <sup>1</sup> generally below 1 m from the surface
<b>g</b>	ASS <sup>1</sup> , generally below 3 m from the surface.
<b>h</b>	ASS <sup>1</sup> generally within 1 m of the surface.
<b>i, j</b>	ASS <sup>1</sup> generally below 1 m of the surface.
<b>k</b>	ASS <sup>1</sup> material and/or Monosulfidic Black Ooze (MBO).
<b>l, m, n, o, p, q</b>	ASS <sup>1</sup> generally within upper 1 m in wet / riparian areas.
<b>Subscripts to codes</b>	
<b>(a)</b>	Actual acid sulfate soil (AASS) = sulfuric material.
<b>(p)</b>	Potential acid sulfate soil (PASS) = sulfidic material.
<b>(q)</b>	Monosulfidic Black Ooze (MBO) is organic ooze enriched by iron monosulfides.
<b>Confidence levels</b>	
<b>(1)</b>	All necessary analytical and morphological data are available
<b>(2)</b>	Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence
<b>(3)</b>	No necessary analytical data are available, but confidence is fair, based on a knowledge of similar soils in similar environments
<b>(4)</b>	No necessary analytical data are available, and classifier has little knowledge or experience with ASS, hence classification is provisional

<sup>1</sup>Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics (Pons 1973). Acid sulfate soil (ASS) may include PASS or AASS + PASS. Potential acid sulfate soil (PASS) = sulfidic material. Actual acid sulfate soil (AASS) = sulfuric material.



## 1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (onsite)

### Geology

Map Sheet	Symbol	Name	Geologic History	Lithology	Description
1:50,000 Geological Units	Ksw	Wonthaggi Formation (Ksw): generic	Early Cretaceous to Early Cretaceous (channelled stream flow - fluvial [environment]; over-bank stream flow - fluvial [environment])	sandstone (major [proportion]); siltstone (minor [proportion]); conglomerate (minor [proportion]); coal (minor [proportion])	Lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial

### Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

### Topography

Topography	70 - 160 mAHD
------------	---------------





## Section 2 Hydrogeology



### 2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 2.1 (2000m Buffer)

	On the Property?	Within Buffer?
Aquifer Type	Fractured or fissured, extensive aquifers of low to moderate productivity	Fractured or fissured, extensive aquifers of low to moderate productivity
Designated Water Supply Catchments	TARWIN RIVER (MEENIYAN)	TARWIN RIVER (MEENIYAN)
Depth to Watertable (m)	5 - >50	<5 - >50
Wetlands	Not identified	Temporary freshwater swamps Permanent freshwater swamps
Groundwater Salinity (mg/L)	3500	1000 - 3500

#### Groundwater Quality Restricted Use Zones

Number	Address	Site history	Restrictions on Use	Distance (m)	Direction
Not identified	-	-	-	-	-

#### Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/l)	Yield (L/s)	Distance (m)	Direction
1	61662	Stock and Domestic	31/12/1919	208.0	208.5	<Null>	<Null>	<Null>	1419.8	South-west

#### Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth - To Depth (m)	Lithology	Distance (m)	Direction
61662	#N/A		1419.8	South-west

## 2.2 HYDROGEOLOGY AND OTHER BOREHOLES

Map 2.2 (500m Buffer)

	On the Property?	Within Buffer?
Groundwater Management Areas	Not identified	-
Hydrogeologic Unit	Mesozoic Fractured Rock Aquifer	Mesozoic Fractured Rock Aquifer

### Groundwater Dependent Ecosystems (GDE)

	On the Property?	Within Buffer?
Aquatic	Not identified	-
Terrestrial	Not identified	Moderate potential for GW interaction

*Aquatic - Ecosystems that rely on the Surface expression of groundwater.*

*Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.*

### Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-





## Section 3 Environmental Registers, Licences and Incidents



### 3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

#### Environmental Audit Reports

CARMS No.	Address	Audit Category	Distance (m)	Direction
Not identified	-	-	-	-

#### Priority Site Register

Notice No.	Address	Issue	Distance (m)	Direction
Not identified	-	-	-	-

**Table 3.1.1 Sections 53X and 53V of the Environment Protection Act 1970**

EPA Types of Environmental Audits	
<b>53X Audits</b>	A 53X ('condition of the environment') audit is most frequently used by the planning system and verifies that potentially contaminated land can be used for a specific use (industrial, commercial or residential). From a 53X audit comes either a certificate or statement of environmental audit.
<b>53V Audits</b>	A 53V ('risk of harm') audit is most commonly used by EPA to understand the risk to the environment posed by an industrial activity or to validate that cleanup of contaminated land or groundwater has occurred. The 53V audit assesses the risk of any possible harm to a site caused by an industrial process or activity, waste substance or noise. This includes audits associated with the construction and operation of landfills.

### 3.2 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.2 (2000m Buffer)

#### Defence, Military Sites and UXO Areas

Site name	Type*	Description	Distance (m)	Direction
Not identified	-	-	-	-

\*RCIP (Regional Contamination Investigation Program), UXO (Unexploded Ordnance Areas)

#### Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

#### PFAS Sites

Site name	Description	Distance (m)*	Direction
Not identified	-	-	-

#### National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-

### 3.3 LICENCES, APPROVALS & NOTICES

Map 3.3 (500m Buffer)

#### Licences

Licence No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Approvals

Doc No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Notices

Transaction No.	Type	Company Name	Address	Distance (m)	Direction
Not identified		-	-	-	-



If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

<b>Table 3.3.1 EPA Regulatory Instruments Explanation</b>	
<b>Approvals</b>	
<b>Works approval is required for industrial and waste management activities that have the potential for significant environmental impact.</b>	
<b>Works Approval</b>	EPA's works approval process is designed to ensure the best and most cost-effective environmental outcomes on projects are achieved. Without works approvals there is an increased risk of industrial projects causing pollution issues and requiring expensive retrofitting.
<b>30A Approval</b>	Section 30A is an overriding provision of the Environment Protection Act 1970 (the Act) under which EPA can authorise discharges, emissions, storage, treatment, disposal and handling of waste in emergencies and other temporary situations that would otherwise be an offence under the Act. 30A approvals are not issued lightly, as they permit activities that would not normally be allowed.
<b>Notices</b>	
<b>Remedial notices are served to prevent or remedy a range of non-compliances or likely non-compliances. Remedial notices are not punitive measures.</b>	
<b>Clean Up Notice</b>	Clean up notices (CUN) are issued under section 62A of the <i>Environment Protection Act 1970</i> . They aim to prevent further contamination and impact on beneficial uses through removal of waste, undertaking clean-up activities, ongoing management of pollution, altered handling, storage or location of industrial or prescribed industrial waste.
<b>Minor Works Pollution</b>	Minor works pollution abatement notices (MWPANs) are issued under section 31B of the EP Act. They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to onsite processes and practices in urgent situations.
<b>Pollution Abatement Notice</b>	Pollution abatement notices are issued under section 31A of the <i>Environment Protection Act 1970</i> . They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to on-site processes and practices.
<b>Post closure pollution abatement notices (PC PAN)</b>	Post Closure Pollution Abatement Notices (PAN's) are formal legal enforceable Notices issued by EPA on former landfill sites. The environmental risks posed by landfill sites continue for a significant period of time after waste acceptance has ceased.
<b>Licences</b>	
<b>EPA licence is required for all scheduled premises. It allows the licence-holder to operate and sets conditions that they must meet.</b>	
<b>Licence</b>	Licences contain standard conditions that aim to control the operation of the premises so that there is no adverse effect on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, and noise and odour.
<b>Amalgamated Licence</b>	An amalgamated licence is a legal document that contains standard conditions to control the operation of scheduled premises to minimise impacts on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, noise and odour.



# Section 4 Potentially Contaminated Areas



## 4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (500m Buffer)

### Liquid Fuel Facilities

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

### Waste Management Facilities & Recycling Centres

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights.

Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

**\*Status:**

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former. Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued 1 to 2 years prior from the day this report was issued. All former sites older than 2 years will be reported in the 'Historical Potentially Contaminating Activities' section 4.4 in this report.



## 4.2 HISTORICAL POTENTIALLY CONTAMINATING ACTIVITIES

(not mapped)

### 1900 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1905 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1915 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1925 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1935 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1940 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1945 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1955 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1965 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1970 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1975 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1980 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1990 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2005 Historical Business Data**

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Electrical Contractors & Consultants	Strzelectrics Doug Bovill	1470 Loves La, DUMBALK 3956, VIC,Australia	Address	185.5	North
Stud Breeders - Sheep & Cattle	Richards Lindsay	Loves La, DUMBALK,VIC,3956	Street		North-west

**2010 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2015 Historical Business Data**

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Electrical Contractors & Consultants	Strzelctrics	1470 Loves La, Dumbalk,VIC,3956	Address	0.7	North-west

Land Insight uses a number of address geocoding techniques and characterised them according to the following criteria: completeness (match rates) and positional accuracy. When a historical street address does not contain complete details or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. The positional accuracy of the records is listed below:



## Historical data positional accuracy and georeferencing results explanation

Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and historical business listing information. The business addresses were geocoded using historical information and cannot be relied upon as some of the addresses no longer exist. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at [info@landinsight.co](mailto:info@landinsight.co).

Historical Industries or business activities deemed to be of negligible or lesser risk are not reported. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



## Section 5 Natural Hazards



### 5.1 Natural Hazards

Map 5.1 (500m Buffer)

#### Erosion Risk

Category	On the Property?	Within Buffer?
Not identified	-	-

#### Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Area (BLA)	Yes	Yes
Fire History	-	Not identified

#### Flood Hazard

Name	On the Property?	Within Buffer?
Not identified	-	-





Tower Three, Level 24  
300 Barangaroo Avenue  
Sydney NSW 2000 Australia  
02 8067 8870  
info@liresources.com.au  
[www.liresources.com.au](http://www.liresources.com.au)



# Appendix A

REPORT MAPS



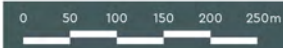


Subject Area and Sensitive Receptors



©2021 Land Insight (LU) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



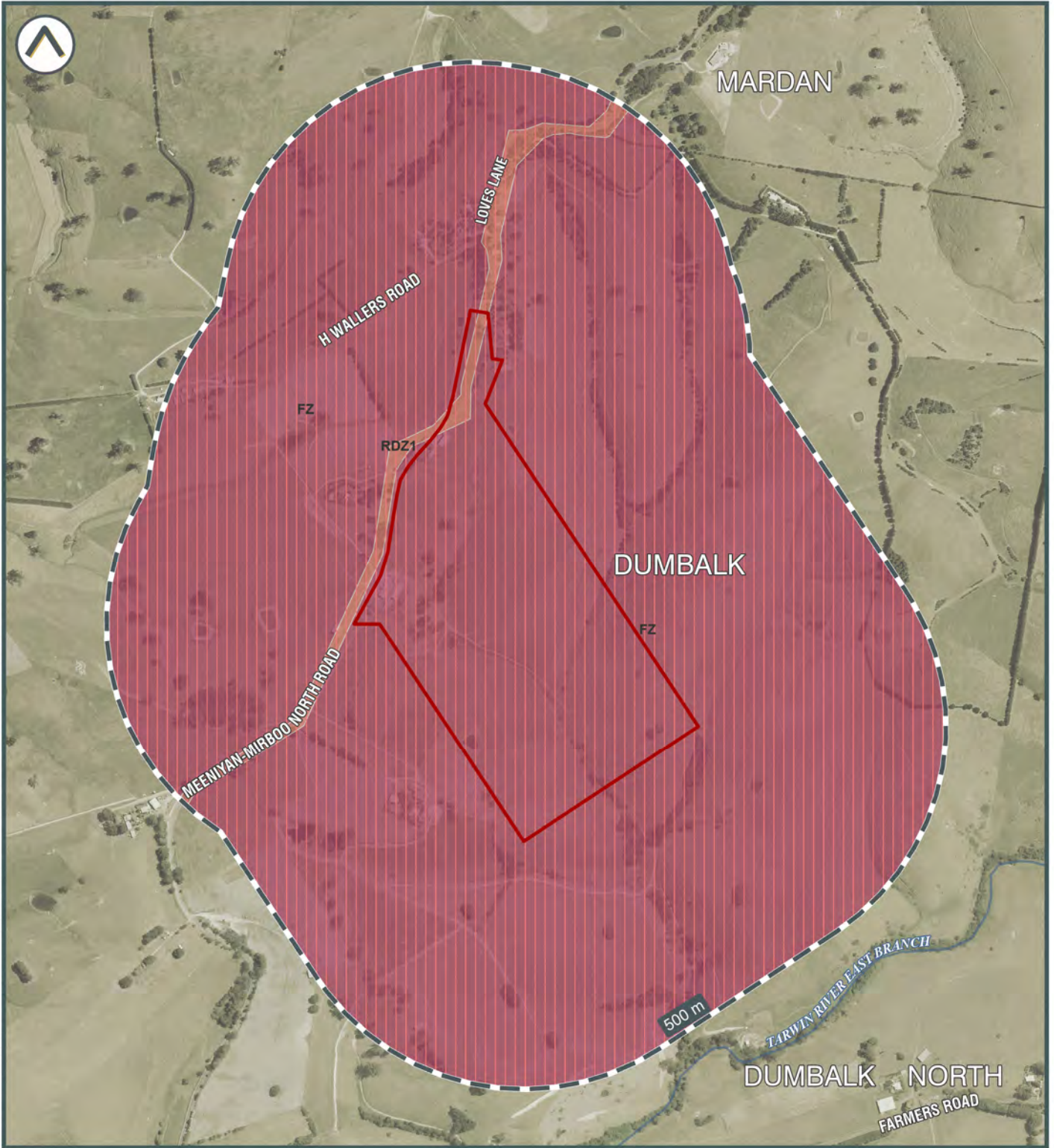
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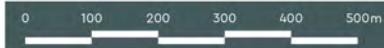


Planning Controls



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- |              |                        |                               |
|--------------|------------------------|-------------------------------|
| Subject area | <b>Planning Scheme</b> | <b>Zoning</b>                 |
|              | ESO                    | FZ   Farming Zone             |
|              |                        | RDZ1   Road Zone - Category 1 |



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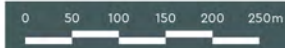


Heritage



©2021 Land Insight (LU) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

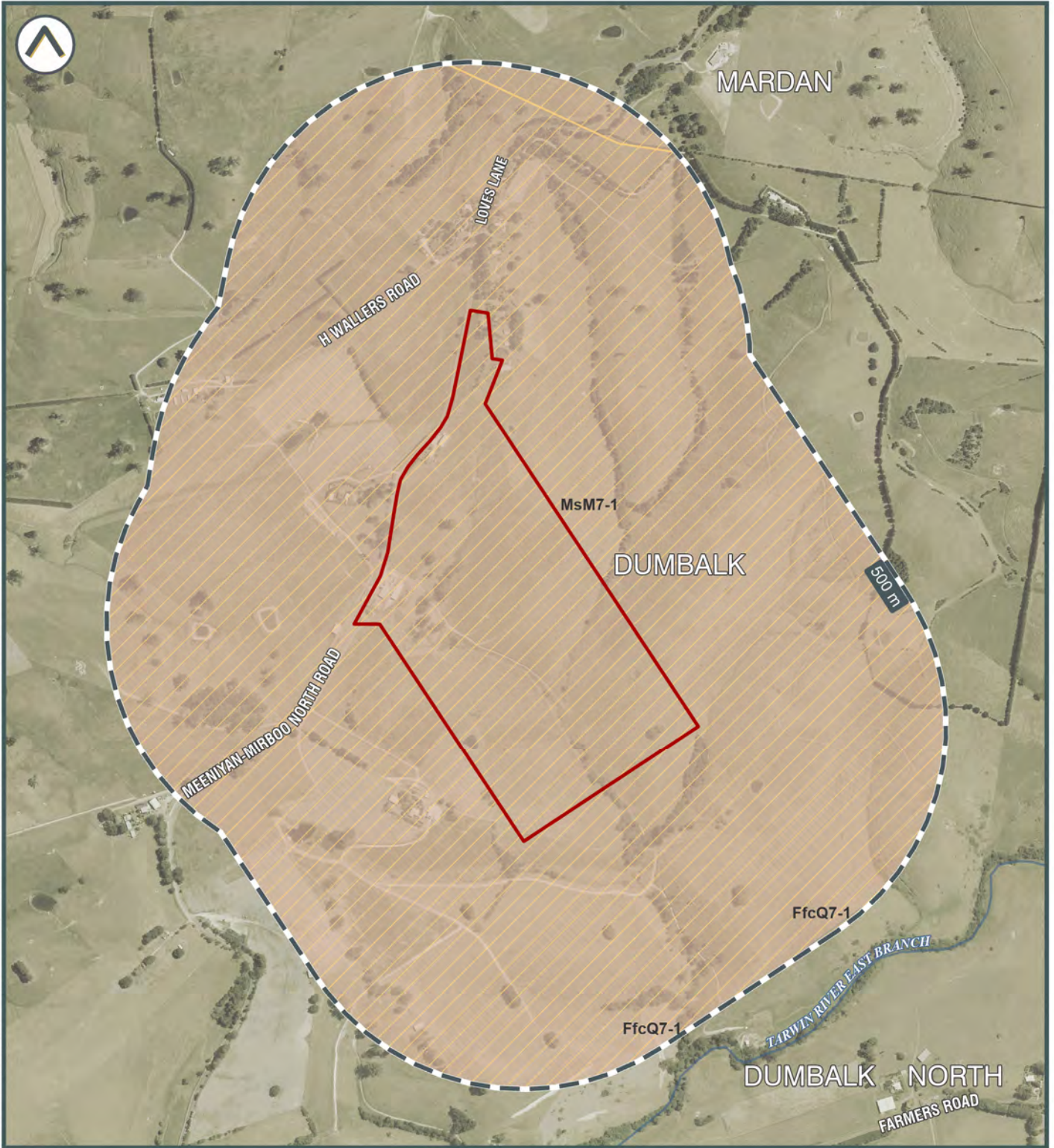
- Subject area
- Victorian Heritage Inventory (VHI)
- Areas of Cultural Heritage Sensitivity (CHS)
- Victorian Heritage Register (VHR)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- World Heritage Area (WHA)





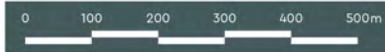


Soil Landscape and Salinity



©2021 Land Insight (LI) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Salinity Hazard Low
- Soil Landscape FfcQ7-1, Present flood plain
- MsM7-1, Mountain (relative relief >300m)
- Radon Level (Bq/m3) 5-19



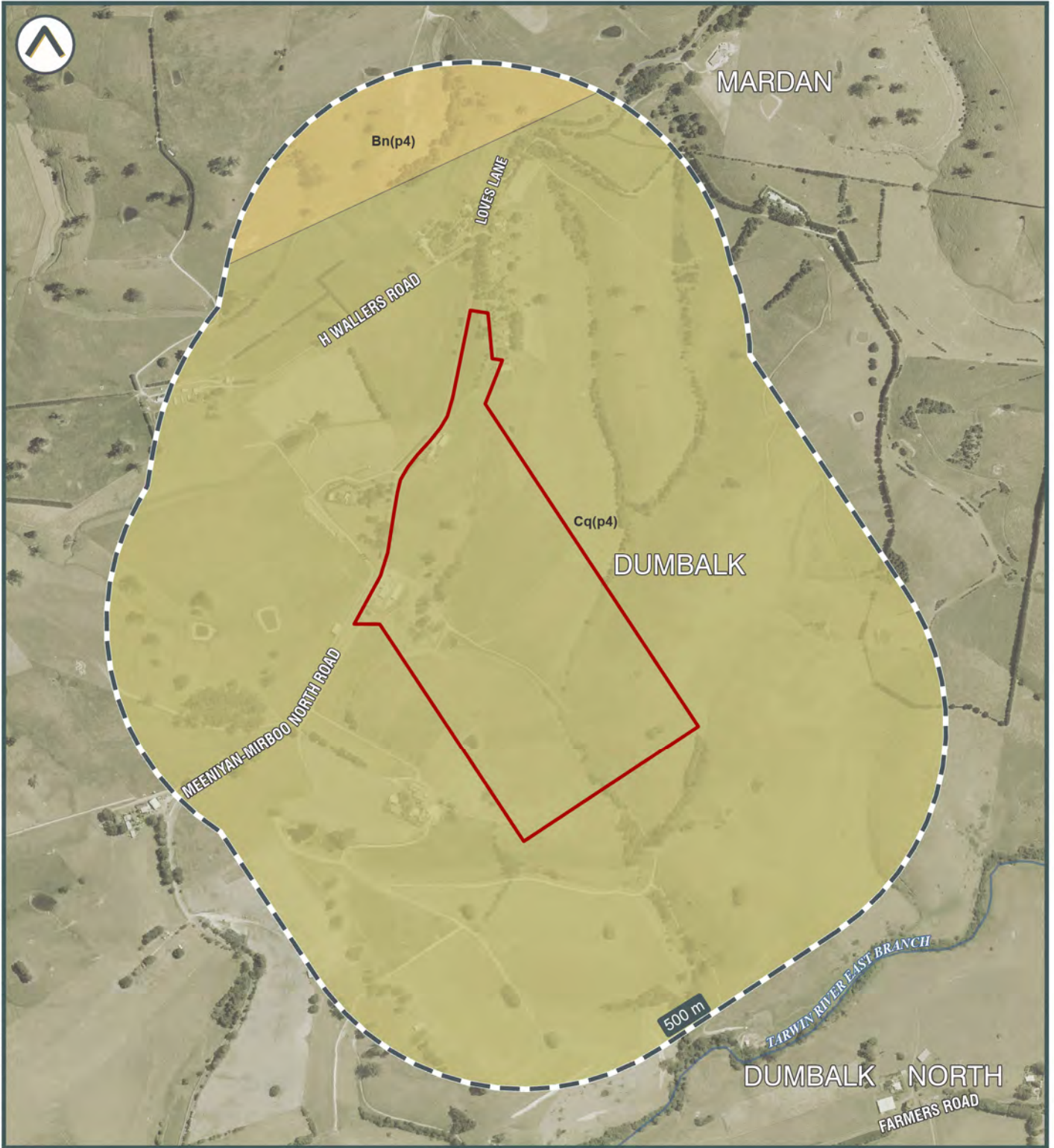
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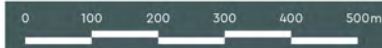


Acid Sulfate Soils



©2021 Land Insight (LU) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Bn(p4) | ASS in inland lakes, waterways, wetlands and riparian zones
- Cq(p4) | ASS in inland lakes, waterways, wetlands and riparian zones



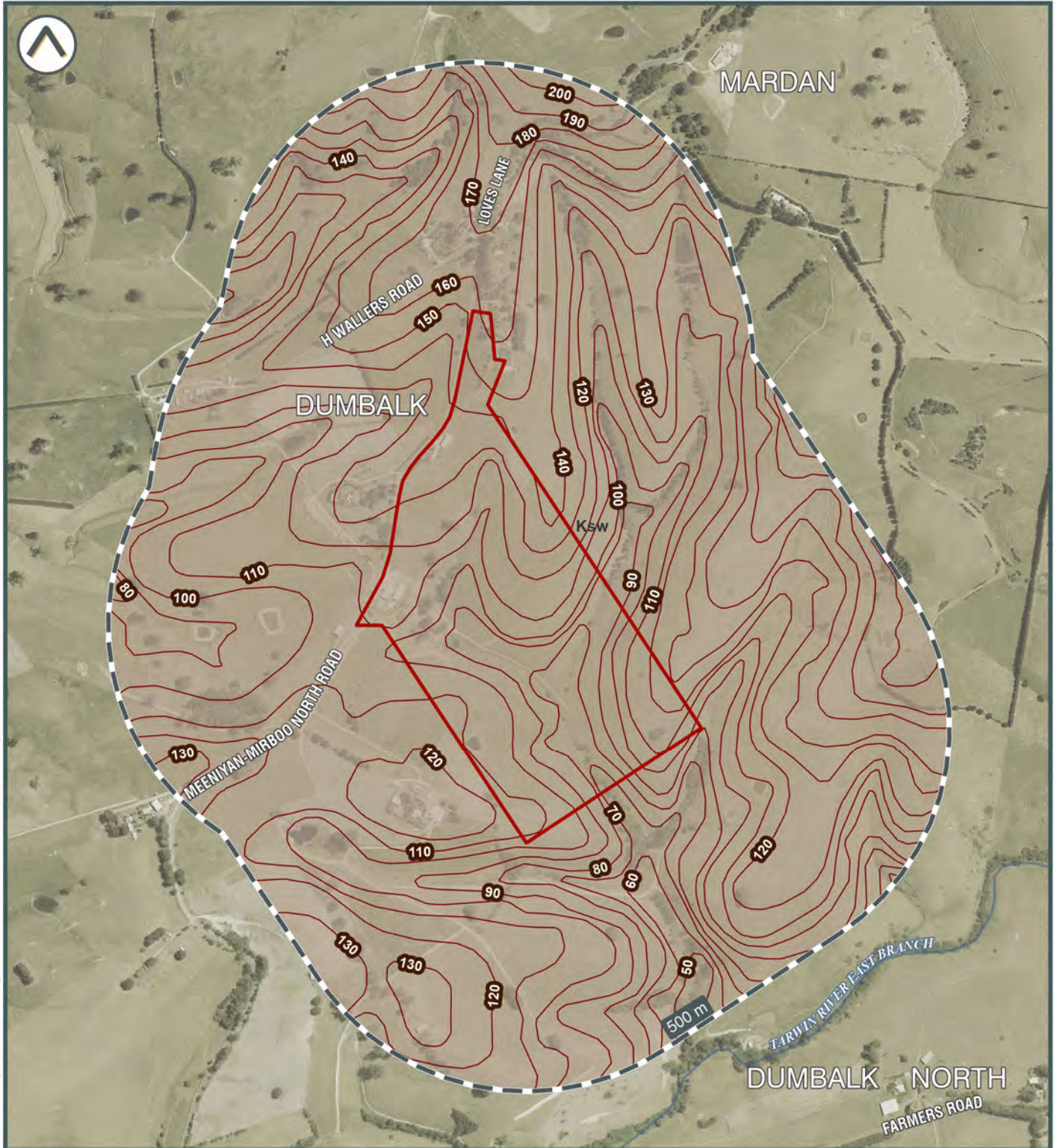
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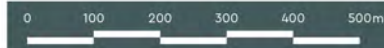
Geology and Topography



©2021 Land Insight (LU) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area  
 Topographic contour (m)

1:250,000 Geological Units  
 Ksw | Lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial



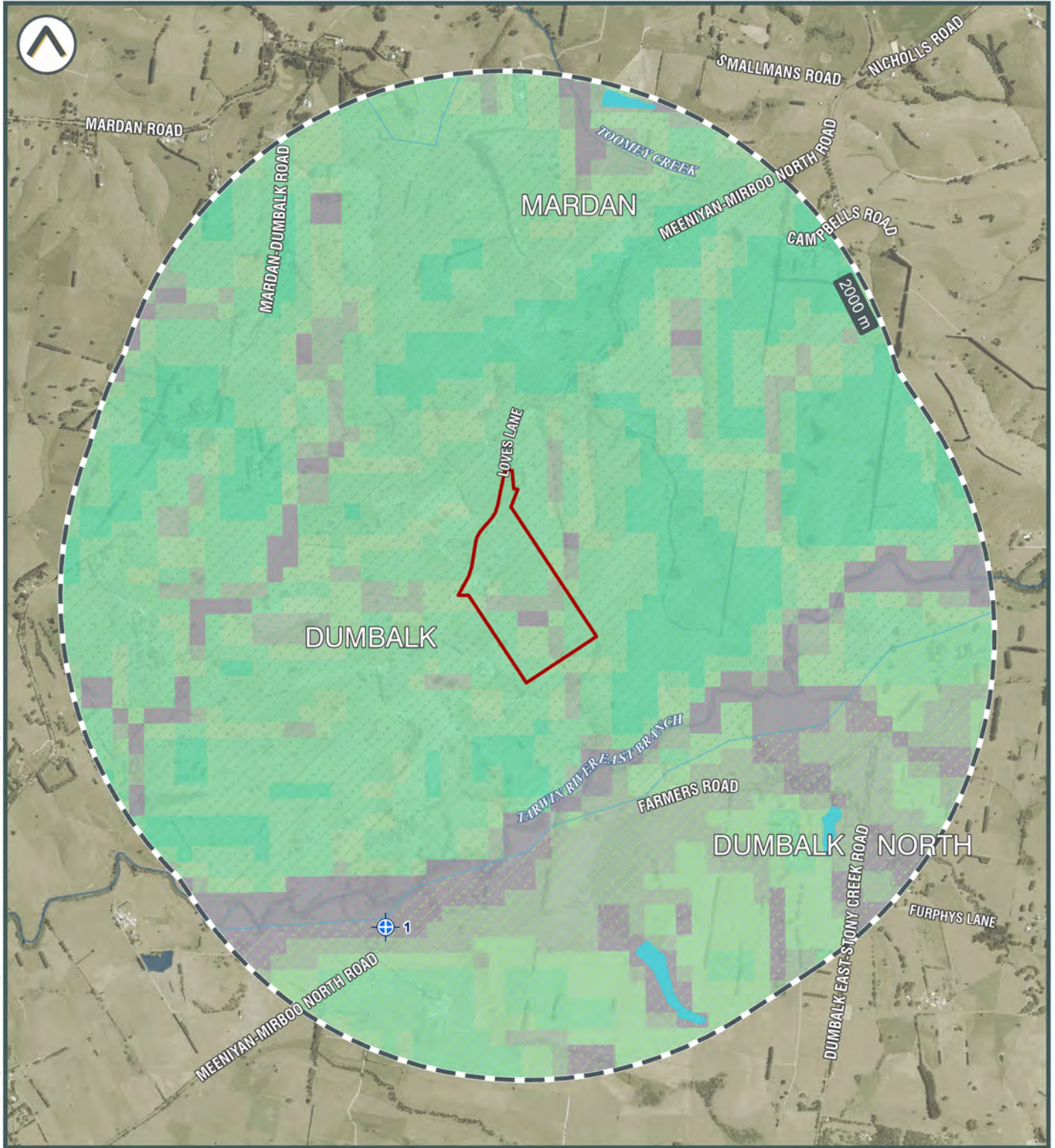
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Hydrogeology and Groundwater Boreholes



©2021 Land Insight (LI) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Groundwater bores
- Wetlands
- Designated Water Supply Catchments

- Depth to Watertable (m)
- <5
  - 5-10
  - 10-20
  - 20-50
  - >50

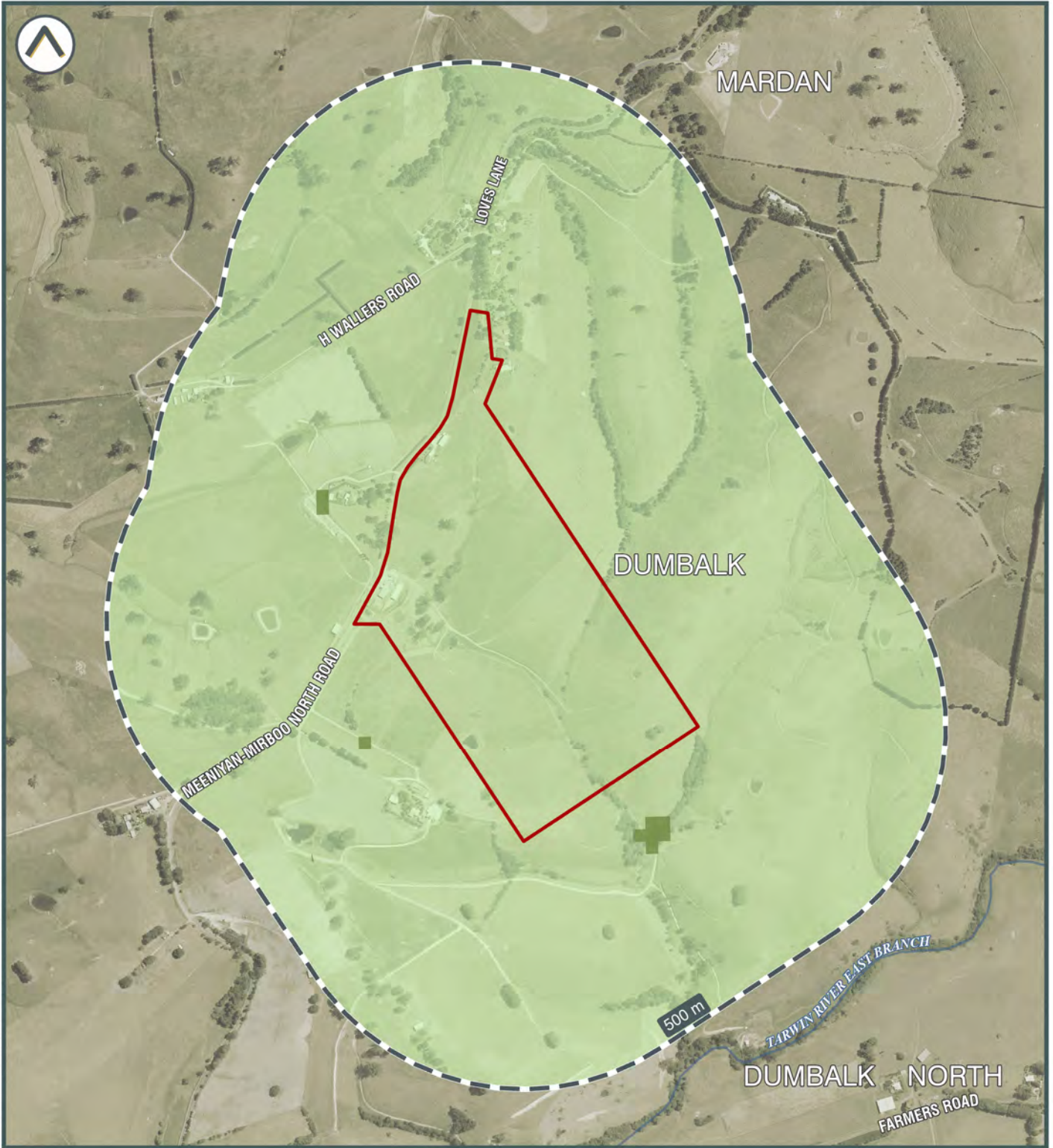
- Aquifer type
- Fractured or fissured, extensive aquifers of low to moderate productivity
- Groundwater salinity (mg/l)
- 500 - 1,000
  - 1,100 - 5,000





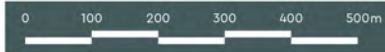


Hydrogeology and Other Boreholes



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- Subject area
- + Other boreholes
- Hydrogeologic Unit
- Mesozoic Fractured Rock Aquifer
- Ecosystems that rely on Subsurface presence of Groundwater
- Moderate potential for GW interaction

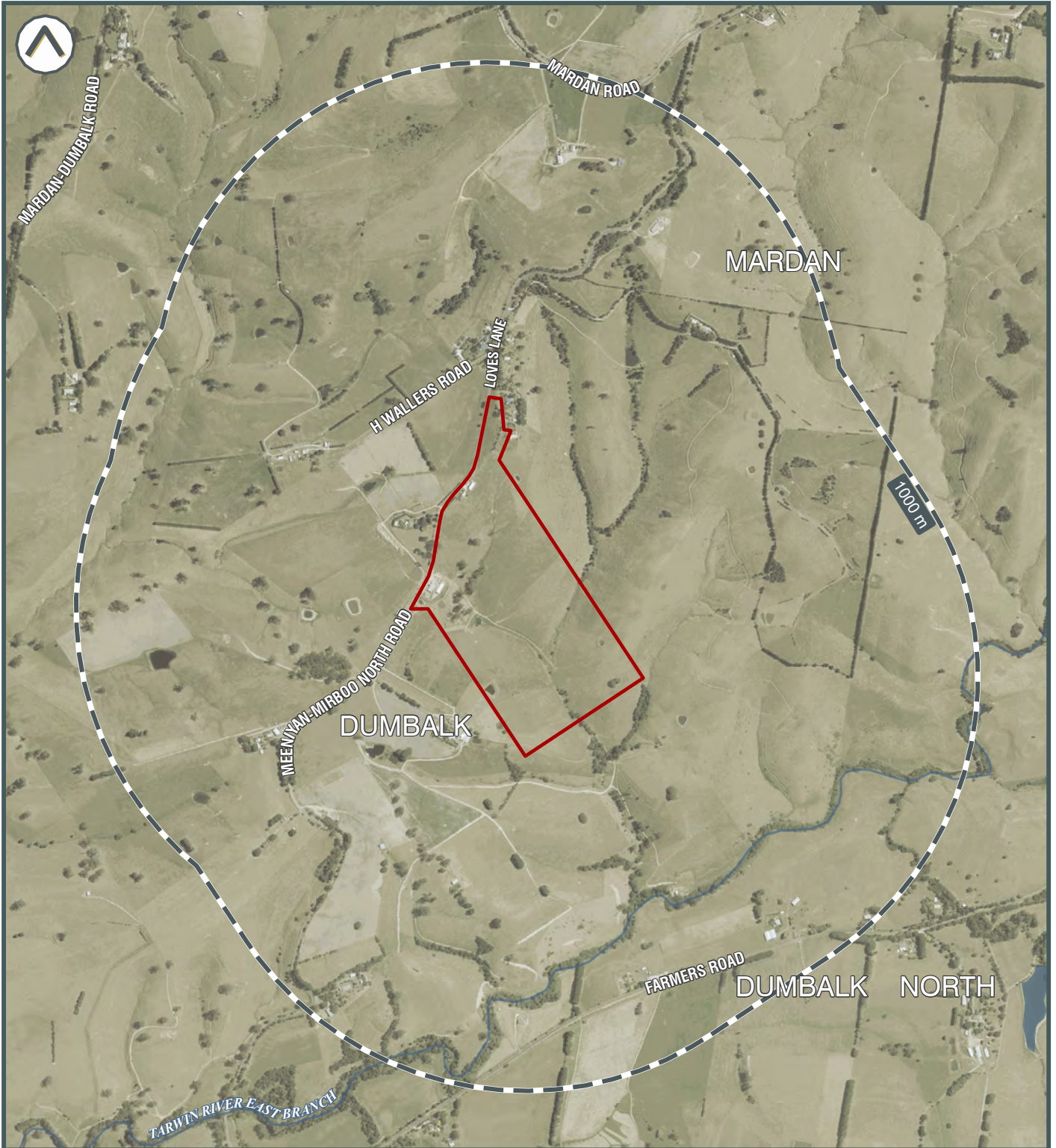


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Contaminated Land Public Register



©2021 Land Insight (LU) www.landinsight.co | 9/12/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

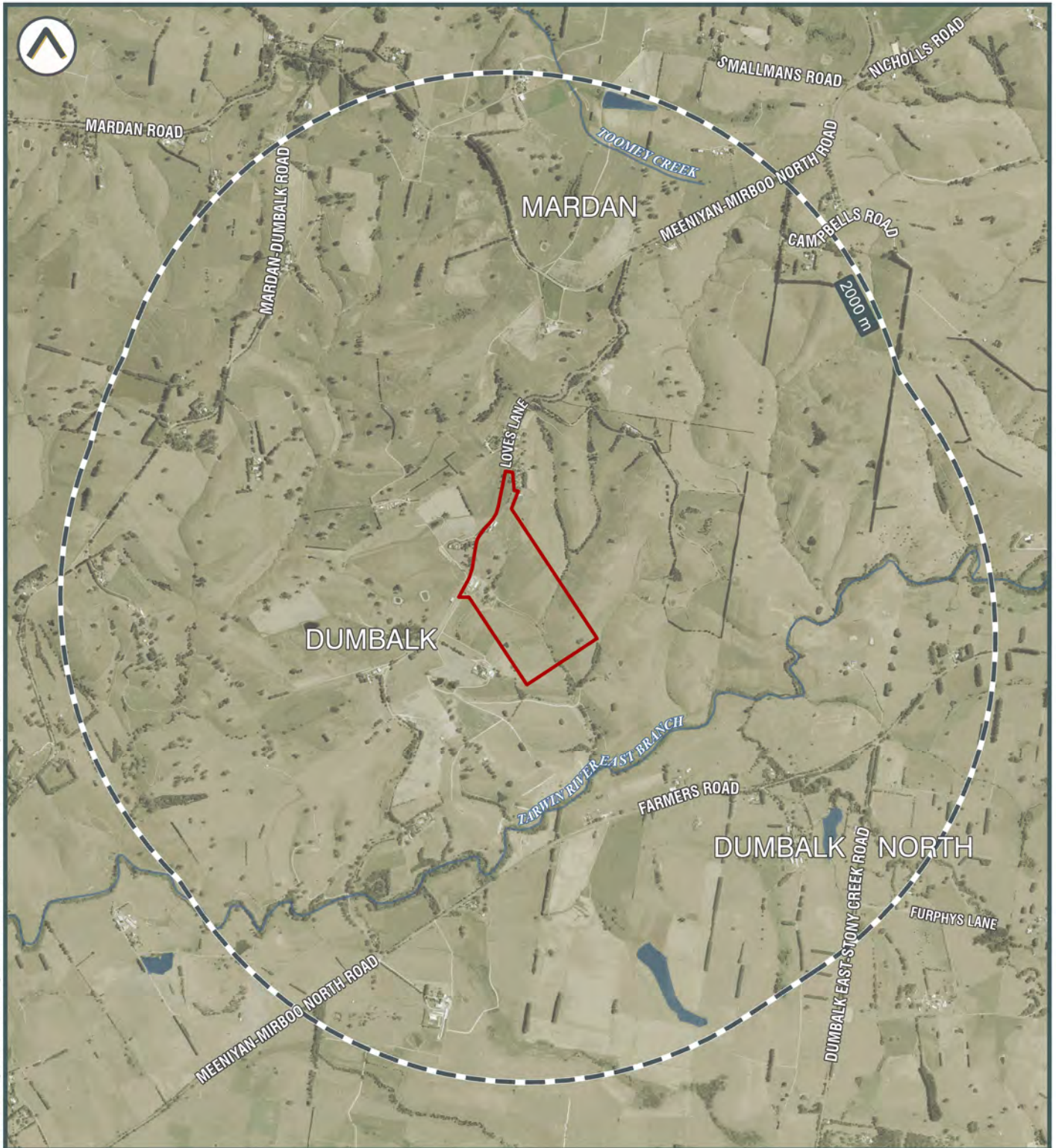
- Subject area
- Contaminated Land Register (EPA)
- Priority Sites Register Audit Report







Sites Regulated by other Jurisdictional Body



©2021 Land Insight (LU) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- PFAS sites
- Sea Dumping of Depth Charges
- NPI Facilities
- Sea Dumping of Depth Charges (Chemical munitions sea dumping)
- Former Gasworks Sites
- Other Sea Dumping Sites
- Other
- Unexploded Ordnance (UXO) Areas
- Defence Area / Military Sites
- Substantial Potential
- Slight potential
- Defence Controlled Area



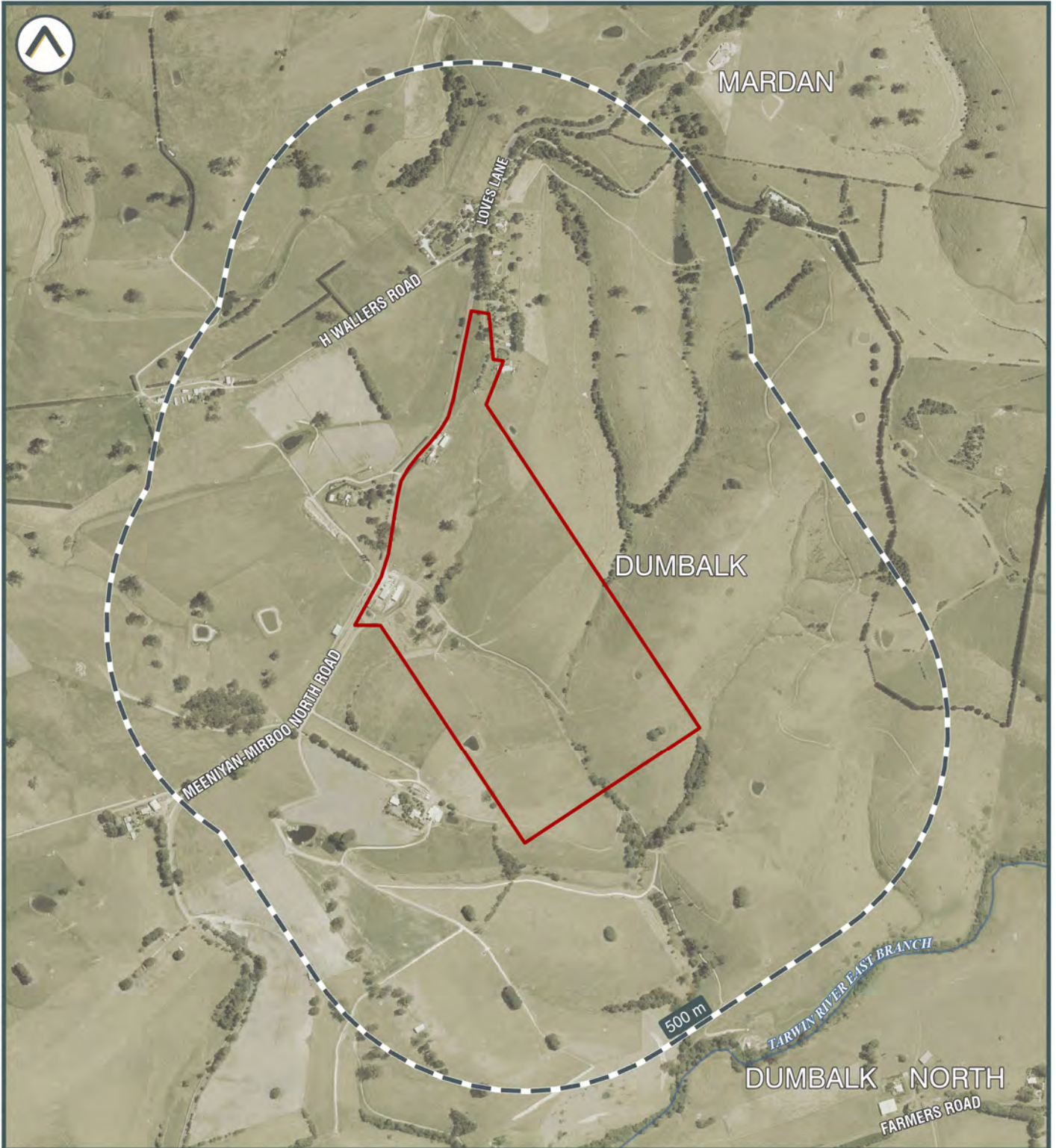
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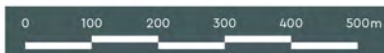
Potentially Contaminating Activities (PCAs)



©2021 Land Insight (LU) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Liquid Fuel Depots
- Operational Petrol Stations
- Waste Management Facilities
- Former Petrol Stations

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.



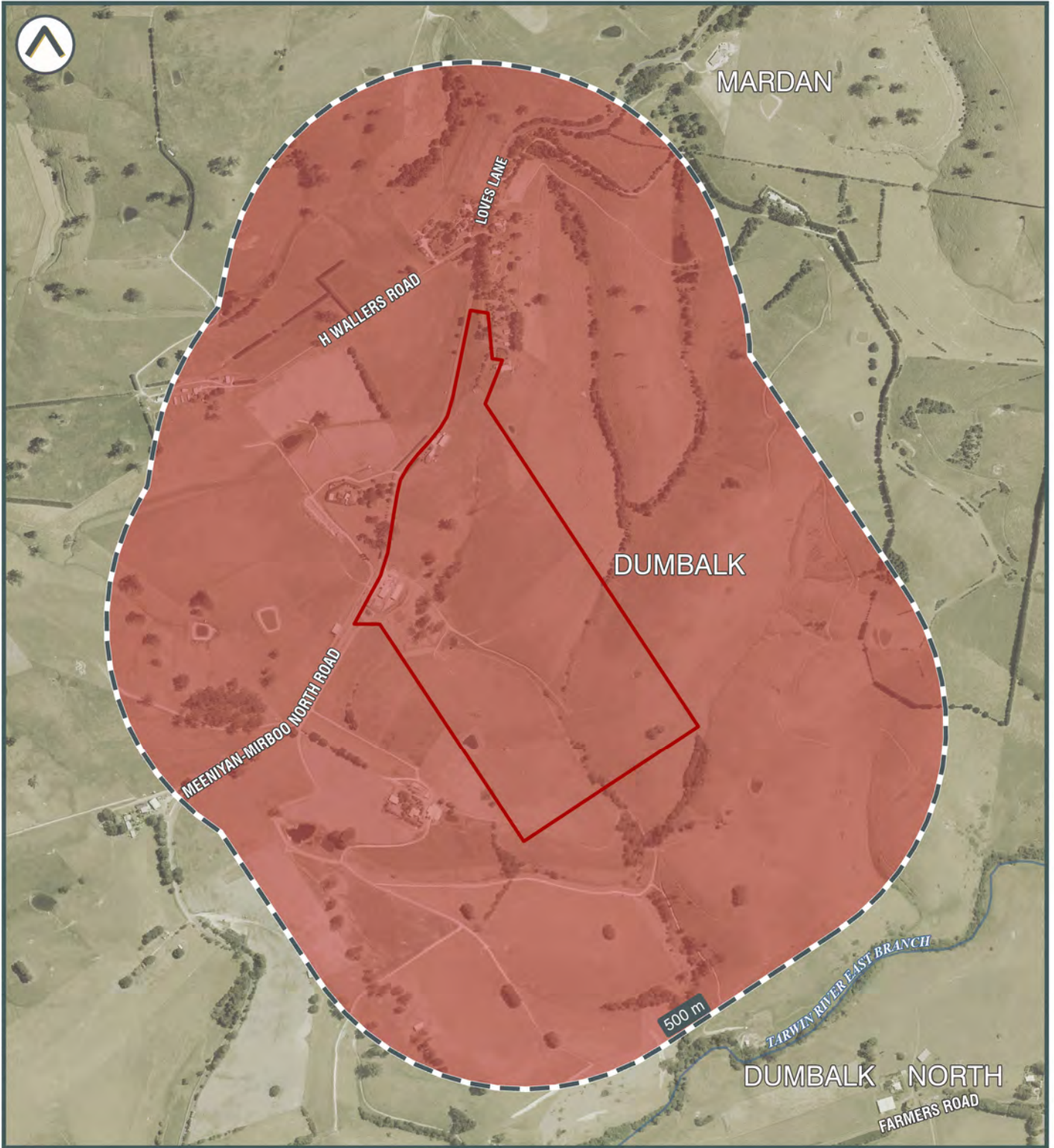
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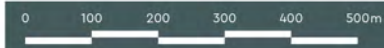


Fire and Flood Hazards



©2021 Land Insight (LI) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area Bush Fire Prone Land



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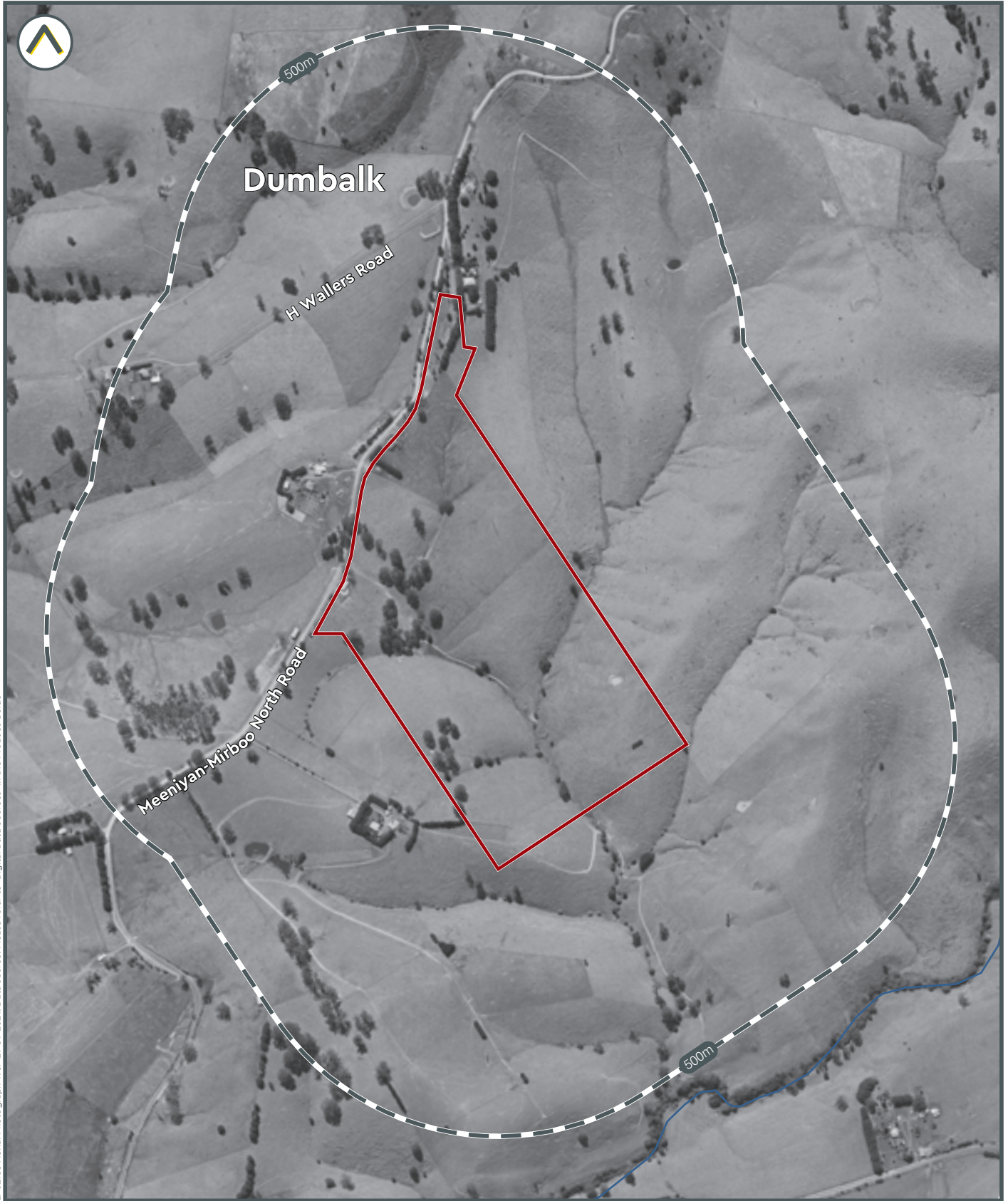
An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by large, grey boulders and patches of reddish-brown earth. The surrounding terrain is covered in dense, green and yellowish vegetation, with some trees showing autumnal colors. The overall scene is a mix of natural beauty and geological complexity.

# Appendix B

HISTORIC IMAGERY



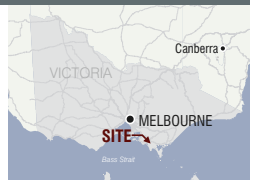
Historic Aerial Photograph - 1967



LI-02103 Aerial Photograph 1967 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

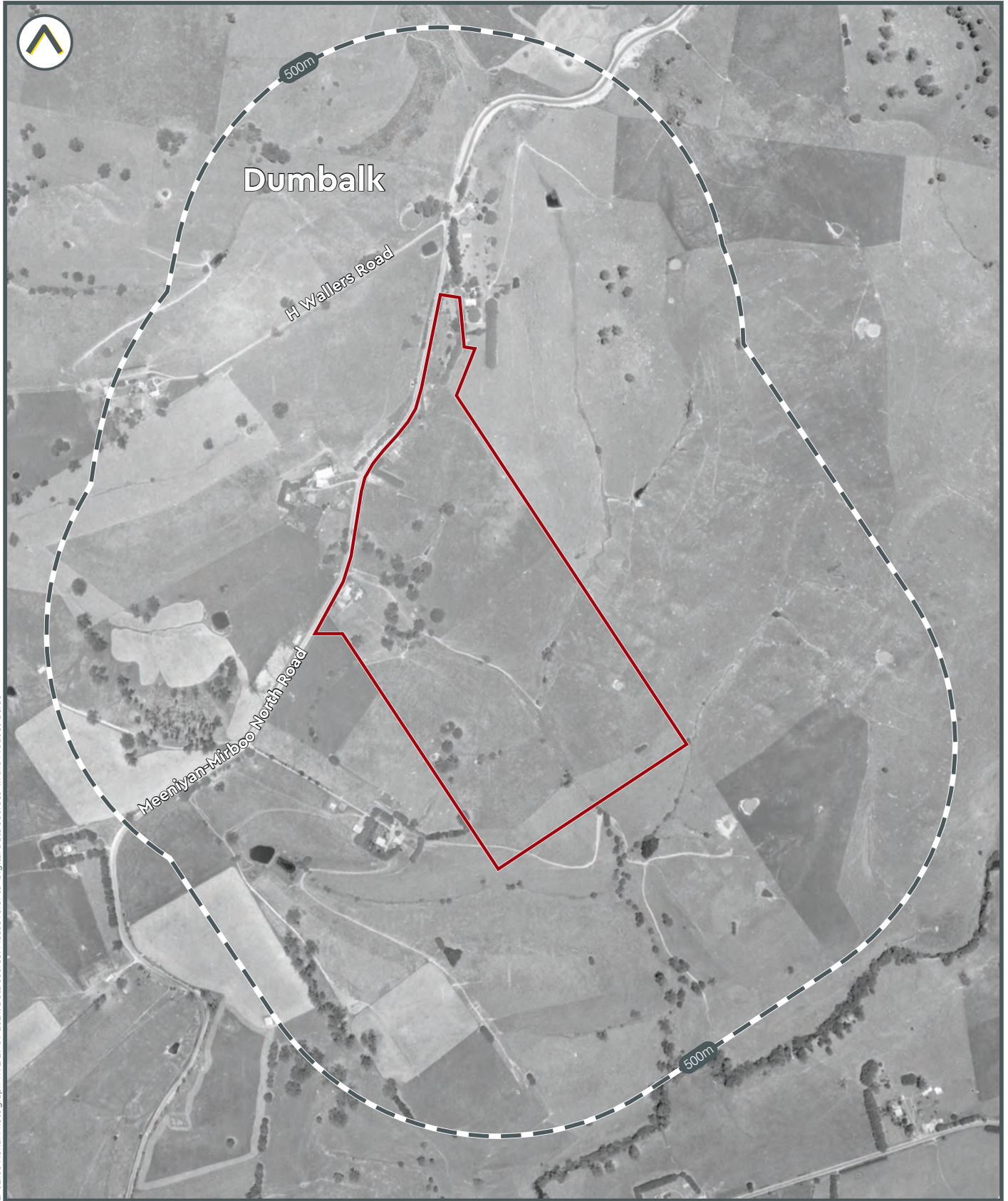
 Subject area

0 400m





Historic Aerial Photograph - 1972

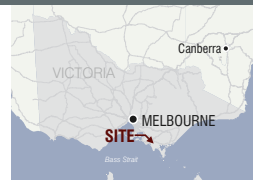


LI-02103 Aerial Photograph 1972 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

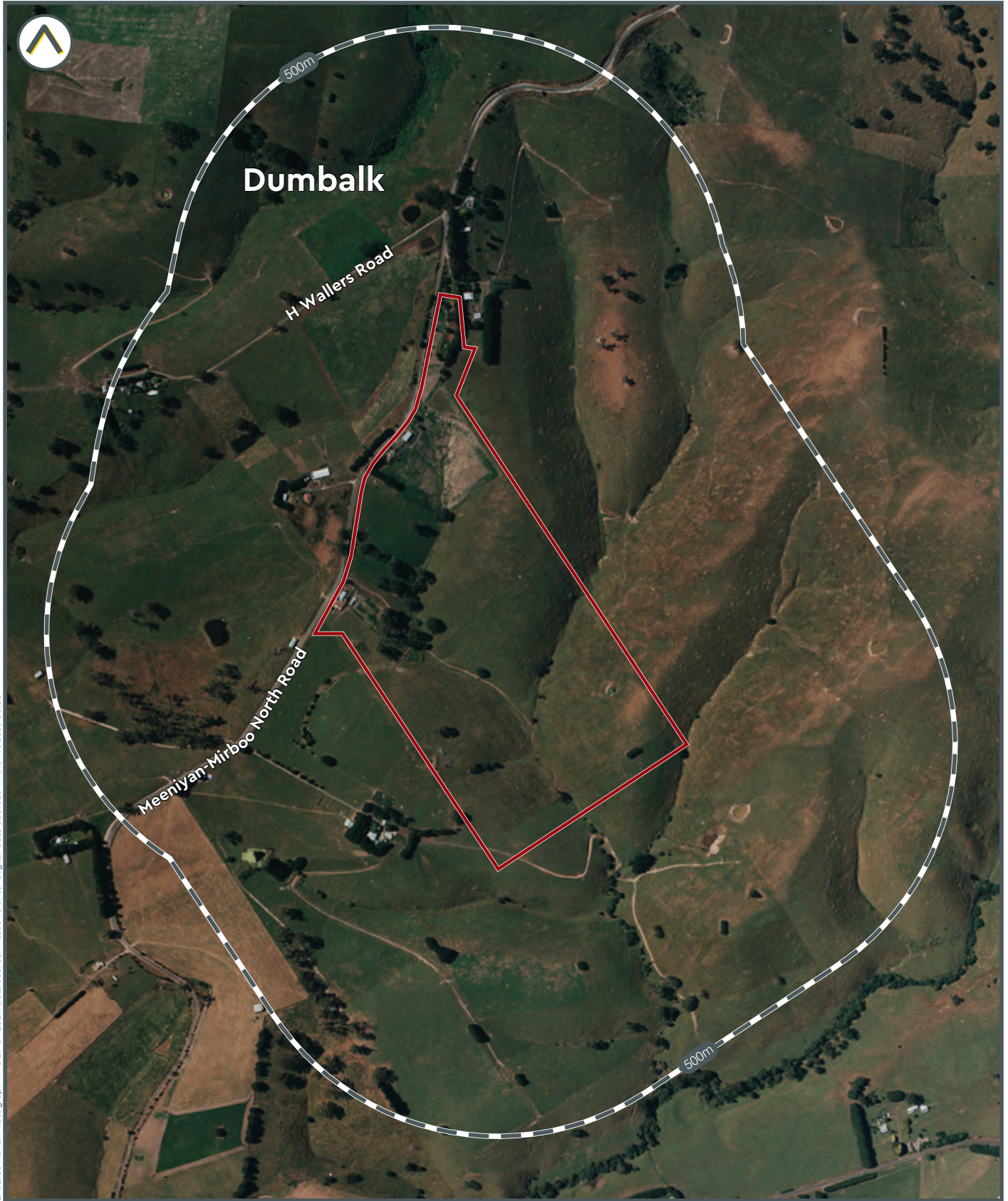


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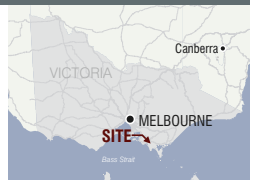
Historic Aerial Photograph - 1978



LI-02103 Aerial Photograph: 1978 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

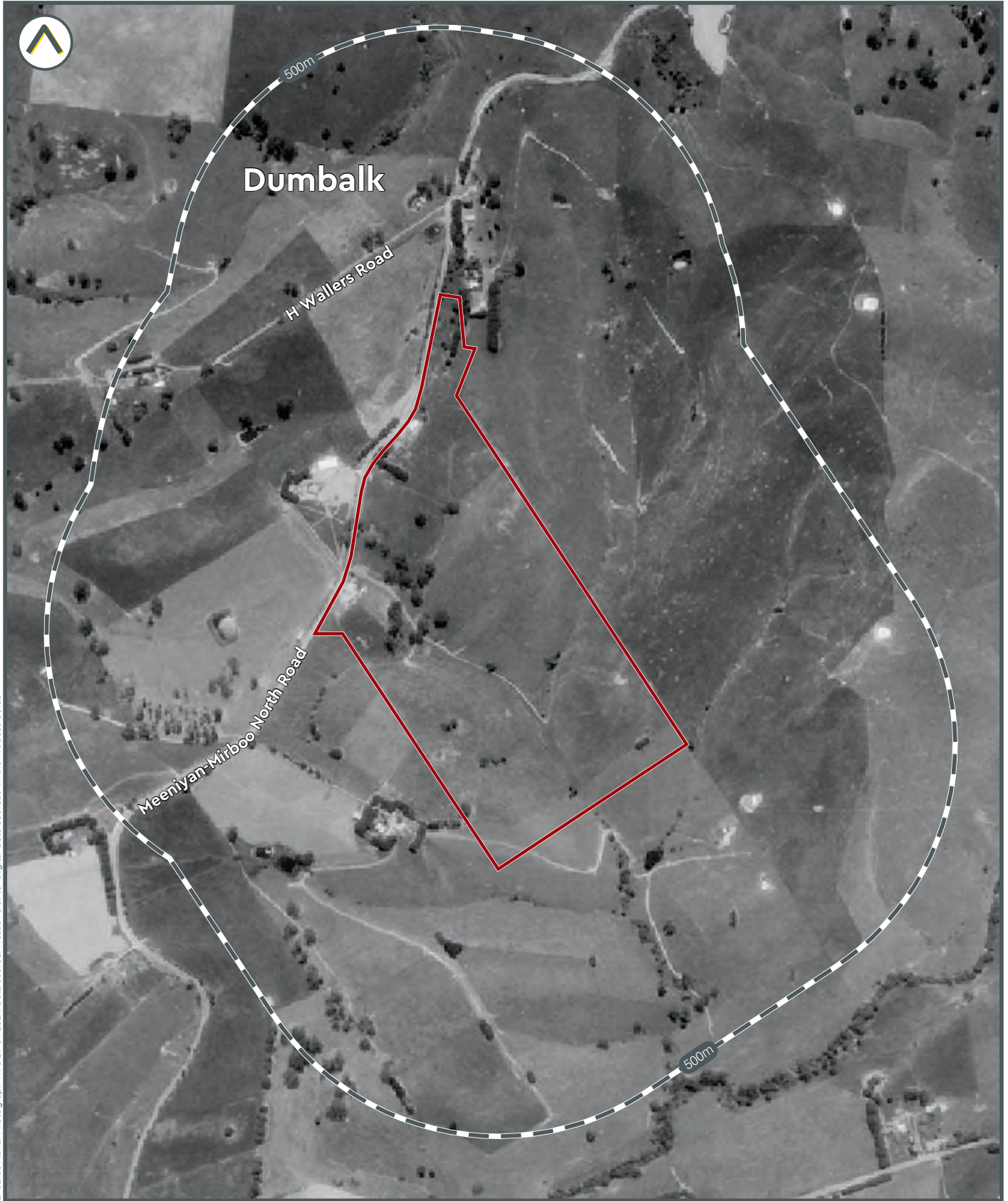
 Subject area

0 400m





Historic Aerial Photograph - 1981

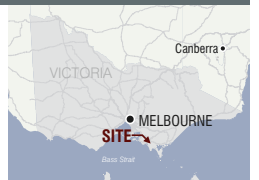


LI-02103 Aerial Photograph 1978/29/09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

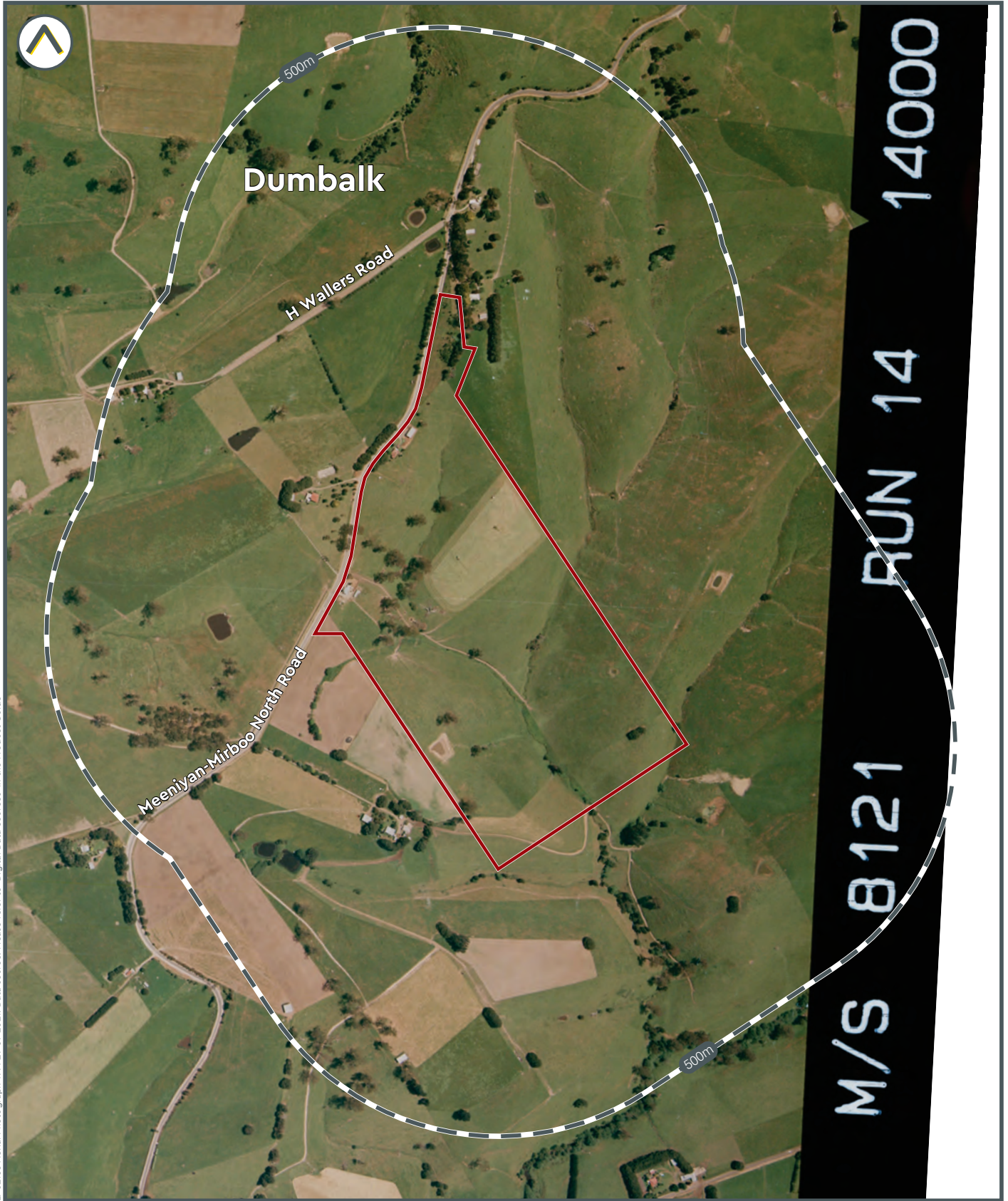


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Historic Aerial Photograph - 1991

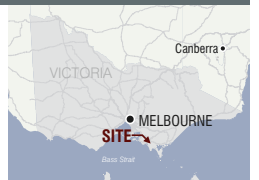


LI-02103 Aerial Photograph 1991 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

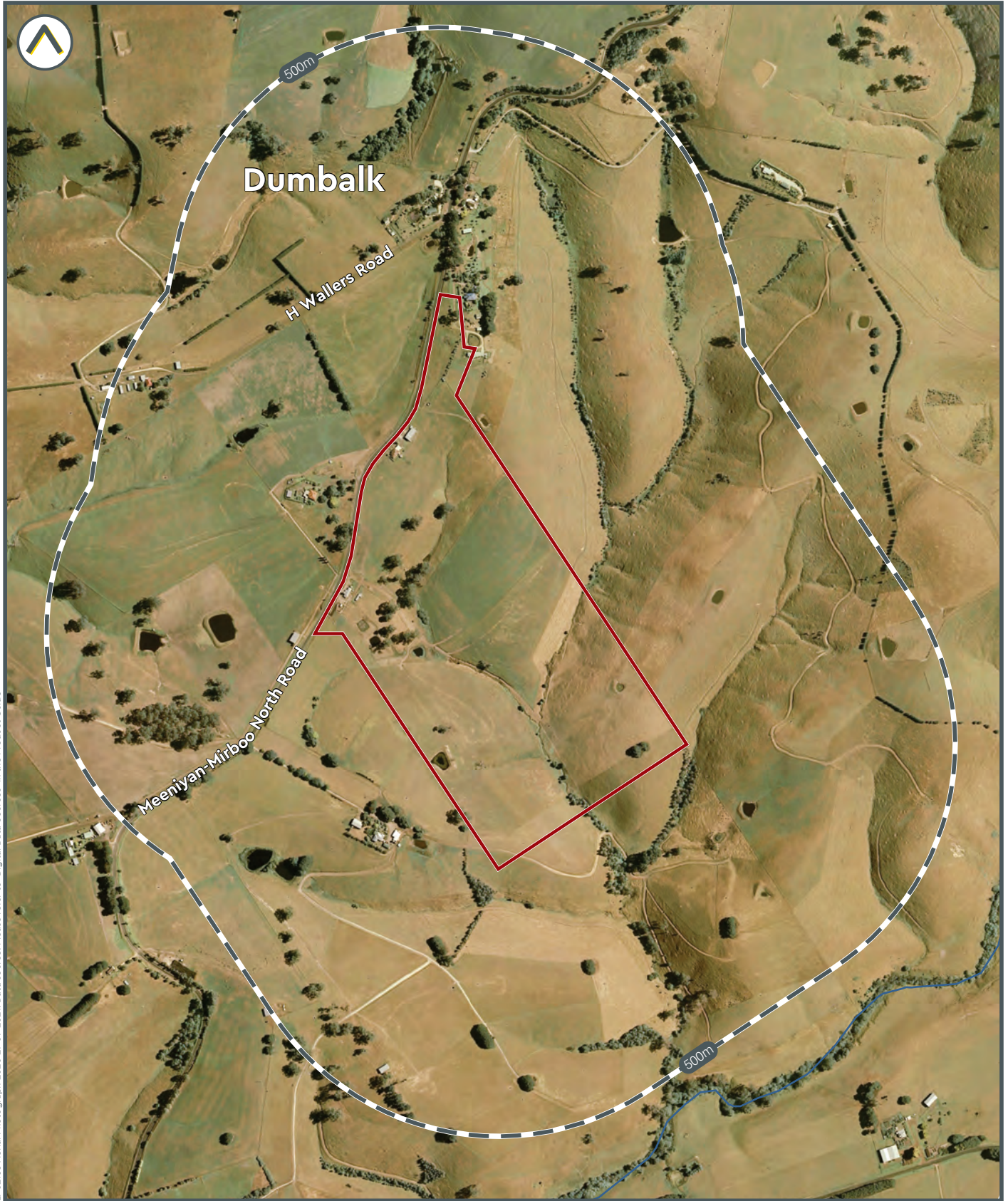


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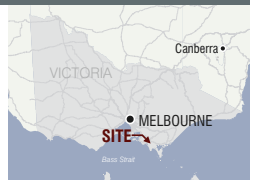
Historic Aerial Photograph - 2009



LI-02103 Aerial Photograph 2020 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

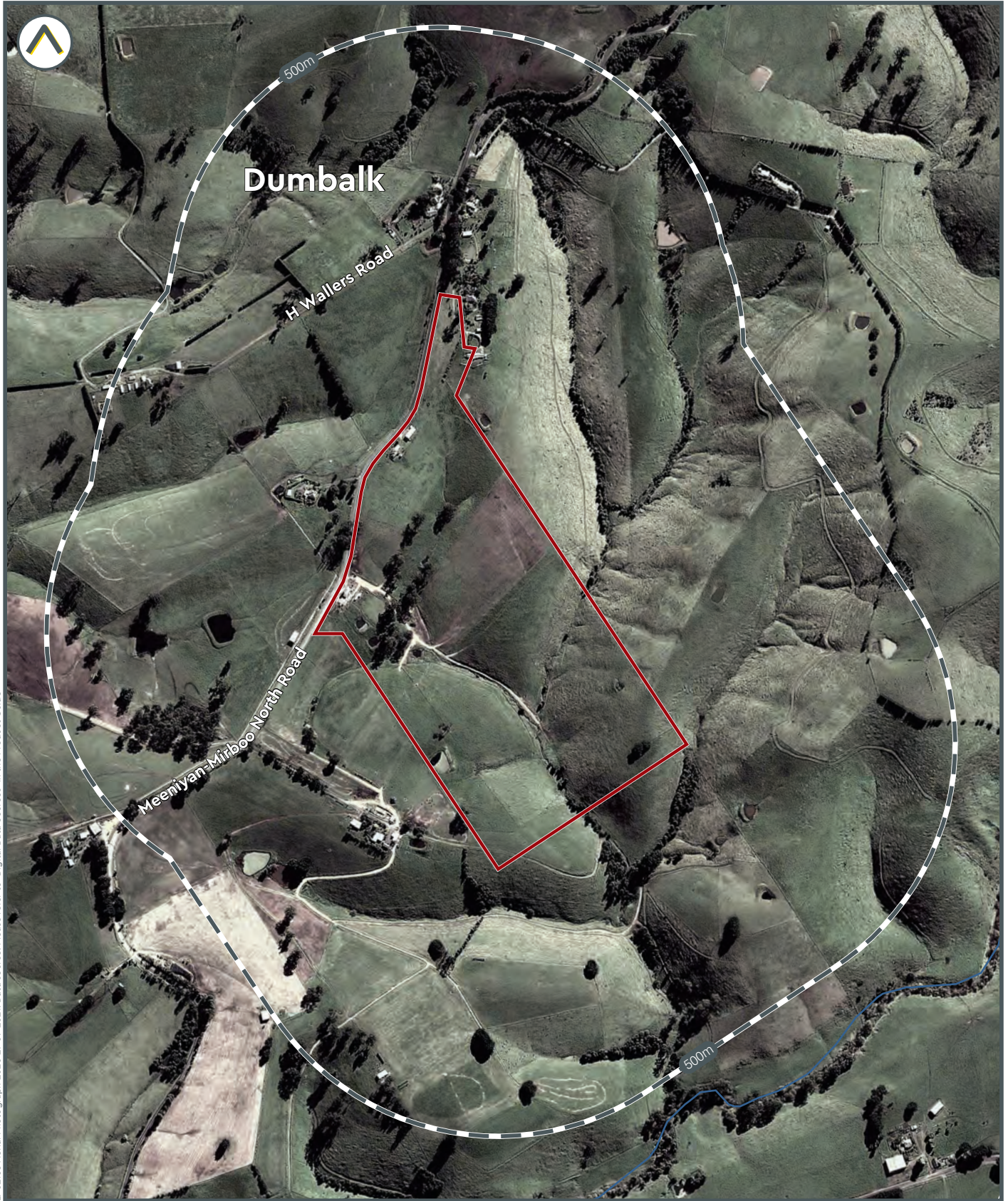
Subject area

0 400m





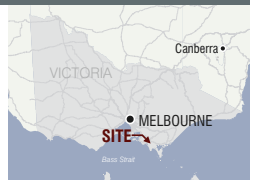
Historic Aerial Photograph - 2011



LI-02103 Aerial Photograph 2020 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

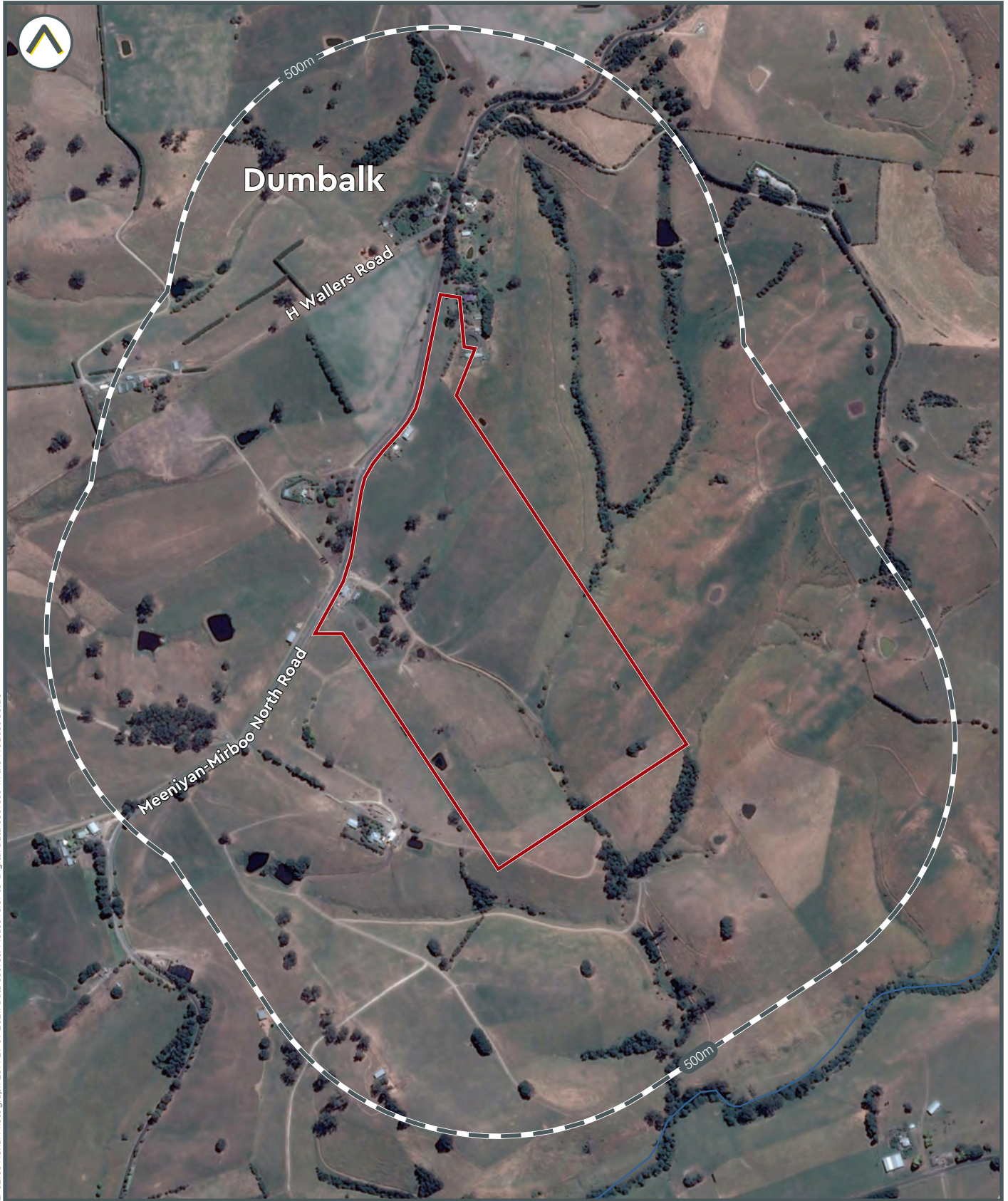
 Subject area

0 400m





Historic Aerial Photograph - 2014



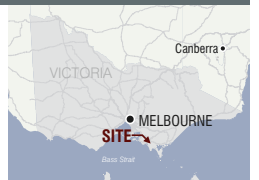
LI-02103 Aerial Photograph 2014, 29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 400m



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Historic Aerial Photograph - 2020



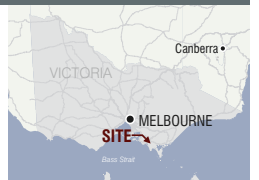
LI-02103 Aerial Photograph 2020 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

0 400m



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# Enviro-Screen


1560 Mardan Road  
Dumbalk, VIC

28 September 2021









# Understanding your report

---

Your Report has been produced by Land Insight and Resources (Land Insight).

Your Report is based on information available from public databases and sources at the date of reporting. The information gathered relates to land that is within a 200 to 2000m radius (buffer zone) from the boundaries of the Property. A smaller or larger radius may be applied for certain records (as listed under records and as shown in report maps).

While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information or data provided.

**The report provided by Land Insight includes** data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact [info@liresources.com.au](mailto:info@liresources.com.au)

**The report does not include** title searches; dangerous good searches or; property certificates (unless requested); or information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to contamination that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators the data displayed within this report is only current from date of production.

**This Report, and your use of it, is regulated by Land Insight's Terms and Conditions (See Land Insight's Product Guide).**



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**Attachment A - Report Maps**

**Attachment B - Historical Imagery**

**Land Insight Product Guide and Terms and Conditions**



# SUMMARY

 <b>Section 1</b>	<b>PROPERTY SETTING</b>	<b>Identified</b>
Sensitive Receptors Planning Control Heritage Soil and Land Information Geology and Topography		
 <b>Section 2</b>	<b>HYDROGEOLOGY</b>	<b>Identified</b>
Aquifer Groundwater Bores and Other Borehole investigations Groundwater Dependent Ecosystems (GDE) Hydrogeology Units Wetlands		
 <b>Section 3</b>	<b>ENVIRONMENTAL REGISTERS LICENCES AND INCIDENTS</b>	<b>Not Identified</b>
Contaminated Land Public Register Sites Regulate by Other Jurisdictional Body (Former Gaswork sites / PFAS sites) Licensing and Regulated Sites National Pollutant Inventory (NPI)		
 <b>Section 4</b>	<b>POTENTIALLY CONTAMINATED AREAS</b>	<b>Not Identified</b>
National Liquid Fuel Facilities National Waste Management Facilities		
 <b>Section 5</b>	<b>NATURAL HAZARDS</b>	<b>Identified</b>
Erosion risk Bushfire prone land Fire history Flood hazards		





# Section 1 Property Setting



## 1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Category	Distance (m)	Direction
Not identified	-	-	-

## 1.2 PLANNING CONTROLS

Map 1.2 (onsite)

### Zoning

Code	Zoning	Details
FZ	FARMING ZONE	-

### Planning Overlay

Type	Category	Details
ESO	ESO2	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2
ESO	ESO5	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 5

### Other Planning Information

Type	Category	Details
Not identified	-	-



### 1.3 HERITAGE

### Map 1.3 (200m Buffer)

#### State and Local Heritage

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

#### Australian Heritage Database

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

### 1.4 SOIL AND LAND USE INFORMATION

### Map 1.4a/1.4b (onsite)

#### Soil Landscape

Soil Landscape	MsM7-1	s	Soil Group	Yellow earths
Description	Mountain (relative relief >300m)			
Soil Landscape	HsM7-1	s	Soil Group	'Brown earths, Yellow duplex soils'
Description	Hill (relative relief 90-300m)			

#### Salinity

Salt Susceptibility	Not identified	8
---------------------	----------------	---

#### Radon

Radon Level	Bq/m <sup>3</sup>	Not identified
-------------	-------------------	----------------

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

#### Acid Sulfate Soil

Coastal Acid Sulfate Soil Hazard (CASS) (Table 1.4.1)	On the Property?	Within Buffer?
Class	Not identified	Not identified

#### National Acid Sulfate Soils Atlas

Atlas of Australian ASS (Table 1.4.2)	Bn(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Low Probability of occurrence
--	--------	---	---------------------------	-------------------------------



**Table 1.4.1. Classification for Coastal Acid Sulfate Soils (CASS)**

Class of Land as shown on ASS Planning Maps	
<b>Prospective Land</b>	Land that has the potential to contain Coastal Acid Sulfate Soils as indicated by geomorphology.
<b>Made Land</b>	Land that has been modified by human agency. Here, the geomorphic features that indicate the potential to contain Coastal Acid Sulfate Soil, no longer exist. Assessment of the potential depends on information such as geology maps or soil maps, that pre-dates modification.

Data represents Victorian coastal lands which have the potential to contain acid sulfate soil (CASS), i.e. it is prospective for CASS. The data is used for triggering an investigation of a site where proposed activities risk disturbing CASS. Department of Environment and Primary Industries.

**Table 1.4.2. Atlas of Australian Acid Sulfate Soils<sup>1</sup> (ASRIS) (CSIRO/NatCASS)**

Probability of Occurrence of ASS <sup>1</sup>	
<b>A</b>	<b>High Probability of occurrence</b> - (>70% chance of occurrence in mapping unit)
<b>B</b>	<b>Low Probability of occurrence</b> - (6-70% chance of occurrence in mapping unit)
<b>C</b>	<b>Extremely low probability of occurrence</b> - (1-5% chance of occurrence in mapping unit)
<b>D</b>	<b>No probability of occurrence</b> - (<1% chance of occurrence in mapping unit)
<b>x</b>	<b>Disturbed ASS<sup>1</sup> terrain</b> - (ASS <sup>1</sup> material present below urban development).
<b>u</b>	<b>Unclassified</b> - (Insufficient information to classify map unit)
Zones	
<b>a</b>	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).
<b>b, c</b>	Potential acid sulfate soil generally within upper 1 m.
<b>c, d, e</b>	ASS <sup>1</sup> generally within upper 1 m.
<b>f</b>	ASS <sup>1</sup> generally below 1 m from the surface
<b>g</b>	ASS <sup>1</sup> , generally below 3 m from the surface.
<b>h</b>	ASS <sup>1</sup> generally within 1 m of the surface.
<b>i, j</b>	ASS <sup>1</sup> generally below 1 m of the surface.
<b>k</b>	ASS <sup>1</sup> material and/or Monosulfidic Black Ooze (MBO).
<b>l, m, n, o, p, q</b>	ASS <sup>1</sup> generally within upper 1 m in wet / riparian areas.
Subscripts to codes	
<b>(a)</b>	Actual acid sulfate soil (AASS) = sulfuric material.
<b>(p)</b>	Potential acid sulfate soil (PASS) = sulfidic material.
<b>(q)</b>	Monosulfidic Black Ooze (MBO) is organic ooze enriched by iron monosulfides.
Confidence levels	
<b>(1)</b>	All necessary analytical and morphological data are available
<b>(2)</b>	Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence
<b>(3)</b>	No necessary analytical data are available, but confidence is fair, based on a knowledge of similar soils in similar environments
<b>(4)</b>	No necessary analytical data are available, and classifier has little knowledge or experience with ASS, hence classification is provisional

<sup>1</sup>Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics (Pons 1973). Acid sulfate soil (ASS) may include PASS or AASS + PASS. Potential acid sulfate soil (PASS) = sulfidic material. Actual acid sulfate soil (AASS) = sulfuric material.



## 1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (onsite)

### Geology

Map Sheet	Symbol	Name	Geologic History	Lithology	Description
1:50,000 Geological Units	Ksw	Wonthaggi Formation (Ksw): generic	Early Cretaceous to Early Cretaceous (channelled stream flow - fluvial [environment]; over-bank stream flow - fluvial [environment])	sandstone (major [proportion]); siltstone (minor [proportion]); conglomerate (minor [proportion]); coal (minor [proportion])	Lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial

### Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

### Topography

Topography	180 – 260 mAHD
------------	----------------



## Section 2 Hydrogeology



### 2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 2.1 (2000m Buffer)

	On the Property?	Within Buffer?
Aquifer Type	Fractured or fissured, extensive aquifers of low to moderate productivity	Fractured or fissured, extensive aquifers of low to moderate productivity Fractured or fissured, extensive highly productive aquifers
Designated Water Supply Catchments	TARWIN RIVER (MEENIYAN)	TARWIN RIVER (MEENIYAN)
Depth to Watertable (m)	20 - >50	<5 - >50
Wetlands	Not identified	Temporary freshwater swamps
Groundwater Salinity (mg/L)	3500	3500

#### Groundwater Quality Restricted Use Zones

Number	Address	Site history	Restrictions on Use	Distance (m)	Direction
Not identified	-	-	-	-	-

#### Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/L)	Yield (L/s)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-	-	-	-



**Groundwater Bores Driller Lithology Details**

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
Not identified	-		-	-

**2.2 HYDROGEOLOGY AND OTHER BOREHOLES**

**Map 2.2 (500m Buffer)**

	On the Property?	Within Buffer?
Groundwater Management Areas	Not identified	-
Hydrogeologic Unit	Mesozoic Fractured Rock Aquifer	Tertiary Basalt Aquifer (fractured rock) Mesozoic Fractured Rock Aquifer

**Groundwater Dependent Ecosystems (GDE)**

	On the Property?	Within Buffer?
Aquatic	Not identified	-
Terrestrial	Not identified	-

*Aquatic - Ecosystems that rely on the Surface expression of groundwater.  
Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.*

**Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)**

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-



# Section 3 Environmental Registers, Licences and Incidents



## 3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

### Environmental Audit Reports

CARMS No.	Address	Audit Category	Distance (m)	Direction
Not identified	-	-	-	-

### Priority Site Register

Notice No.	Address	Issue	Distance (m)	Direction
Not identified	-	-	-	-

**Table 3.1.1 Sections 53X and 53V of the Environment Protection Act 1970**

EPA Types of Environmental Audits	
<b>53X Audits</b>	A 53X ('condition of the environment') audit is most frequently used by the planning system and verifies that potentially contaminated land can be used for a specific use (industrial, commercial or residential). From a 53X audit comes either a certificate or statement of environmental audit.
<b>53V Audits</b>	A 53V ('risk of harm') audit is most commonly used by EPA to understand the risk to the environment posed by an industrial activity or to validate that cleanup of contaminated land or groundwater has occurred. The 53V audit assesses the risk of any possible harm to a site caused by an industrial process or activity, waste substance or noise. This includes audits associated with the construction and operation of landfills.



### 3.2 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.2 (2000m Buffer)

#### Defence, Military Sites and UXO Areas

Site name	Type*	Description	Distance (m)	Direction
Not identified	-	-	-	-

\*RCIP (Regional Contamination Investigation Program). UXO (Unexploded Ordnance Areas)

#### Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

#### PFAS Sites

Site name	Description	Distance (m) *	Direction
Not identified	-	-	-

#### National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-

### 3.3 LICENCES, APPROVALS & NOTICES

Map 3.3 (500m Buffer)

#### Licences

Licence No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Approvals

Doc No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Notices

Transaction No.	Type	Company Name	Address	Distance (m)	Direction
Not identified		-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

<b>Table 3.3.1 EPA Regulatory Instruments Explanation</b>	
<b>Approvals</b>	
<b>Works approval is required for industrial and waste management activities that have the potential for significant environmental impact.</b>	
<b>Works Approval</b>	EPA's works approval process is designed to ensure the best and most cost-effective environmental outcomes on projects are achieved. Without works approvals there is an increased risk of industrial projects causing pollution issues and requiring expensive retrofitting.
<b>30A Approval</b>	Section 30A is an overriding provision of the Environment Protection Act 1970 (the Act) under which EPA can authorise discharges, emissions, storage, treatment, disposal and handling of waste in emergencies and other temporary situations that would otherwise be an offence under the Act. 30A approvals are not issued lightly, as they permit activities that would not normally be allowed.
<b>Notices</b>	
<b>Remedial notices are served to prevent or remedy a range of non-compliances or likely non-compliances. Remedial notices are not punitive measures.</b>	
<b>Clean Up Notice</b>	Clean up notices (CUN) are issued under section 62A of the <i>Environment Protection Act 1970</i> . They aim to prevent further contamination and impact on beneficial uses through removal of waste, undertaking clean-up activities, ongoing management of pollution, altered handling, storage or location of industrial or prescribed industrial waste.
<b>Minor Works Pollution</b>	Minor works pollution abatement notices (MWPANs) are issued under section 31B of the EP Act. They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to onsite processes and practices in urgent situations.
<b>Pollution Abatement Notice</b>	Pollution abatement notices are issued under section 31A of the <i>Environment Protection Act 1970</i> . They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to on-site processes and practices.
<b>Post closure pollution abatement notices (PC PAN)</b>	Post Closure Pollution Abatement Notices (PAN's) are formal legal enforceable Notices issued by EPA on former landfill sites. The environmental risks posed by landfill sites continue for a significant period of time after waste acceptance has ceased.
<b>Licences</b>	
<b>EPA licence is required for all scheduled premises. It allows the licence-holder to operate and sets conditions that they must meet.</b>	
<b>Licence</b>	Licences contain standard conditions that aim to control the operation of the premises so that there is no adverse effect on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, and noise and odour.
<b>Amalgamated Licence</b>	An amalgamated licence is a legal document that contains standard conditions to control the operation of scheduled premises to minimise impacts on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, noise and odour.





# Section 4 Potentially Contaminated Areas



## 4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (500m Buffer)

### Liquid Fuel Facilities

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

### Waste Management Facilities & Recycling Centres

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights.

Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

**\*Status:**

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former. Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued 1 to 2 years prior from the day this report was issued. All former sites older than 2 years will be reported in the 'Historical Potentially Contaminating Activities' section 4.4 in this report.

## 4.2 HISTORICAL POTENTIALLY CONTAMINATING ACTIVITIES

(not mapped)

### 1900 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1905 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1915 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1925 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1935 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1940 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1945 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1955 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-



**1965 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1970 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1975 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1980 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1990 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2005 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2010 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2015 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

Land Insight uses a number of address geocoding techniques and characterised them according to the following criteria: completeness (match rates) and positional accuracy. When a historical street address does not contain complete details or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. The positional accuracy of the records is listed below:

## Historical data positional accuracy and georeferencing results explanation

Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and historical business listing information. The business addresses were geocoded using historical information and cannot be relied upon as some of the addresses no longer exist. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at [info@landinsight.co](mailto:info@landinsight.co).

Historical Industries or business activities deemed to be of negligible or lesser risk are not reported. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.





## Section 5 Natural Hazards



### 5.1 Natural Hazards

Map 5.1 (500m Buffer)

#### Erosion Risk

Category	On the Property?	Within Buffer?
Not identified	-	-

#### Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Area (BLA)	Yes	Yes
Fire History	-	Not identified

#### Flood Hazard

Name	On the Property?	Within Buffer?
Not identified	-	-



Tower Three, Level 24  
300 Barangaroo Avenue  
Sydney NSW 2000 Australia  
02 8067 8870  
info@liresources.com.au  
[www.liresources.com.au](http://www.liresources.com.au)





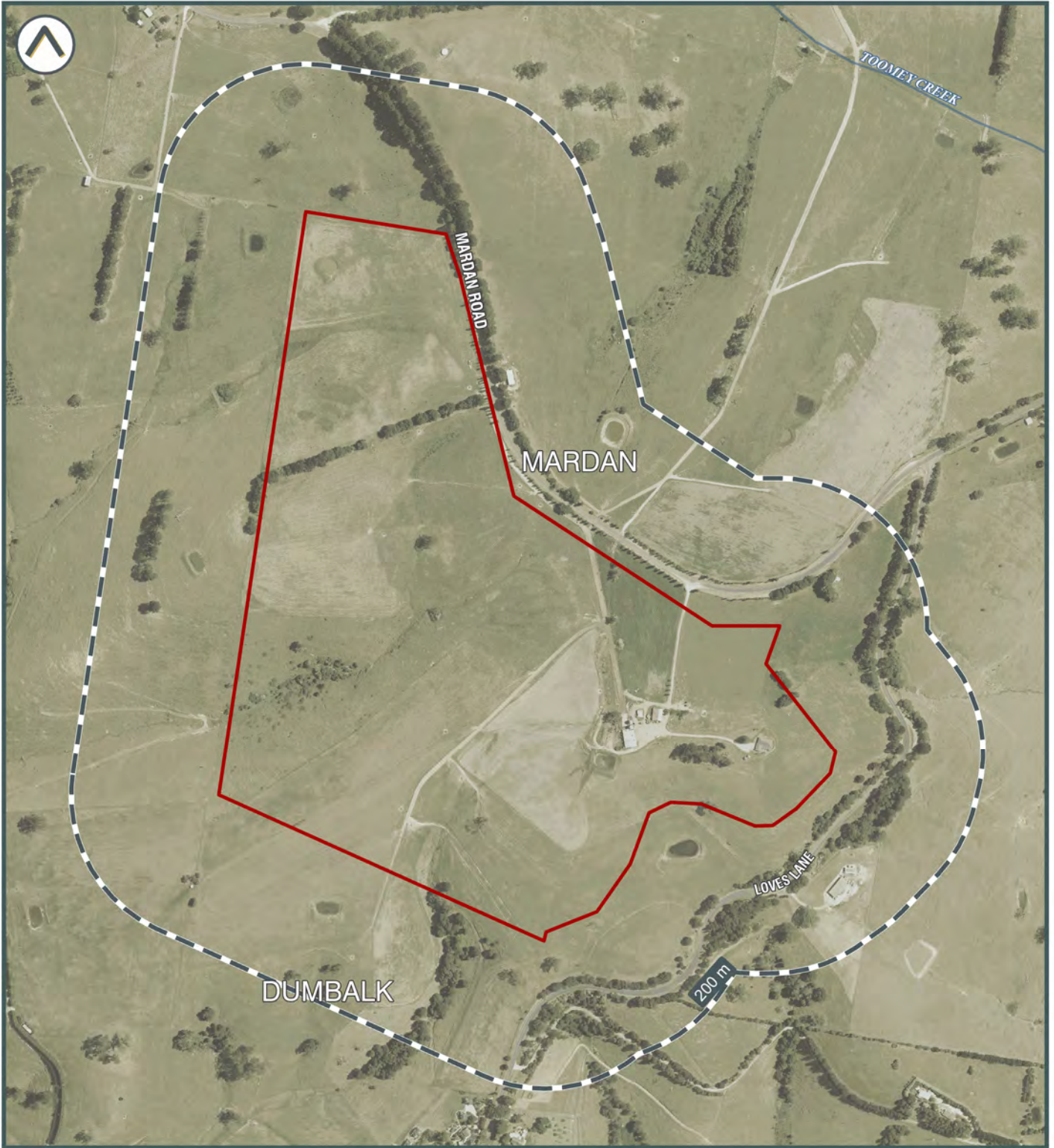
# Appendix A

REPORT MAPS



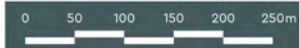


Subject Area and Sensitive Receptors



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Subject area



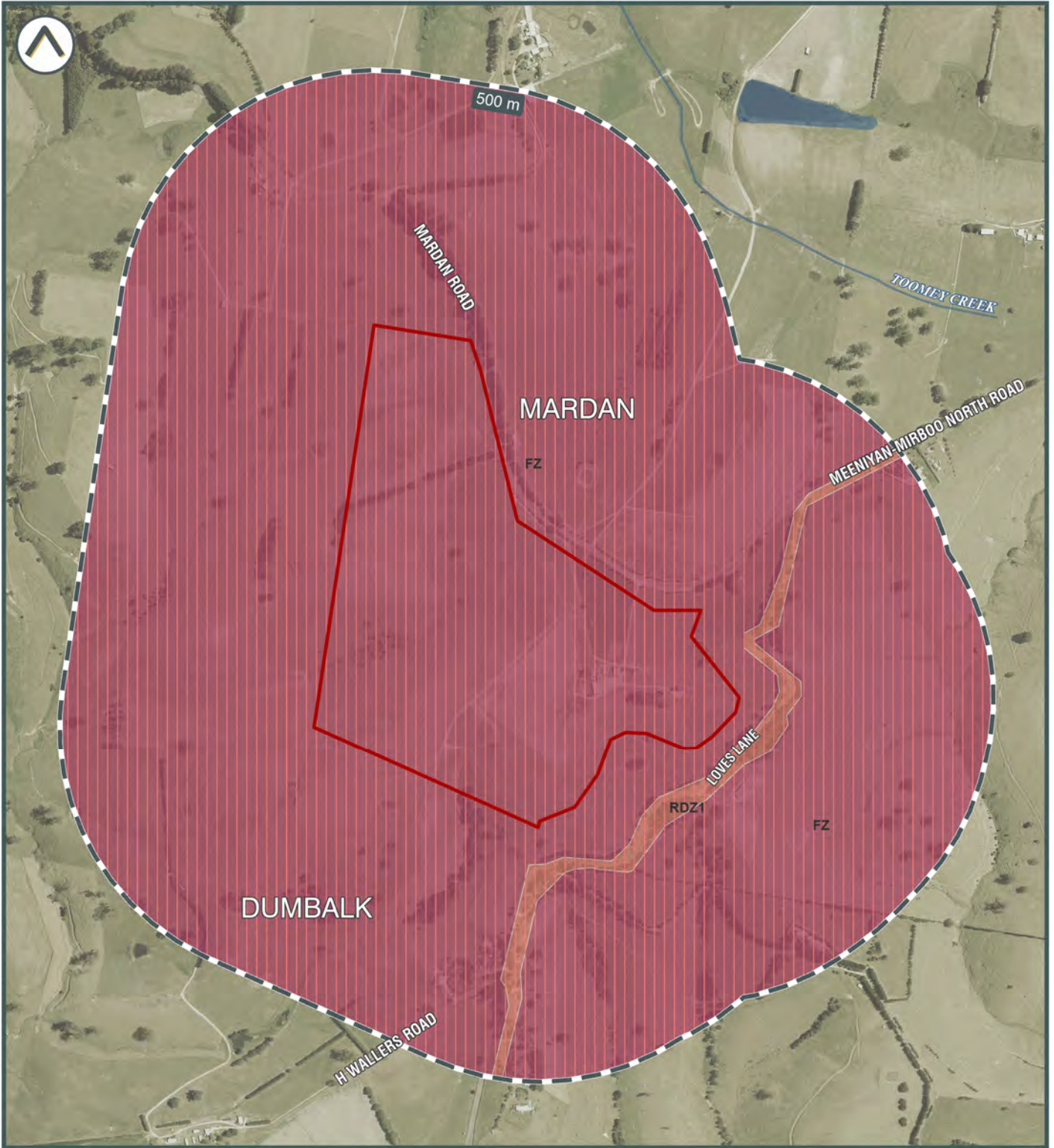
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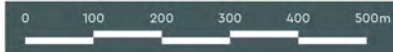


Planning Controls



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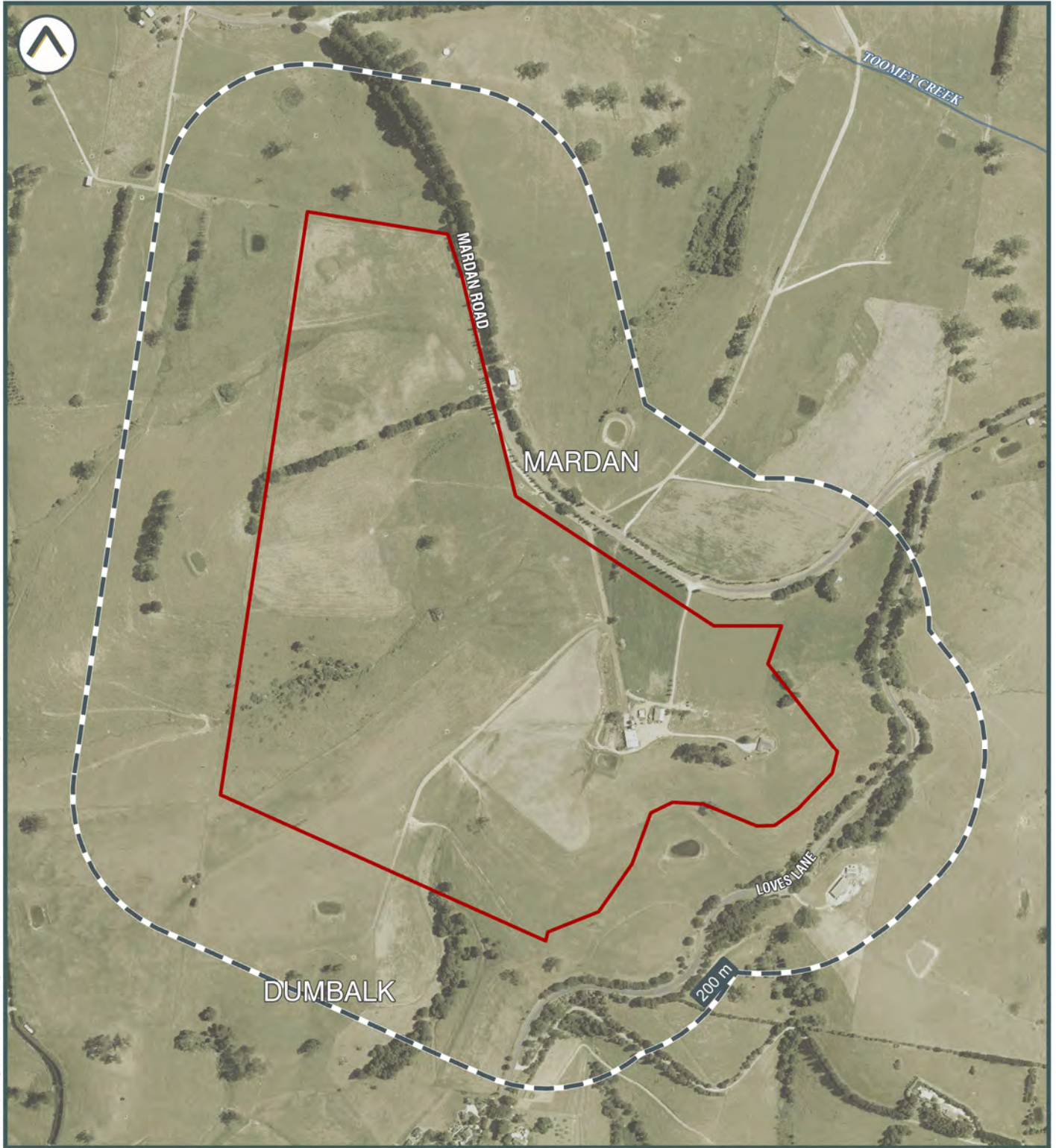
- Subject area
- Planning Scheme
- ESO
- Zoning
- FZ | Farming Zone
- RDZ1 | Road Zone - Category 1





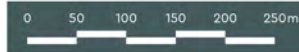


Heritage



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- Subject area
- Victorian Heritage Inventory (VHI)
- Areas of Cultural Heritage Sensitivity (CHS)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- Victorian Heritage Register (VHR)
- World Heritage Area (WHA)



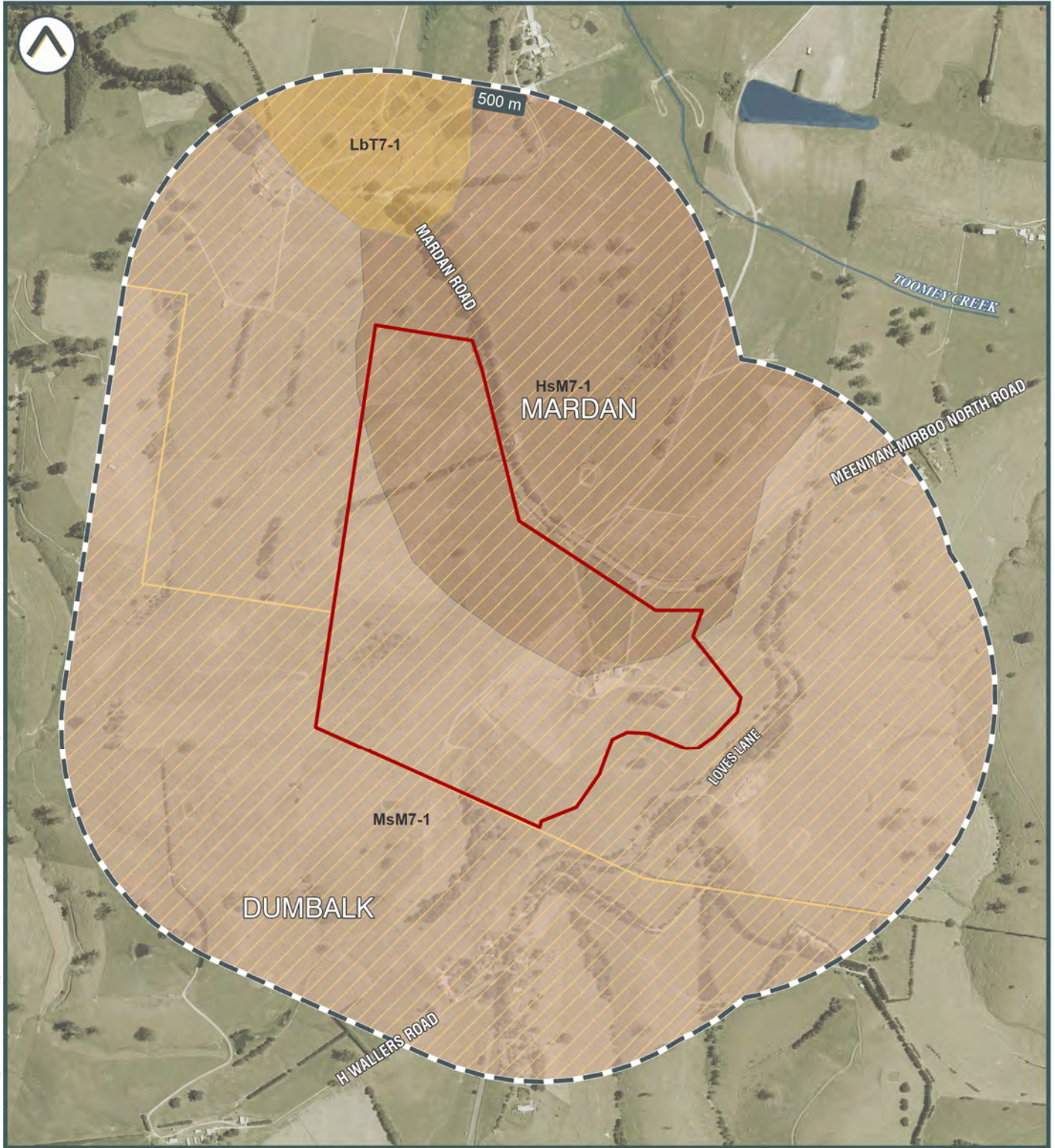
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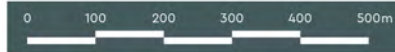


Soil Landscape and Salinity



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Subject area	<b>Salinity Hazard</b> Low	<b>Soil Landscape</b> HsM7-1, Hill (relative relief 90-300m) LbT7-1, Low hill (relative relief 30-90m) MsM7-1, Mountain (relative relief >300m)	<b>Radon Level (Bq/m3)</b> 5-19
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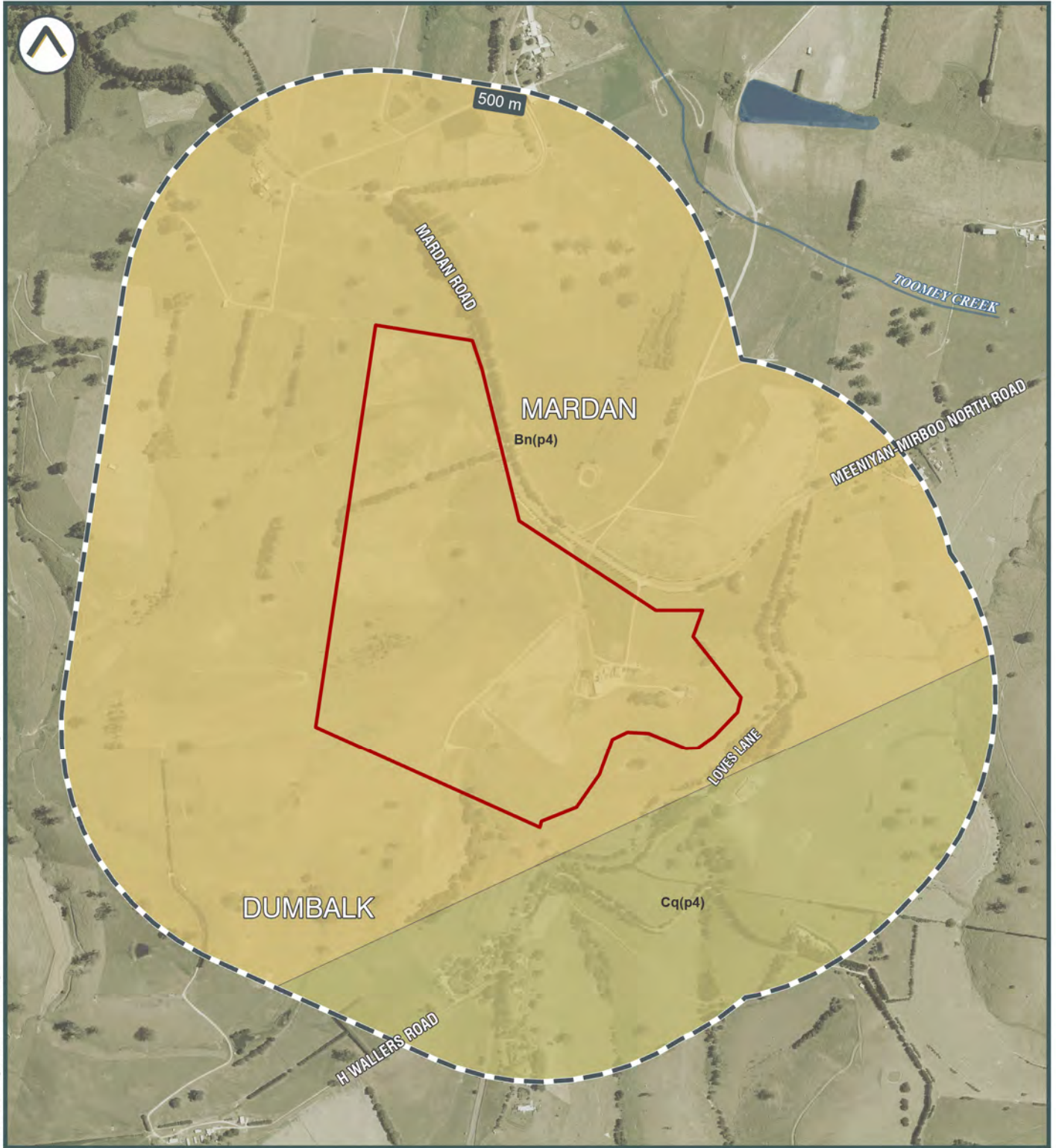
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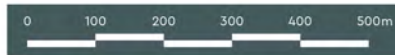


Acid Sulfate Soils



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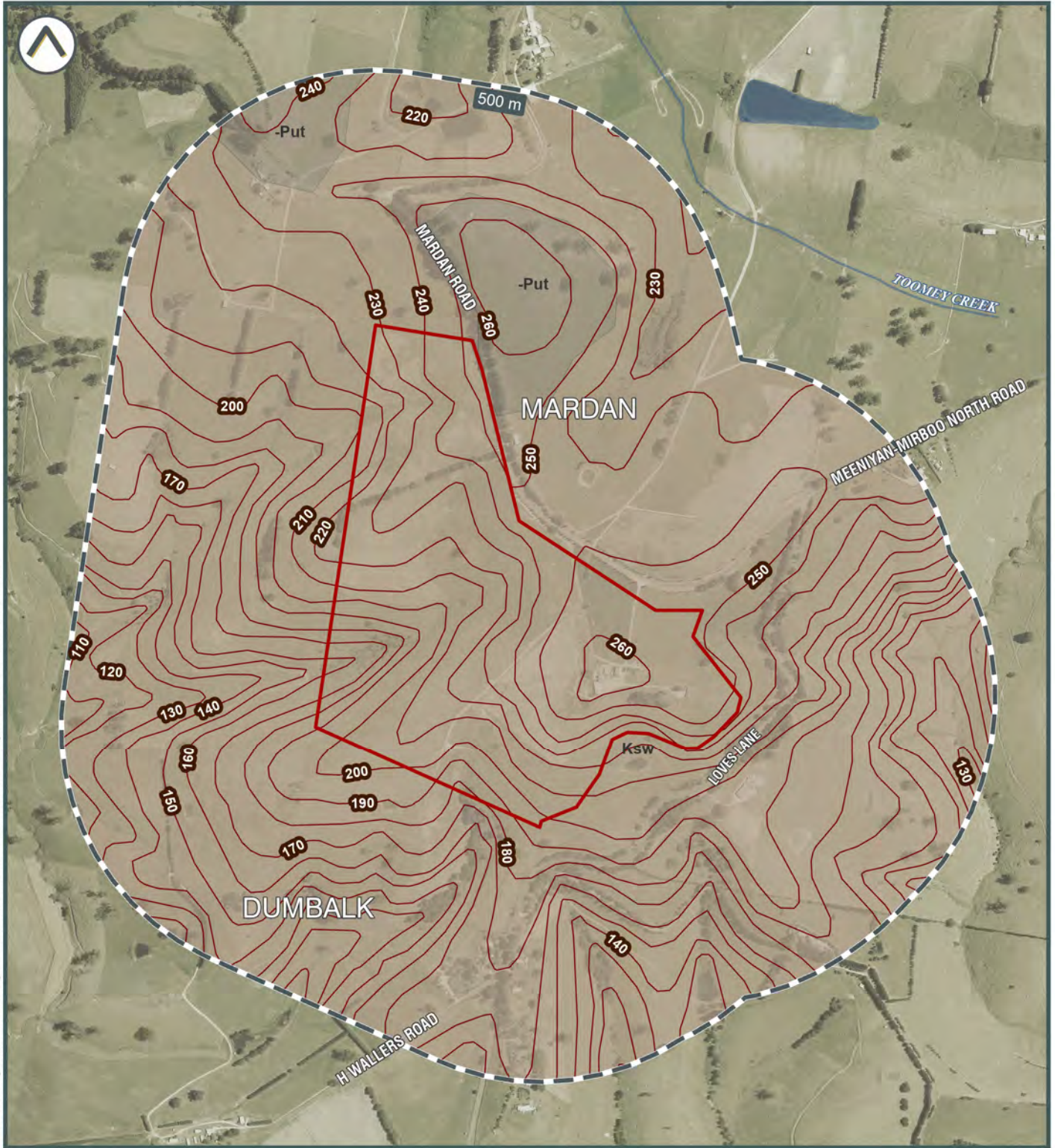
- Subject area
- ASRIS Atlas of Australian Sulfate Soils
- Bn(p4) | ASS in inland lakes, waterways, wetlands and riparian zones
- Cq(p4) | ASS in inland lakes, waterways, wetlands and riparian zones







Geology and Topography



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Subject area  
 Topographic contour (m)

1:250,000 Geological Units  
 -Put | Tholeiitic and alkalic basalt; minor nephelinite, basanite, nepheline hawaiite, hawaiite, mugearite, nepheline mugearite, tuff, interbedded sandstone and silcrete.  
 Ksw | Lithic volcaniclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial



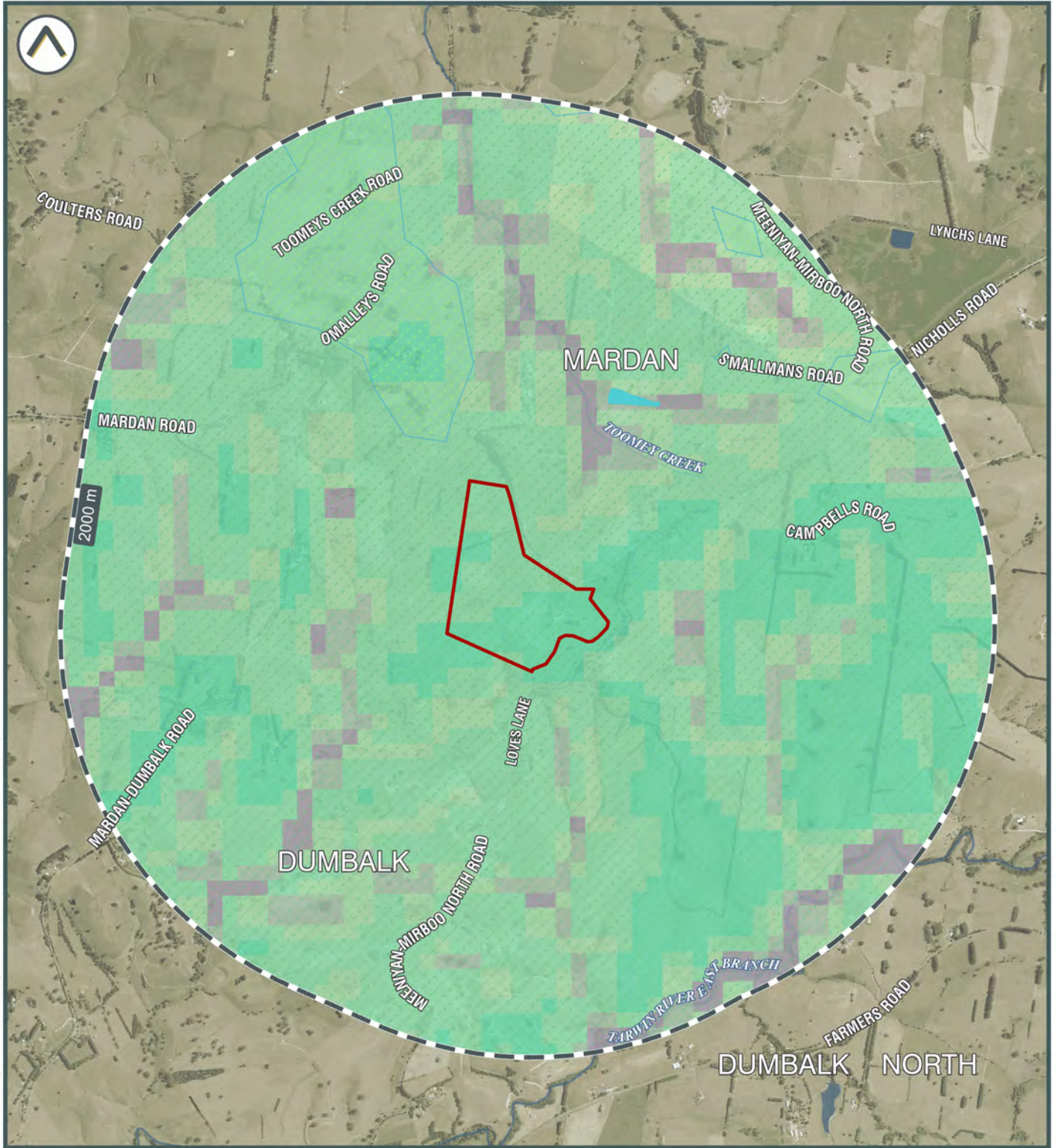
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Hydrogeology and Groundwater Boreholes



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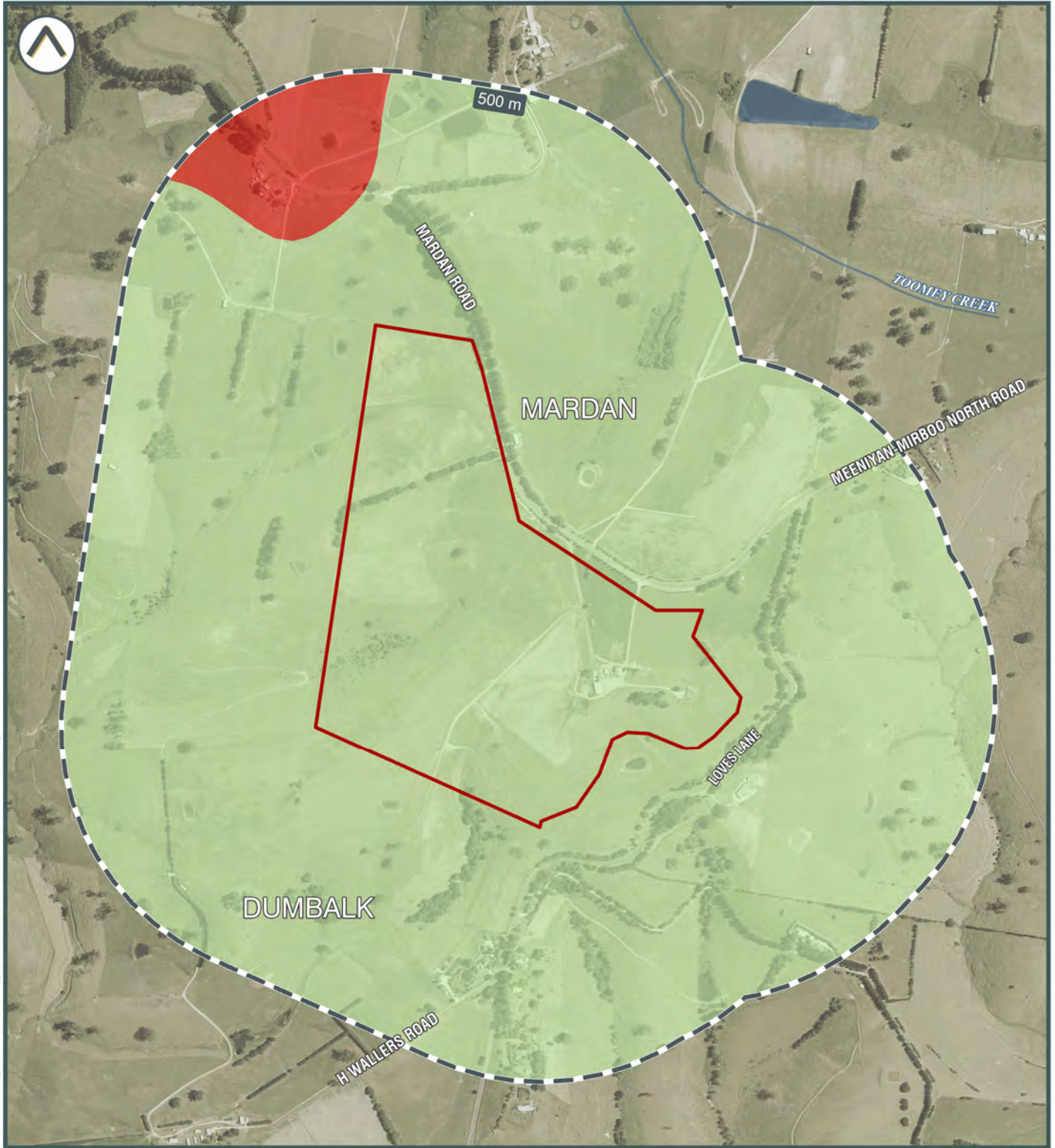
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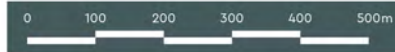


Hydrogeology and Other Boreholes



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- Subject area
- Other boreholes
- Hydrogeologic Unit**
- Tertiary Basalt Aquifer (fractured rock)
- Mesozoic Fractured Rock Aquifer

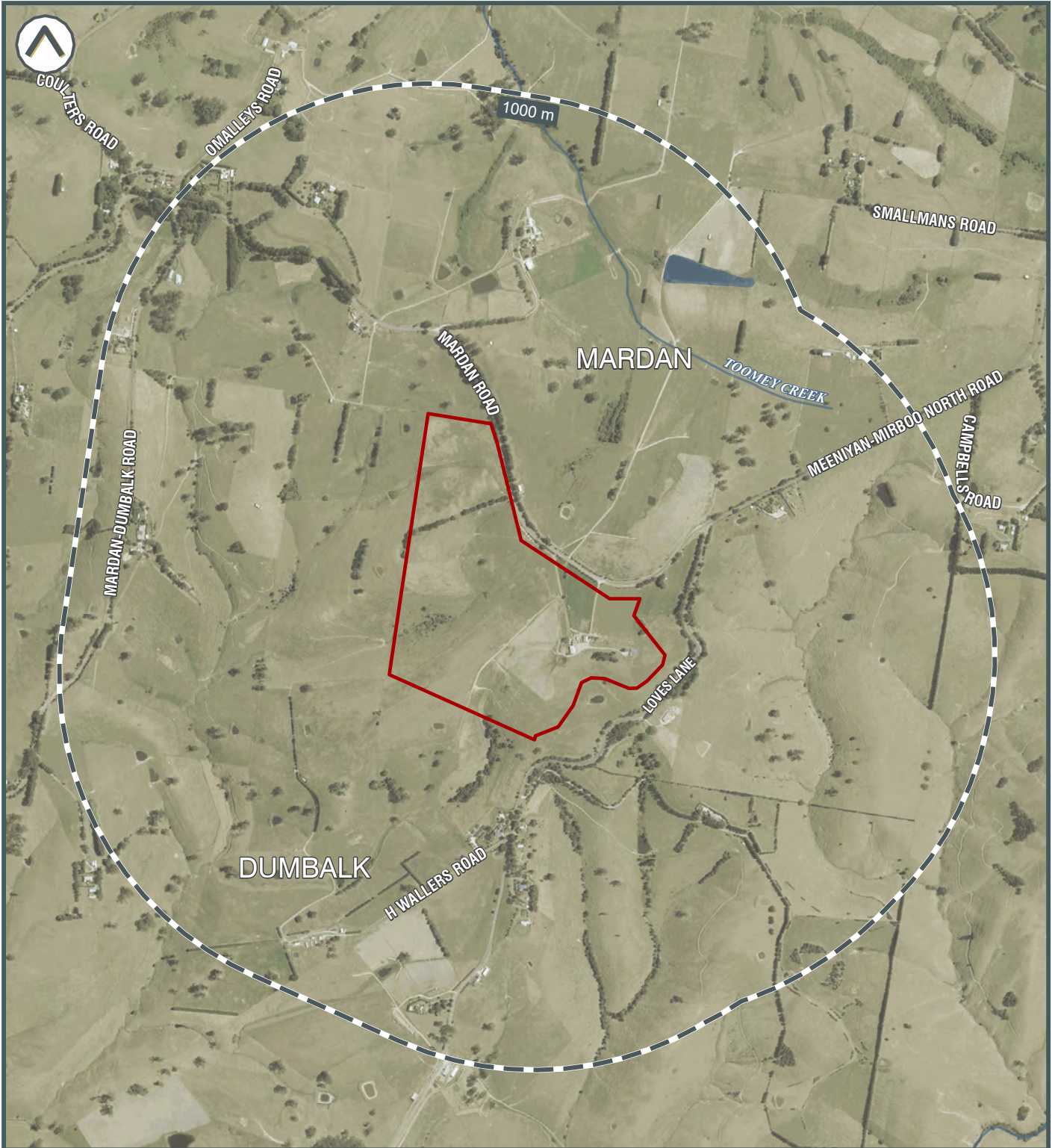


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Contaminated Land Public Register



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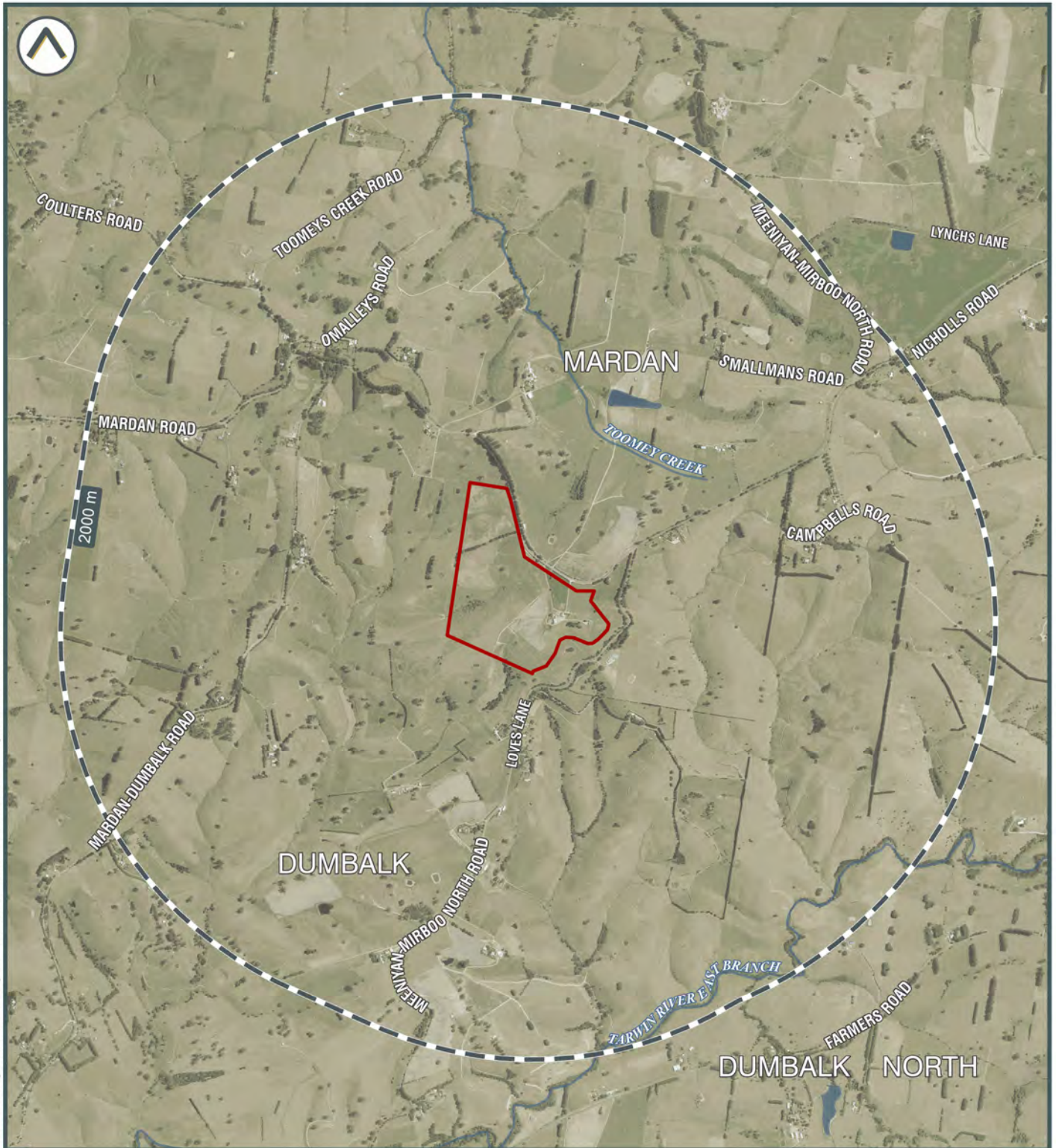
- Subject area
- Contaminated Land Register (EPA)**
- Priority Sites Register
- Audit Report







Sites Regulated by other Jurisdictional Body



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- Subject area
- PFAS sites
- Sea Dumping of Depth Charges
- NPI Facilities
- Sea Dumping of Depth Charges (Chemical munitions sea dumping)
- Former Gasworks Sites
- Other Sea Dumping Sites
- Unexploded Ordnance (UXO) Areas
- Other
- Substantial Potential
- Defence Area / Military Sites
- Slight potential
- Defence Controlled Area



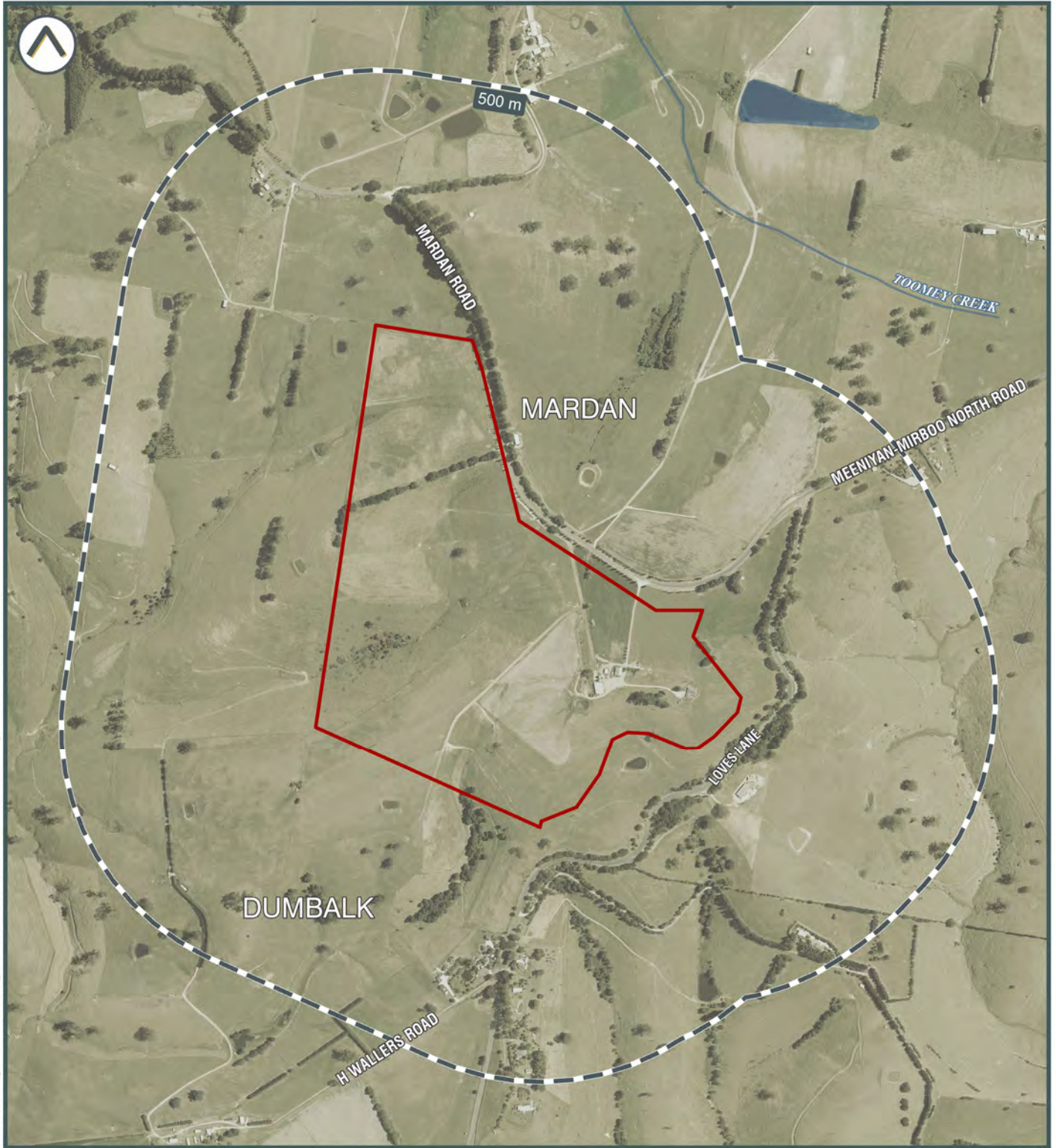
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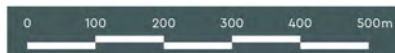
Potentially Contaminating Activities (PCAs)



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- Subject area
- Liquid Fuel Depots
- Operational Petrol Stations
- Waste Management Facilities
- Former Petrol Stations

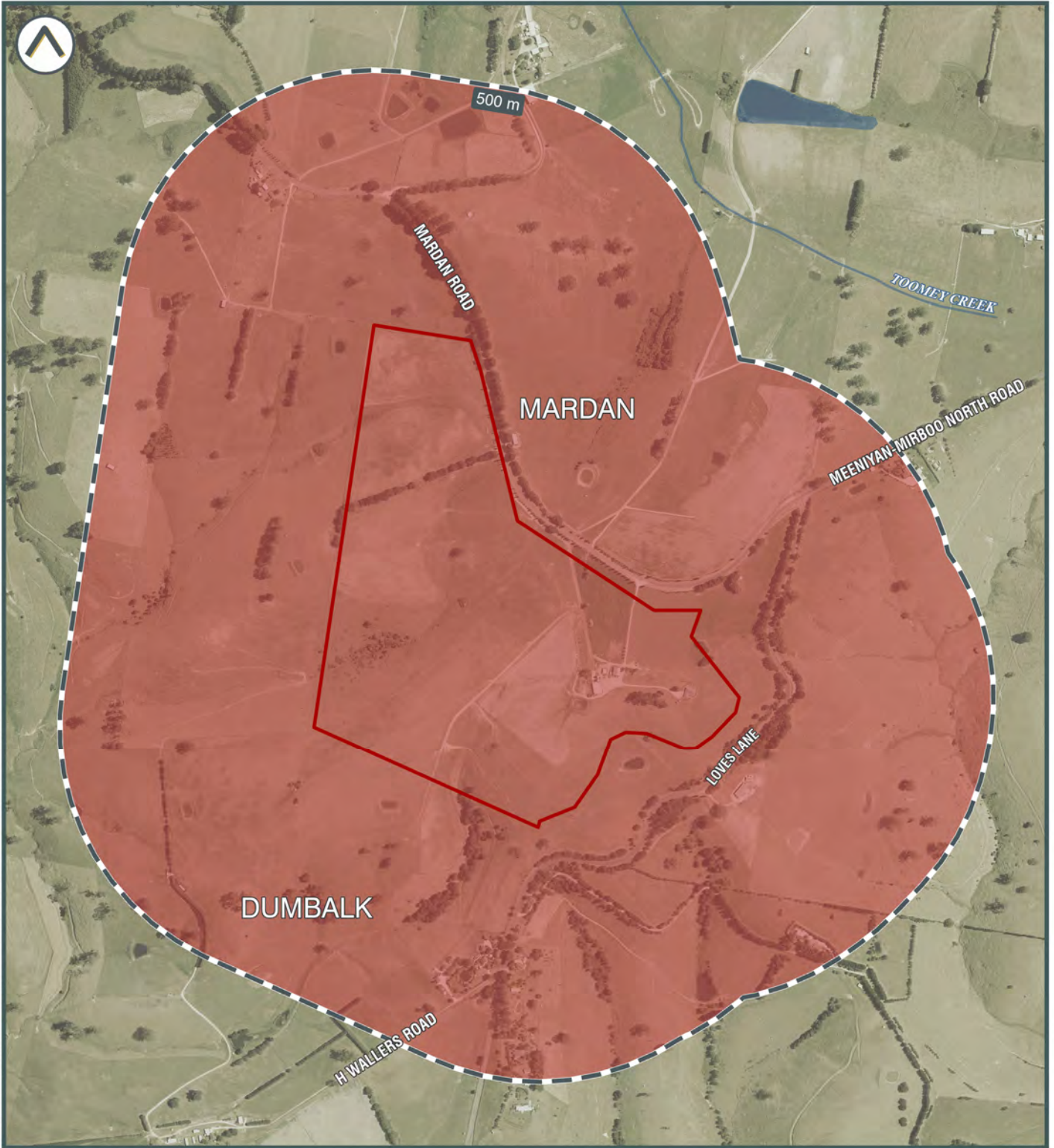
Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.





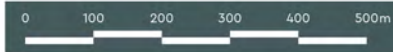


Fire and Flood Hazards



©2021 Land Insight (LI) www.landinsight.co | 28/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area Bush Fire Prone Land







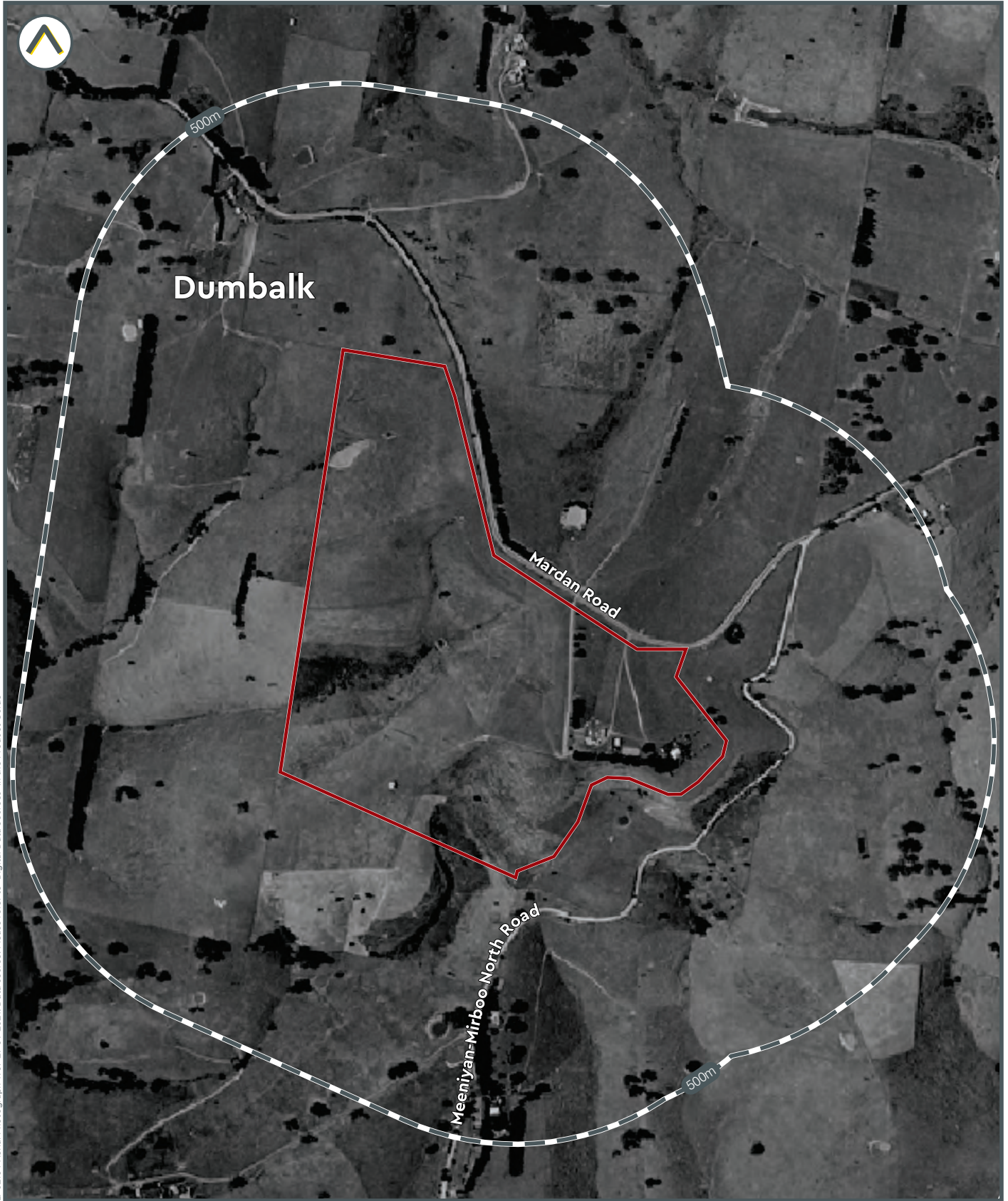
An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by large, grey boulders and patches of reddish-brown earth. The surrounding terrain is covered with dense, green and yellowish vegetation, including trees and shrubs. The overall scene is a natural, scenic view of a river valley.

# Appendix B

HISTORIC IMAGERY



Historic Aerial Photograph - 1967

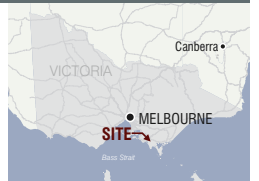


LI-02104-Aerial Photograph 1967 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

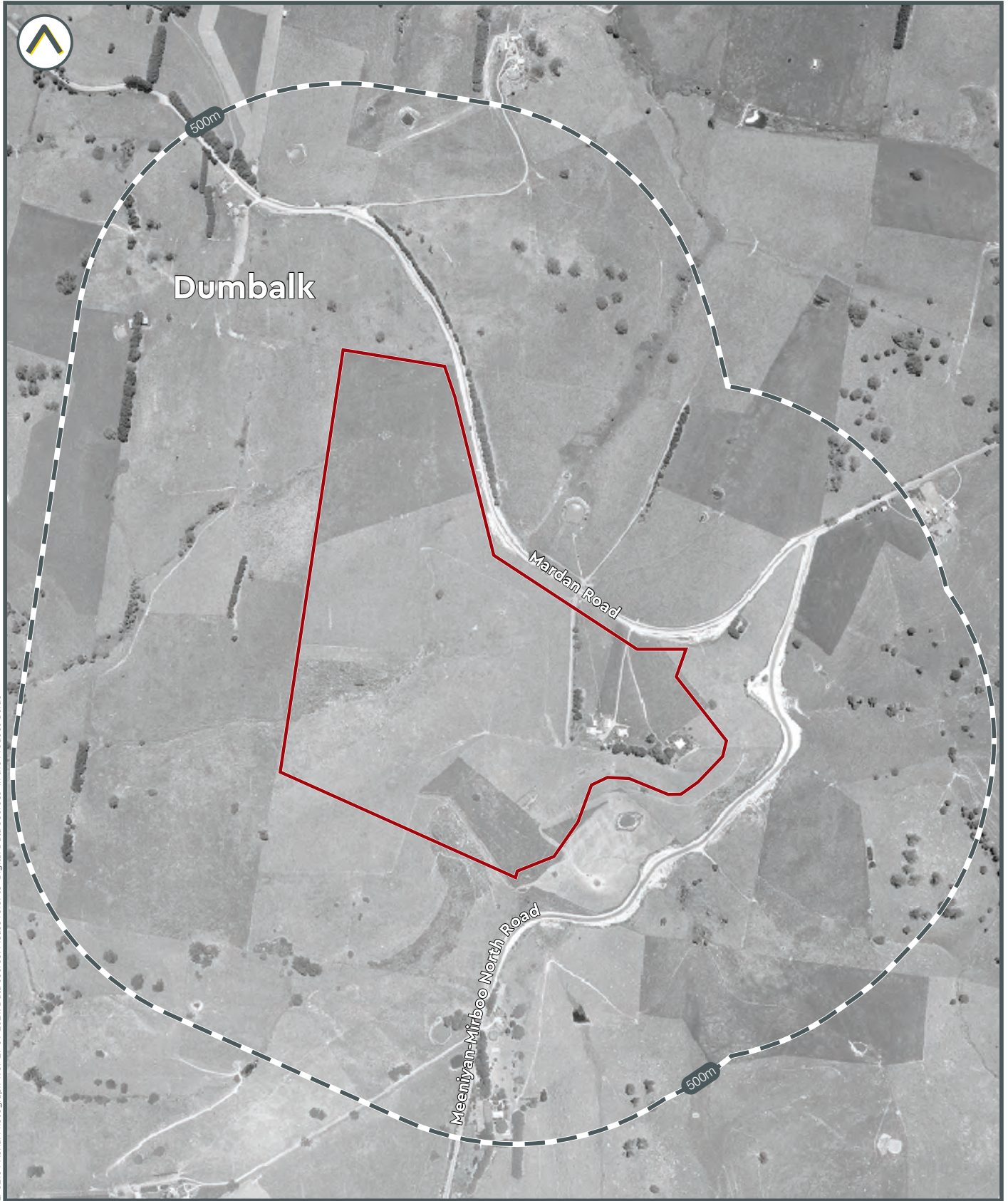


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Historic Aerial Photograph - 1972



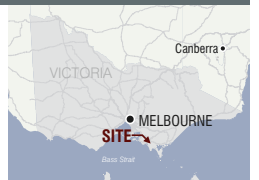
LI-02104-Aerial Photograph 1967/29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 400m

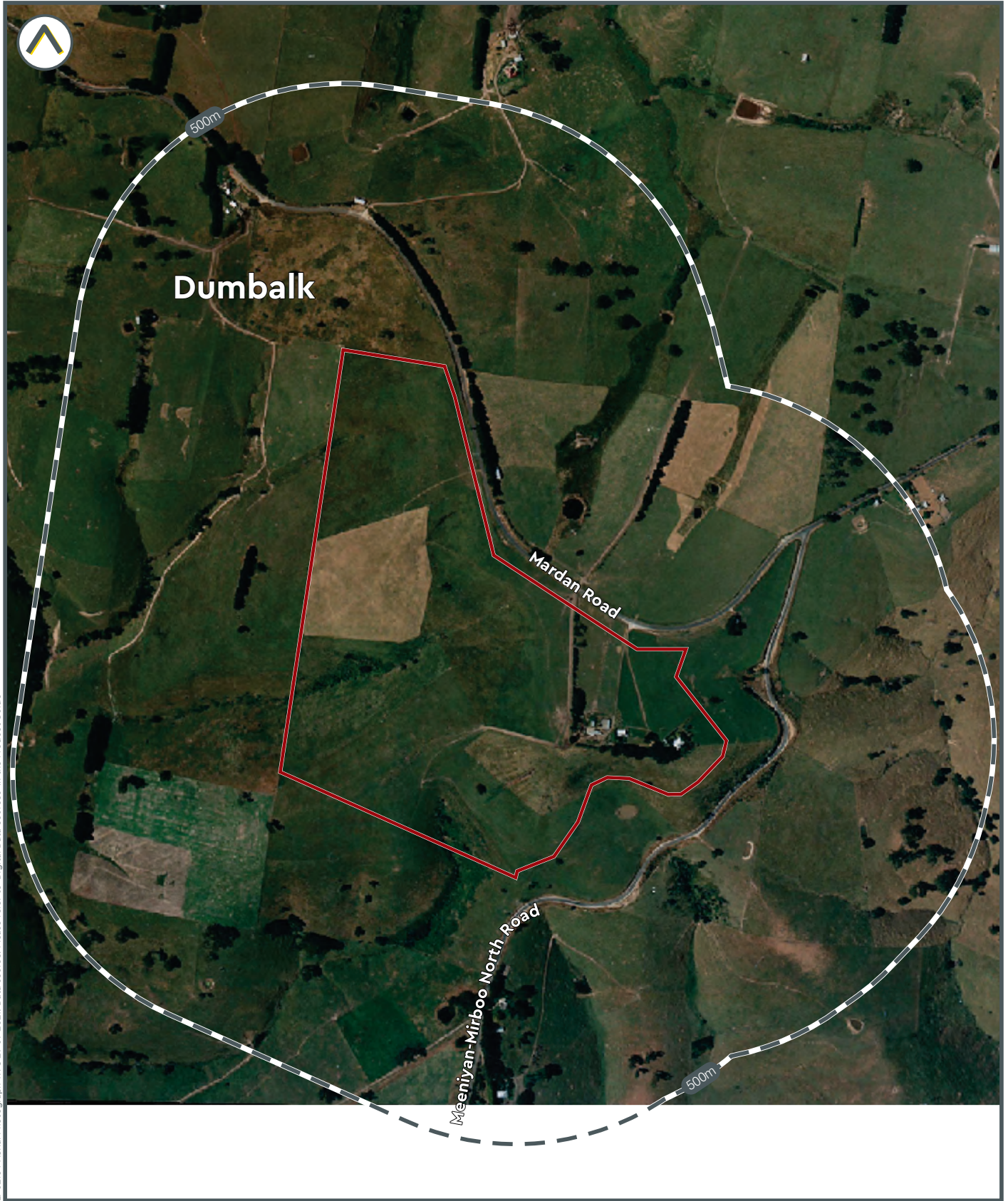


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Historic Aerial Photograph - 1978

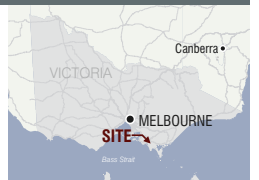


LI-02104-Aerial Photograph 1978 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

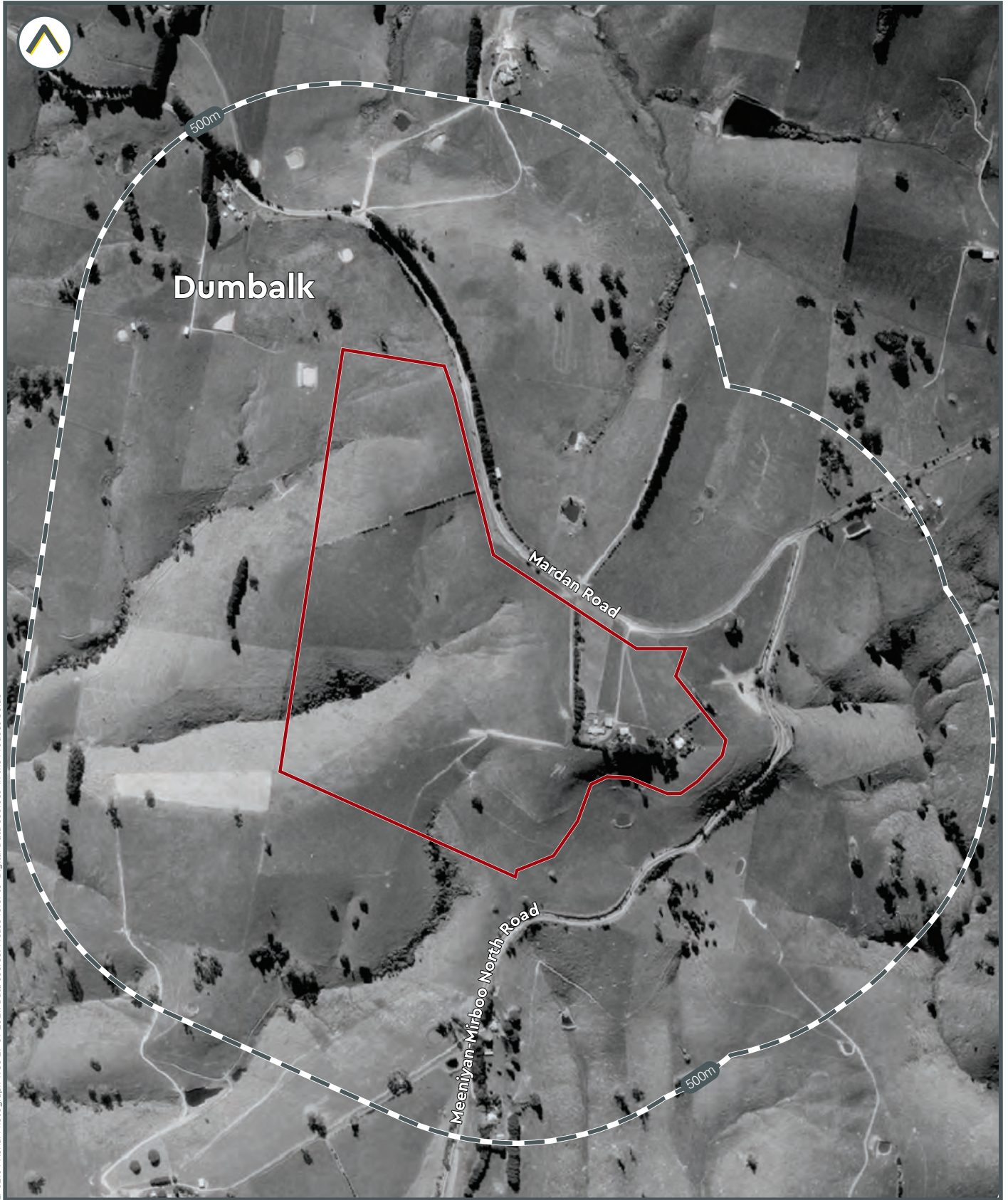


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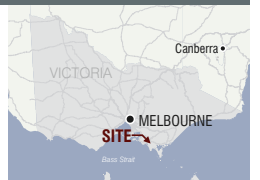
Historic Aerial Photograph - 1985



LI-02104 Aerial Photograph 1985 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

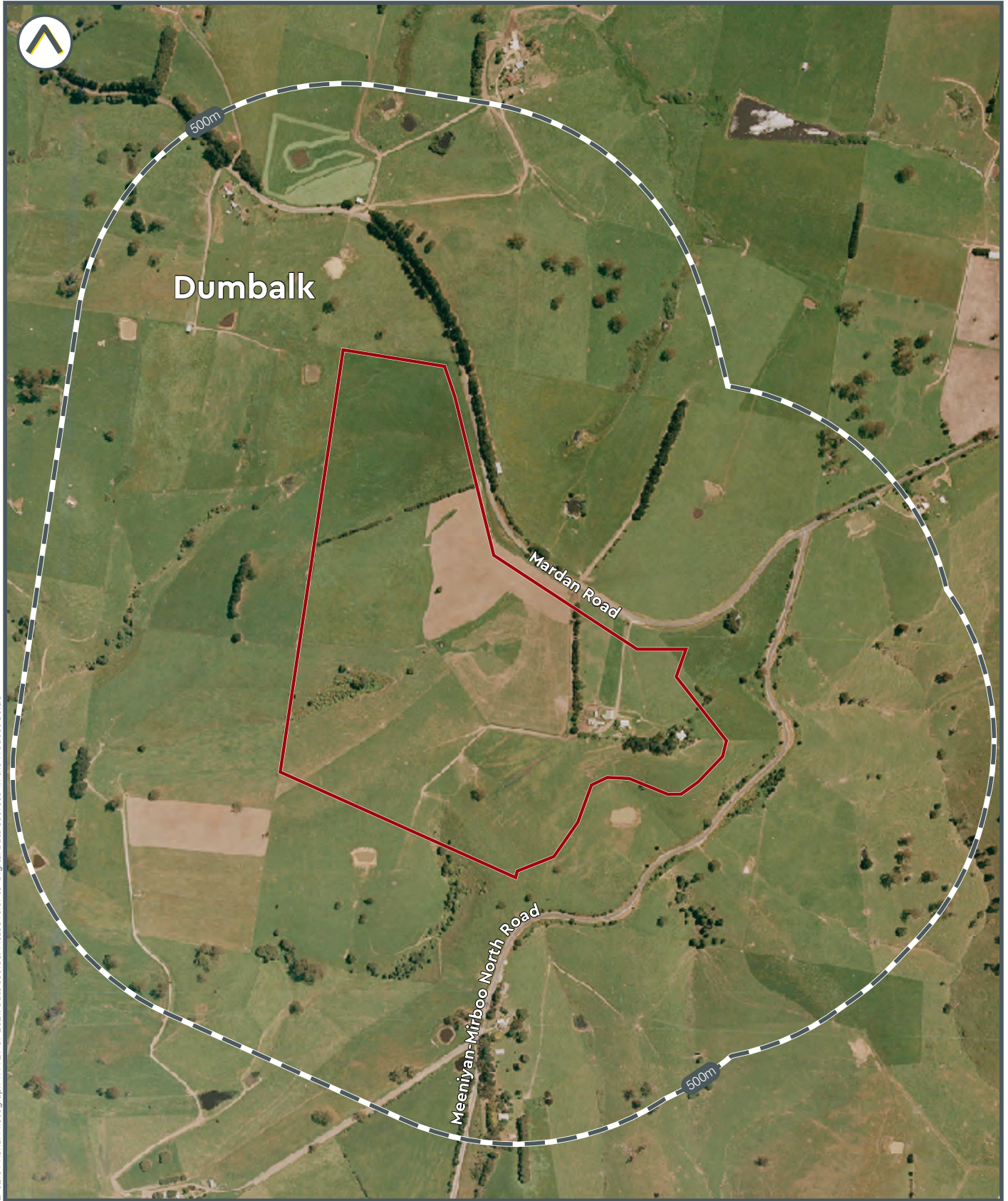
Subject area

0 400m





Historic Aerial Photograph - 1991

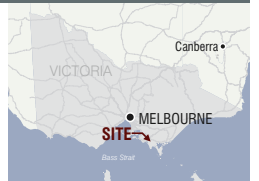


LI-02104-Aerial Photograph 1991/29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

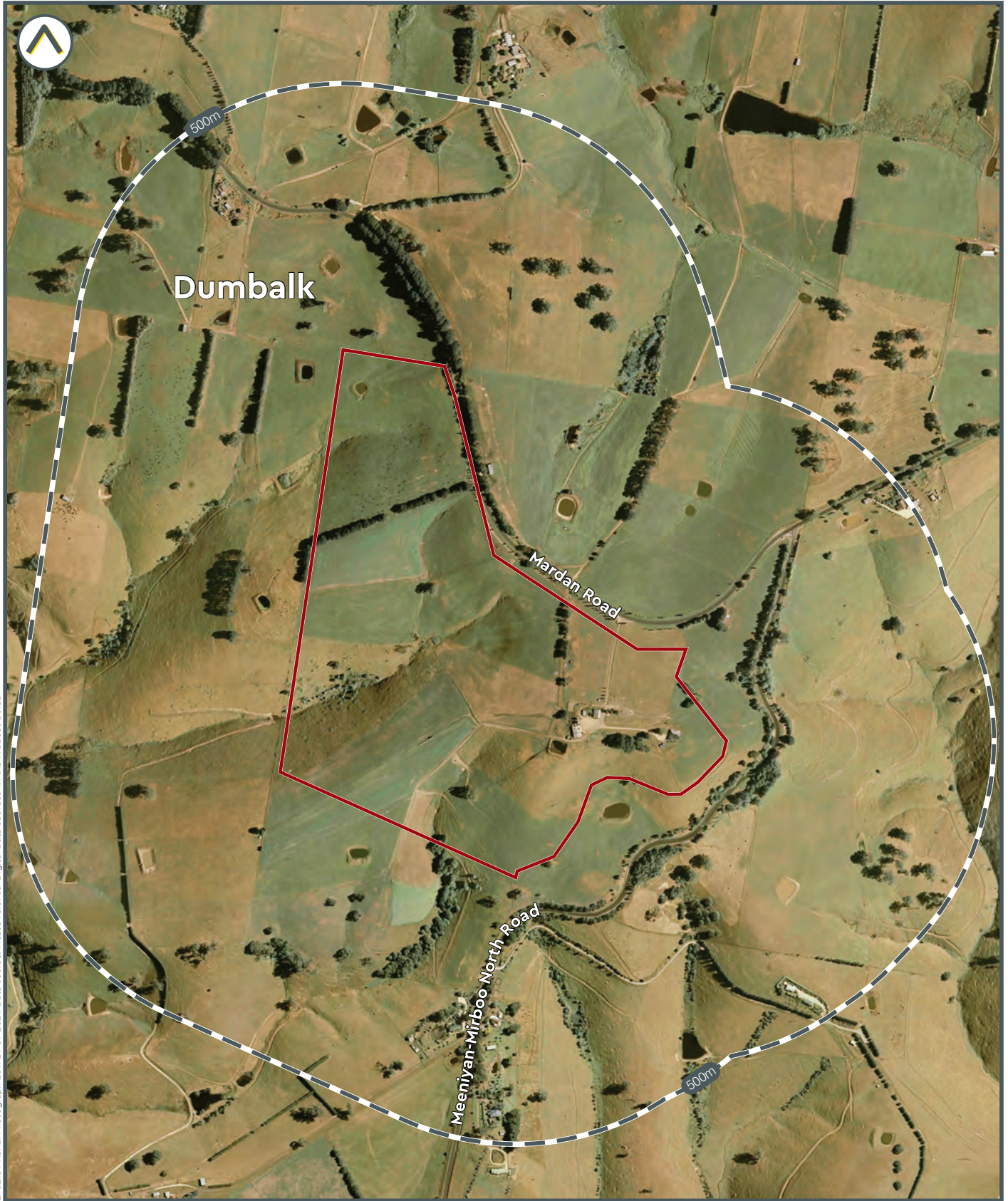


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Historic Aerial Photograph - 2009

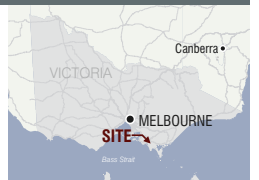


LI-02104 Aerial Photograph 2011 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

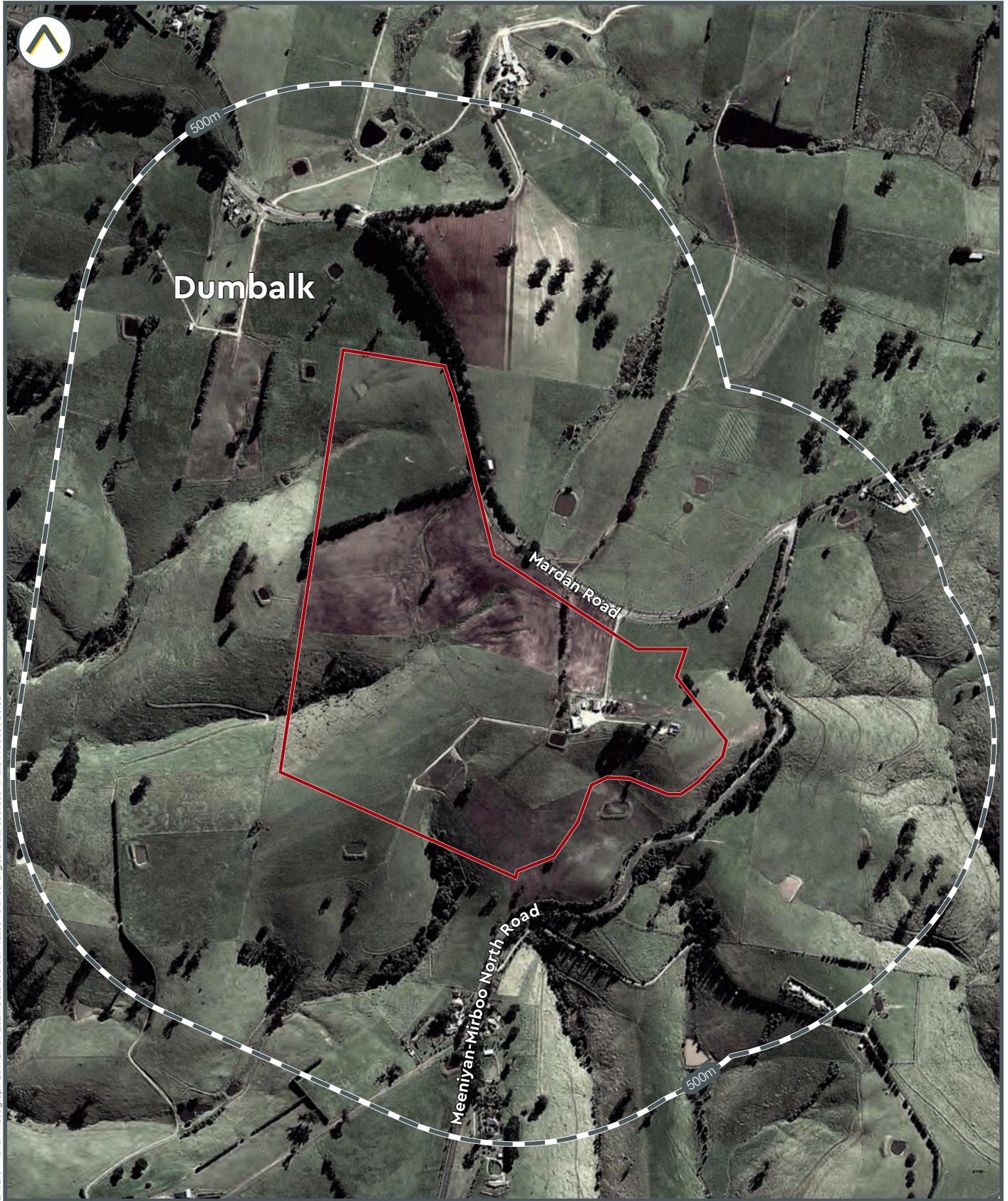


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Historic Aerial Photograph - 2011



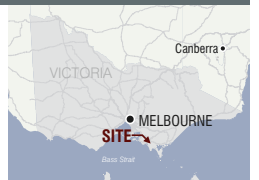
LI-02104 Aerial Photograph 2011 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

0 400m

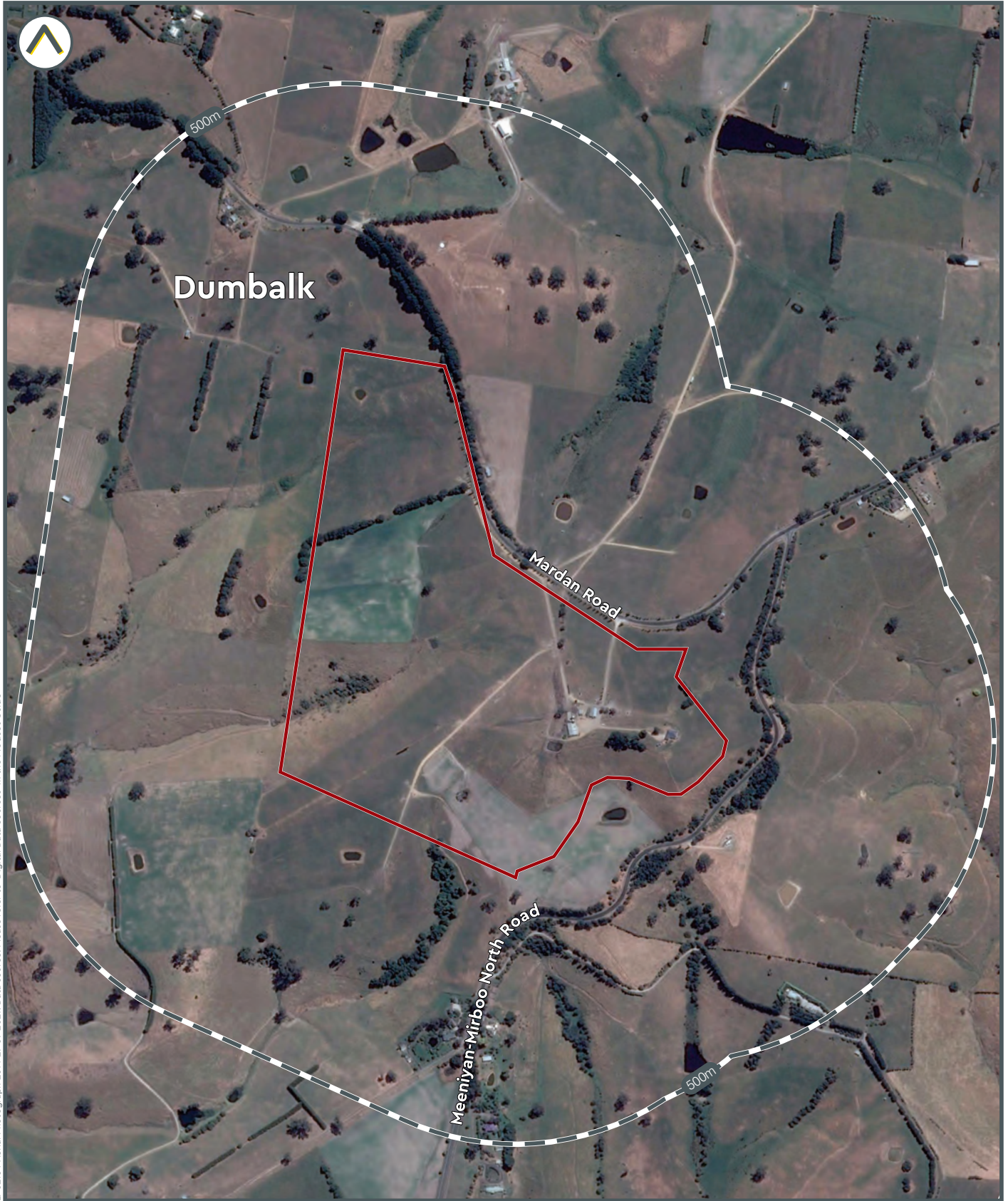


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Historic Aerial Photograph - 2014

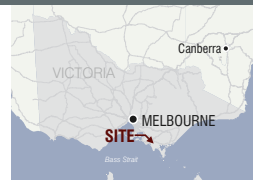


LI-02104-Aerial Photograph 2014, 29.09.2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



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Historic Aerial Photograph - 2020

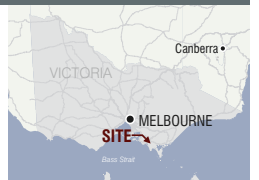


LI-02104 Aerial Photograph 2020 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



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# Enviro-Screen


630 Nicholls Road  
Mirboo North, VIC

29 September 2021









# Understanding your report

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Your Report has been produced by Land Insight and Resources (Land Insight).

Your Report is based on information available from public databases and sources at the date of reporting. The information gathered relates to land that is within a 200 to 2000m radius (buffer zone) from the boundaries of the Property. A smaller or larger radius may be applied for certain records (as listed under records and as shown in report maps).

While every effort is made to ensure the details in your Report are correct, Land Insight cannot guarantee the accuracy or completeness of the information or data provided.

**The report provided by Land Insight includes** data listed on page 4 (table of contents). All sources of data and definitions are provided in the Product Guide (Attached). For a full list of references, metadata, publications or additional information not provided in this report, please contact [info@liresources.com.au](mailto:info@liresources.com.au)

**The report does not include** title searches; dangerous good searches or; property certificates (unless requested); or information derived from a physical inspection, such as hazardous building materials, areas of infilling or dumping/spilling of potentially contaminated materials. It is important to note that these documents and an inspection can contain information relevant to contamination that may not be identified by this Report.

Due to the ongoing nature of database development and frequency of updates provided by various state government regulators the data displayed within this report is only current from date of production.

**This Report, and your use of it, is regulated by Land Insight's Terms and Conditions (See Land Insight's Product Guide).**



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**ATTACHMENTS**






**Attachment A - Report Maps**

**Attachment B - Historical Imagery**

**Land Insight Product Guide and Terms and Conditions**



# SUMMARY

 <b>Section 1</b>	<b>PROPERTY SETTING</b>	<b>Identified</b>
Sensitive Receptors Planning Control Heritage Soil and Land Information Geology and Topography		
 <b>Section 2</b>	<b>HYDROGEOLOGY</b>	<b>Not Identified</b>
Aquifer Groundwater Bores and Other Borehole investigations Groundwater Dependent Ecosystems (GDE) Hydrogeology Units Wetlands		
 <b>Section 3</b>	<b>ENVIRONMENTAL REGISTERS LICENCES AND INCIDENTS</b>	<b>Not Identified</b>
Contaminated Land Public Register Sites Regulate by Other Jurisdictional Body (Former Gaswork sites / PFAS sites) Licensing and Regulated Sites National Pollutant Inventory (NPI)		
 <b>Section 4</b>	<b>POTENTIALLY CONTAMINATED AREAS</b>	<b>Identified</b>
National Liquid Fuel Facilities National Waste Management Facilities		
 <b>Section 5</b>	<b>NATURAL HAZARDS</b>	<b>Identified</b>
Erosion risk Bushfire prone land Fire history Flood hazards		





# Section 1 Property Setting



## 1.1 SENSITIVE RECEPTORS

Map 1.1 (200m Buffer)

Sensitive receptor	Category	Distance (m)	Direction
Not identified	-	-	-

## 1.2 PLANNING CONTROLS

Map 1.2 (onsite)

### Zoning

Code	Zoning	Details
FZ	FARMING ZONE	-

### Planning Overlay

Type	Category	Details
ESO	ESO2	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2
ESO	ESO5	ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 5

### Other Planning Information

Type	Category	Details
Not identified	-	-



### 1.3 HERITAGE

### Map 1.3 (200m Buffer)

#### State and Local Heritage

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

#### Australian Heritage Database

Site ID	Site Name	Type	Details	Distance (m)	Direction
Not identified	-	-	-	-	-

Commonwealth Heritage List, National Heritage List and World Heritage Area.

### 1.4 SOIL AND LAND USE INFORMATION

### Map 1.4a/1.4b (onsite)

#### Soil Landscape

Soil Landscape	HsM8-2	s	Soil Group	Earths
Description	Hill (relative relief 90-300m)			
Soil Landscape	LbT7-1	b	Soil Group	Red friable earths
Description	Low hill (relative relief 30-90m)			

#### Salinity

Salt Susceptibility	Low	Areas with yellow clayey soils but in which salt seeps have not been recorded
---------------------	-----	---

#### Radon

Radon Level	Bq/m <sup>3</sup>	8
-------------	-------------------	---

Typical radon levels in Australia are low and the values shown are the average values for each census district. For specific location, factors such as the local geology and house type could lead to different values. (ARPANSA).

#### Acid Sulfate Soil

Coastal Acid Sulfate Soil Hazard (CASS) (Table 1.4.1)	On the Property?	Within Buffer?
Class	Not identified	Not identified

#### National Acid Sulfate Soils Atlas

Atlas of Australian ASS (Table 1.4.2)	Bn(p4)	ASS in inland lakes, waterways, wetlands and riparian zones	Probability of Occurrence	Low Probability of occurrence
--	--------	---	---------------------------	-------------------------------

**Table 1.4.1. Classification for Coastal Acid Sulfate Soils (CASS)**

Class of Land as shown on ASS Planning Maps	
Prospective Land	Land that has the potential to contain Coastal Acid Sulfate Soils as indicated by geomorphology.



**Table 1.4.1. Classification for Coastal Acid Sulfate Soils (CASS)**

<b>Made Land</b>	Land that has been modified by human agency. Here, the geomorphic features that indicate the potential to contain Coastal Acid Sulfate Soil, no longer exist. Assessment of the potential depends on information such as geology maps or soil maps, that pre-dates modification.
------------------	--

Data represents Victorian coastal lands which have the potential to contain acid sulfate soil (CASS), i.e. it is prospective for CASS. The data is used for triggering an investigation of a site where proposed activities risk disturbing CASS. Department of Environment and Primary Industries.

**Table 1.4.2. Atlas of Australian Acid Sulfate Soils<sup>1</sup> (ASRIS) (CSIRO/NatCASS)**

<b>Probability of Occurrence of ASS<sup>1</sup></b>	
<b>A</b>	<b>High Probability of occurrence</b> - (>70% chance of occurrence in mapping unit)
<b>B</b>	<b>Low Probability of occurrence</b> - (6-70% chance of occurrence in mapping unit)
<b>C</b>	<b>Extremely low probability of occurrence</b> - (1-5% chance of occurrence in mapping unit)
<b>D</b>	<b>No probability of occurrence</b> - (<1% chance of occurrence in mapping unit)
<b>x</b>	<b>Disturbed ASS<sup>1</sup> terrain</b> - (ASS <sup>1</sup> material present below urban development).
<b>u</b>	<b>Unclassified</b> - (Insufficient information to classify map unit)
<b>Zones</b>	
<b>a</b>	Potential acid sulfate soil material and/or Monosulfidic Black Ooze (MBO).
<b>b, c</b>	Potential acid sulfate soil generally within upper 1 m.
<b>c, d, e</b>	ASS <sup>1</sup> generally within upper 1 m.
<b>f</b>	ASS <sup>1</sup> generally below 1 m from the surface
<b>g</b>	ASS <sup>1</sup> , generally below 3 m from the surface.
<b>h</b>	ASS <sup>1</sup> generally within 1 m of the surface.
<b>i, j</b>	ASS <sup>1</sup> generally below 1 m of the surface.
<b>k</b>	ASS <sup>1</sup> material and/or Monosulfidic Black Ooze (MBO).
<b>l, m, n, o, p, q</b>	ASS <sup>1</sup> generally within upper 1 m in wet / riparian areas.
<b>Subscripts to codes</b>	
<b>(a)</b>	Actual acid sulfate soil (AASS) = sulfuric material.
<b>(p)</b>	Potential acid sulfate soil (PASS) = sulfidic material.
<b>(q)</b>	Monosulfidic Black Ooze (MBO) is organic ooze enriched by iron monosulfides.
<b>Confidence levels</b>	
<b>(1)</b>	All necessary analytical and morphological data are available
<b>(2)</b>	Analytical data are incomplete but are sufficient to classify the soil with a reasonable degree of confidence
<b>(3)</b>	No necessary analytical data are available, but confidence is fair, based on a knowledge of similar soils in similar environments
<b>(4)</b>	No necessary analytical data are available, and classifier has little knowledge or experience with ASS, hence classification is provisional

<sup>1</sup>Acid Sulfate Soils (ASS) are all those soils in which sulfuric acid may be produced, is being produced, or has been produced in amounts that have a lasting effect on main soil characteristics (Pons 1973). Acid sulfate soil (ASS) may include PASS or AASS + PASS. Potential acid sulfate soil (PASS) = sulfidic material. Actual acid sulfate soil (AASS) = sulfuric material.

## 1.5 GEOLOGY AND TOPOGRAPHY

Map 1.5 (onsite)

### Geology

Map Sheet	Symbol	Name	Geologic History	Lithology	Description
1:50,000 Geological Units	Ksw	Wonthaggi Formation (Ksw): generic	Early Cretaceous to Early Cretaceous (channelled stream flow - fluvial [environment]; over- bank stream flow - fluvial [environment])	sandstone (major [proportion]); siltstone (minor [proportion]); conglomerate (minor [proportion]); coal (minor [proportion])	Lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial
	Put	Thorpdale Volcanic Group (- Put): Generic	Paleocene to Miocene (eruption - lava flow [environment])	alkali basalt (significant); tholeiitic basalt (significant); basanite (minor [proportion]); silcrete (minor [proportion]); nephelinite (minor [proportion]); hawaiite (minor [proportion]); tuff (minor [proportion]); sandstone (minor [proportion]); mugea	Tholeiitic and alkalic basalt; minor nephelinite, basanite, nepheline hawaiite, hawaiite, mugearite, nepheline mugearite, tuff, interbedded sandstone and silcrete.

### Naturally Occurring Asbestos Potential (NOA)

Category	On the Property?	Within Buffer?
Not identified	-	-

### Topography

Topography	180 – 190 mAHD
------------	----------------





## Section 2 Hydrogeology



### 2.1 HYDROGEOLOGY AND GROUNDWATER BORES

Map 2.1 (2000m Buffer)

	On the Property?	Within Buffer?
Aquifer Type	Fractured or fissured, extensive highly productive aquifers	Fractured or fissured, extensive highly productive aquifers
Designated Water Supply Catchments	TARWIN RIVER (MEENIYAN)	TARWIN RIVER (MEENIYAN)
Depth to Watertable (m)	<5 - 20	<5 - >50
Wetlands	Not identified	Temporary freshwater swamps Permanent freshwater lakes
Groundwater Salinity (mg/L)	1000 - 3500	500 - 1000 - 3500

#### Groundwater Quality Restricted Use Zones

Number	Address	Site history	Restrictions on Use	Distance (m)	Direction
Not identified	-	-	-	-	-

#### Groundwater Bores

Map ID	Groundwater Bore ID	Authorised Purpose	Completion Date	Drilled Depth (m)	Final Depth (m)	SWL (m)	Salinity (mg/L)	Yield (L/s)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-	-	-	-

## Groundwater Bores Driller Lithology Details

Groundwater Bore ID	From Depth – To Depth (m)	Lithology	Distance (m)	Direction
Not identified	-		-	-

## 2.2 HYDROGEOLOGY AND OTHER BOREHOLES

### Map 2.2 (500m Buffer)

	On the Property?	Within Buffer?
Groundwater Management Areas	Not identified	-
Hydrogeologic Unit	Tertiary Basalt Aquifer (fractured rock) Mesozoic Fractured Rock Aquifer	Tertiary Basalt Aquifer (fractured rock) Mesozoic Fractured Rock Aquifer

## Groundwater Dependent Ecosystems (GDE)

	On the Property?	Within Buffer?
Aquatic	Not identified	-
Terrestrial	Not identified	Low potential for GW interaction

*Aquatic - Ecosystems that rely on the Surface expression of groundwater.*

*Terrestrial - Ecosystems that rely on the Subsurface expression of groundwater.*

## Other Known Borehole Investigations (Coal Seam Gas (CSG), Petroleum Wells and Other Boreholes)

Borehole ID	Purpose	Project	Client/ Licence	Date Drilled	Depth (m)	Distance (m)	Direction
Not identified	-	-	-	-	-	-	-





## Section 3 Environmental Registers, Licences and Incidents



### 3.1 CONTAMINATED LAND PUBLIC REGISTER

Map 3.1 (1000m Buffer)

#### Environmental Audit Reports

CARMS No.	Address	Audit Category	Distance (m)	Direction
Not identified	-	-	-	-

#### Priority Site Register

Notice No.	Address	Issue	Distance (m)	Direction
Not identified	-	-	-	-

**Table 3.1.1 Sections 53X and 53V of the Environment Protection Act 1970**

EPA Types of Environmental Audits	
<b>53X Audits</b>	A 53X ('condition of the environment') audit is most frequently used by the planning system and verifies that potentially contaminated land can be used for a specific use (industrial, commercial or residential). From a 53X audit comes either a certificate or statement of environmental audit.
<b>53V Audits</b>	A 53V ('risk of harm') audit is most commonly used by EPA to understand the risk to the environment posed by an industrial activity or to validate that cleanup of contaminated land or groundwater has occurred. The 53V audit assesses the risk of any possible harm to a site caused by an industrial process or activity, waste substance or noise. This includes audits associated with the construction and operation of landfills.

### 3.2 SITES REGULATED BY OTHER JURISDICTIONAL BODY

Map 3.2 (2000m Buffer)

#### Defence, Military Sites and UXO Areas

Site name	Type*	Description	Distance (m)	Direction
Not identified	-	-	-	-

\*RCIP (Regional Contamination Investigation Program), UXO (Unexploded Ordnance Areas)

#### Former Gasworks Sites

Site name	Description	Distance (m)	Direction
Not identified	-	-	-

#### PFAS Sites

Site name	Description	Distance (m) *	Direction
Not identified	-	-	-

#### National Pollutant Inventory (NPI)

Facility name	Address	Primary ANZSIC Class	Latest report	Distance (m)	Direction
Not identified	-	-	-	-	-

### 3.3 LICENCES, APPROVALS & NOTICES

Map 3.3 (500m Buffer)

#### Licences

Licence No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Approvals

Doc No.	Type	Company Name	Address	Details	Distance (m)	Direction
Not identified		-	-	-	-	-

If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

#### Notices

Transaction No.	Type	Company Name	Address	Distance (m)	Direction
Not identified		-	-	-	-



If the record does not contain a complete street address and/or cannot be located, the records' geographic location will be approximated and reported as being within the surrounding area.

<b>Table 3.3.1 EPA Regulatory Instruments Explanation</b>	
<b>Approvals</b>	
<b>Works approval is required for industrial and waste management activities that have the potential for significant environmental impact.</b>	
<b>Works Approval</b>	EPA's works approval process is designed to ensure the best and most cost-effective environmental outcomes on projects are achieved. Without works approvals there is an increased risk of industrial projects causing pollution issues and requiring expensive retrofitting.
<b>30A Approval</b>	Section 30A is an overriding provision of the Environment Protection Act 1970 (the Act) under which EPA can authorise discharges, emissions, storage, treatment, disposal and handling of waste in emergencies and other temporary situations that would otherwise be an offence under the Act. 30A approvals are not issued lightly, as they permit activities that would not normally be allowed.
<b>Notices</b>	
<b>Remedial notices are served to prevent or remedy a range of non-compliances or likely non-compliances. Remedial notices are not punitive measures.</b>	
<b>Clean Up Notice</b>	Clean up notices (CUN) are issued under section 62A of the <i>Environment Protection Act 1970</i> . They aim to prevent further contamination and impact on beneficial uses through removal of waste, undertaking clean-up activities, ongoing management of pollution, altered handling, storage or location of industrial or prescribed industrial waste.
<b>Minor Works Pollution</b>	Minor works pollution abatement notices (MWPANs) are issued under section 31B of the EP Act. They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to onsite processes and practices in urgent situations.
<b>Pollution Abatement Notice</b>	Pollution abatement notices are issued under section 31A of the <i>Environment Protection Act 1970</i> . They aim to prevent further occurrence of pollution or potential environmental risk through installation of risk controls and changes to on-site processes and practices.
<b>Post closure pollution abatement notices (PC PAN)</b>	Post Closure Pollution Abatement Notices (PAN's) are formal legal enforceable Notices issued by EPA on former landfill sites. The environmental risks posed by landfill sites continue for a significant period of time after waste acceptance has ceased.
<b>Licences</b>	
<b>EPA licence is required for all scheduled premises. It allows the licence-holder to operate and sets conditions that they must meet.</b>	
<b>Licence</b>	Licences contain standard conditions that aim to control the operation of the premises so that there is no adverse effect on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, and noise and odour.
<b>Amalgamated Licence</b>	An amalgamated licence is a legal document that contains standard conditions to control the operation of scheduled premises to minimise impacts on the environment. These conditions address areas such as waste acceptance and treatment, air and water discharges, noise and odour.



# Section 4 Potentially Contaminated Areas



## 4.1 POTENTIALLY CONTAMINATING ACTIVITIES

Map 4.1 (500m Buffer)

### Liquid Fuel Facilities

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

### Waste Management Facilities & Recycling Centres

Site name	Category	Location	Status*	Distance (m)	Direction
Not identified	-	-	-	-	-

Liquid Fuel Facilities Datasets, representing the spatial locations of liquid fuel depots, refineries, terminals and petrol stations present in the Australian Government National Liquid Fuel Facilities Dataset and Petrol stations identified by Land Insights.

Waste Management Facilities, representing the spatial locations of reprocessing facilities, transfer stations and landfills present in the Australian Government National Waste Management Facilities Dataset and Waste/Recycling facilities identified by Land Insights.

A more comprehensive list of all Potentially Contaminating Activities is available in the Due Diligence Insight report.

**\*Status:**

Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former. Current: business is operating on the day this report was issued.

Former: business that have been closed or discontinued 1 to 2 years prior from the day this report was issued. All former sites older than 2 years will be reported in the 'Historical Potentially Contaminating Activities' section 4.4 in this report.



## 4.2 HISTORICAL POTENTIALLY CONTAMINATING ACTIVITIES

(not mapped)

### 1900 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1905 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1915 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1925 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1935 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1940 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1945 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

### 1955 Historical Business Data

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1965 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1970 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1975 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1980 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**1990 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2005 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2010 Historical Business Data**

Activity	Name	Address	Positional accuracy <sup>1</sup>	Distance (m)	Direction
Not identified	-	-	-	-	-

**2015 Historical Business Data**

Activity	Name	Address	Positional accuracy	Distance (m)	Direction
Computer & It - Technical Support	Isolvit	630 Nicholls Rd, Mirboo North, VIC, 3871	Address	0.0	South

Land Insight uses a number of address geocoding techniques and characterised them according to the following criteria: completeness (match rates) and positional accuracy. When a historical street address does not contain complete details or a match is not found, a record identified as being in the surrounding area will be included for reference and the accuracy of the data is approximate only. The positional accuracy of the records is listed below:



## Historical data positional accuracy and georeferencing results explanation

Positional accuracy	Georeferenced	Description
Address	Located to the address level	<i>When street address and names fully match.</i>
Street	Located to the street centroid	<i>When street names match but no exact address was found. Location is approximate.</i>
Place	Located to the structure, building or complex	<i>When building, residential complex or structure name match but no exact address was found. Location is approximate.</i>
Suburb	Located to the suburb area	<i>When suburb name match but no exact address was found. Location is approximate.</i>

The data used in this section was extracted from range of historical commercial trade directories and historical business listing information. The business addresses were geocoded using historical information and cannot be relied upon as some of the addresses no longer exist. From 2005, the historical business records in this section are considered more accurate as information was extracted from digital directories with geographic coordinate location information available. For more information on how these records were geocoded and the methodology used by Land Insight, contact us at [info@landinsight.co](mailto:info@landinsight.co).

Historical Industries or business activities deemed to be of negligible or lesser risk are not reported. Please note that any record not identified within this section (due to error or unforeseen omission) does not necessarily mean that the screened area is not potentially contaminated or free of any risks.



## Section 5 Natural Hazards



### 5.1 Natural Hazards

Map 5.1 (500m Buffer)

#### Erosion Risk

Category	On the Property?	Within Buffer?
Not identified	-	-

#### Fire Hazard

Category	On the Property?	Within Buffer?
Bush Fire Prone Area (BLA)	Yes	Yes
Fire History	-	Not identified

#### Flood Hazard

Name	On the Property?	Within Buffer?
Not identified	-	-





Tower Three, Level 24  
300 Barangaroo Avenue  
Sydney NSW 2000 Australia  
02 8067 8870  
info@liresources.com.au  
[www.liresources.com.au](http://www.liresources.com.au)



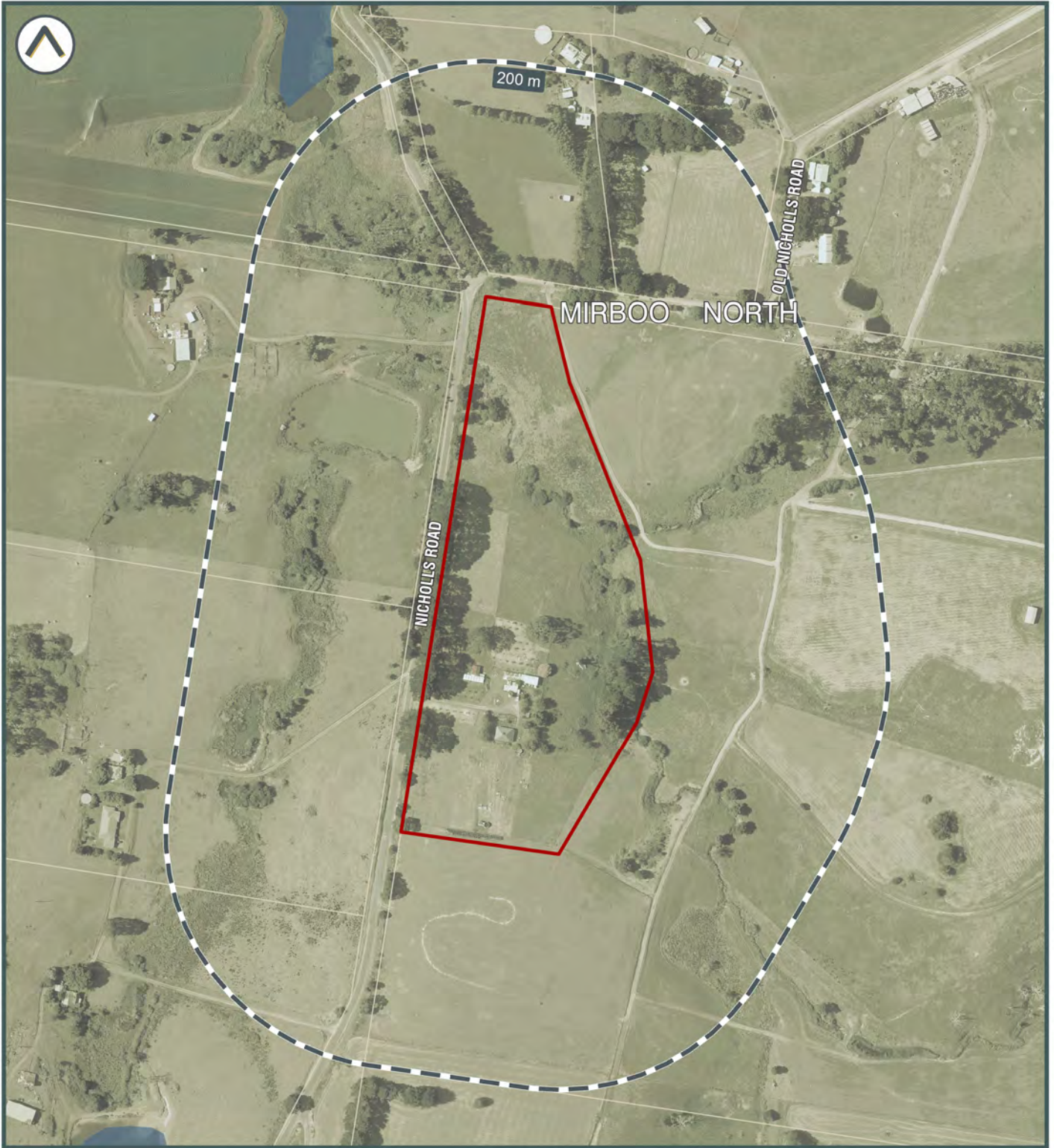
# Appendix A

REPORT MAPS





Subject Area and Sensitive Receptors



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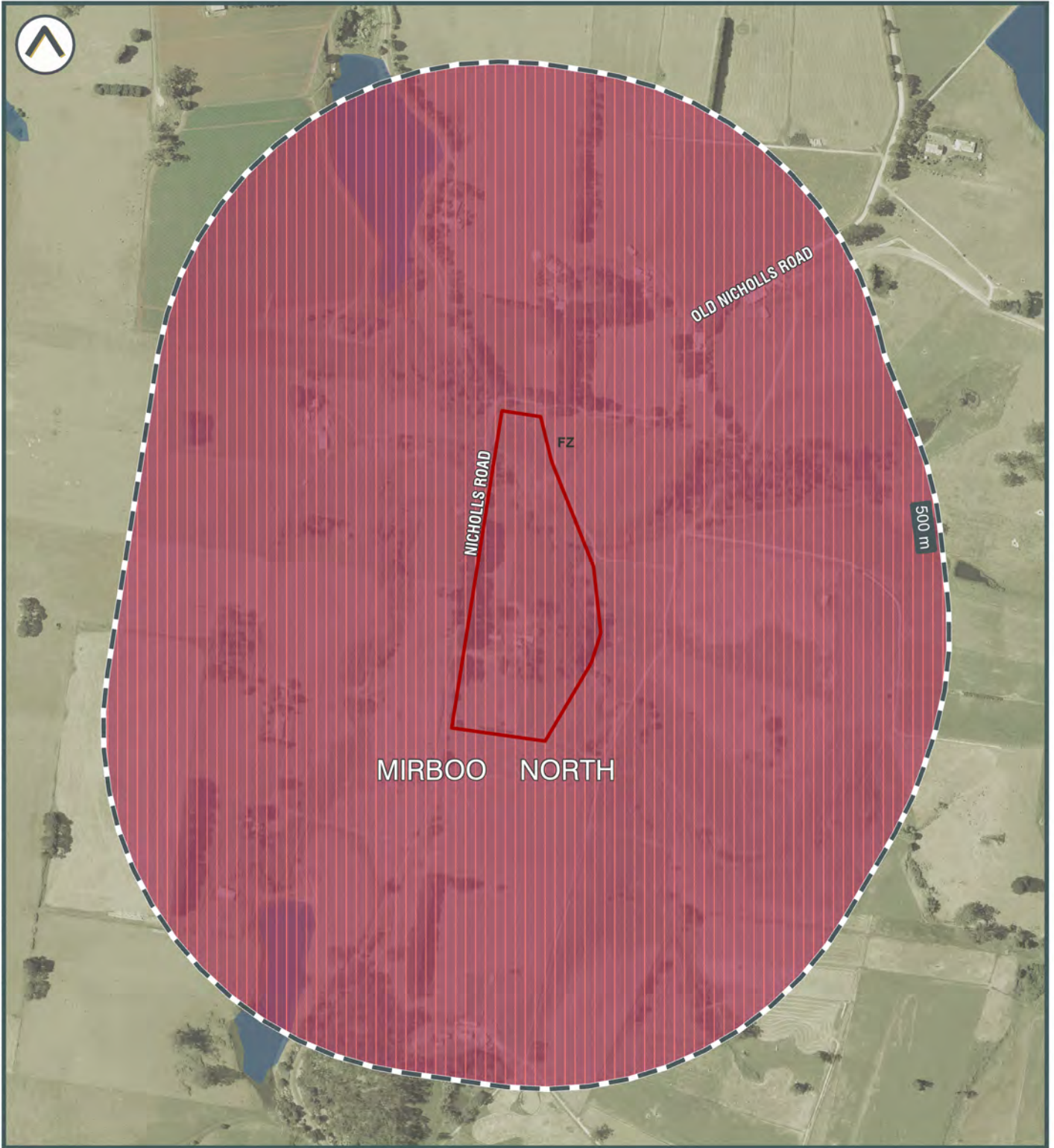
Subject area







Planning Controls



©2021 Land Insight (LI) www.landinsight.co | 29/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Planning Scheme
- Zoning
- ESO
- FZ | Farming Zone







Heritage



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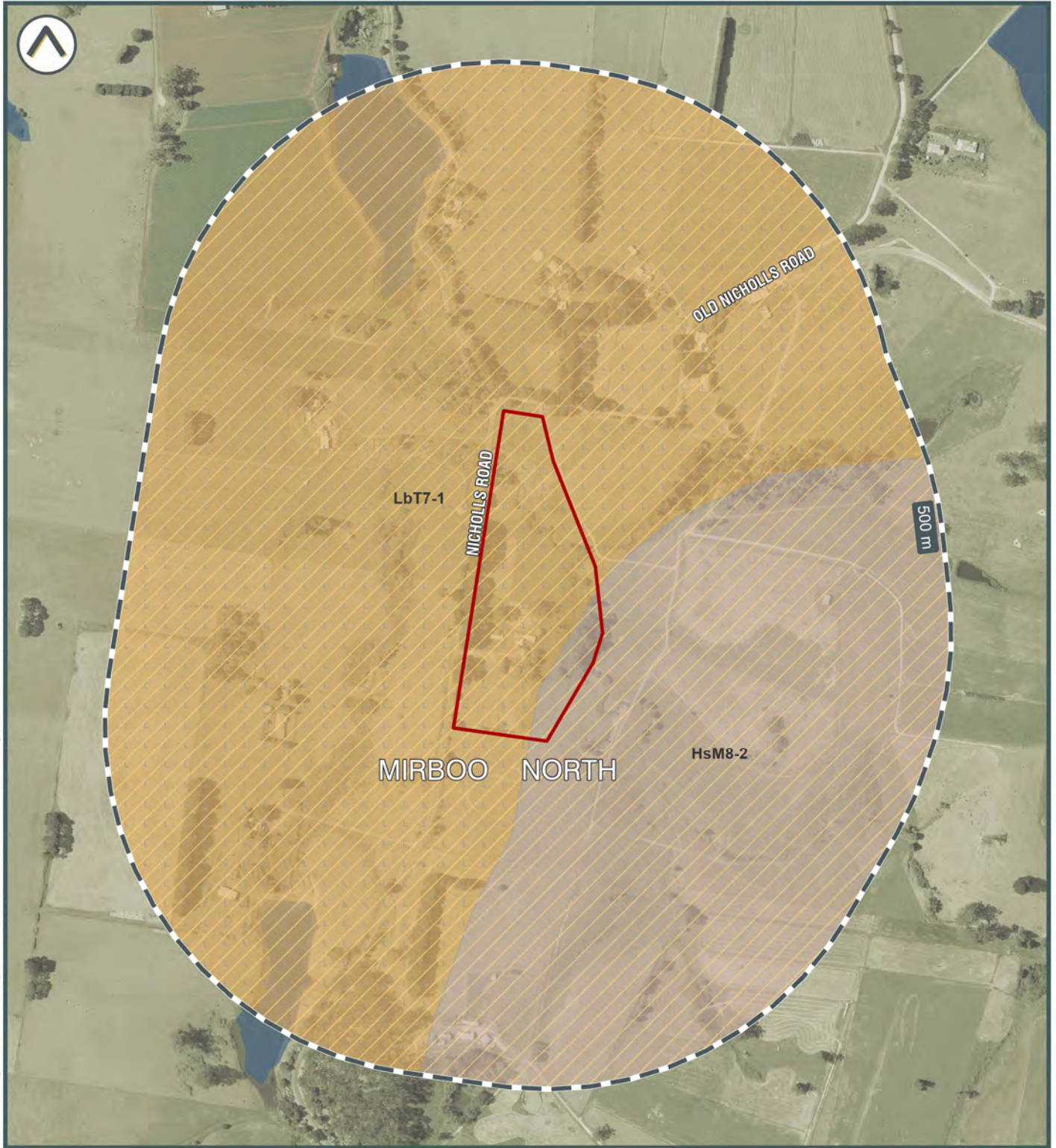
- Subject area
- Victorian Heritage Inventory (VHI)
- Areas of Cultural Heritage Sensitivity (CHS)
- Commonwealth Heritage List (CHL)
- National Heritage List (NHL)
- World Heritage Area (WHA)
- Victorian Heritage Register (VHR)







Soil Landscape and Salinity



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- Subject area
- Salinity Hazard**  
 Low
- Soil Landscape**  
HsM8-2, Hill (relative relief 90-300m)  
LbT7-1, Low hill (relative relief 30-90m)
- Radon Level (Bq/m3)**  
 5-19



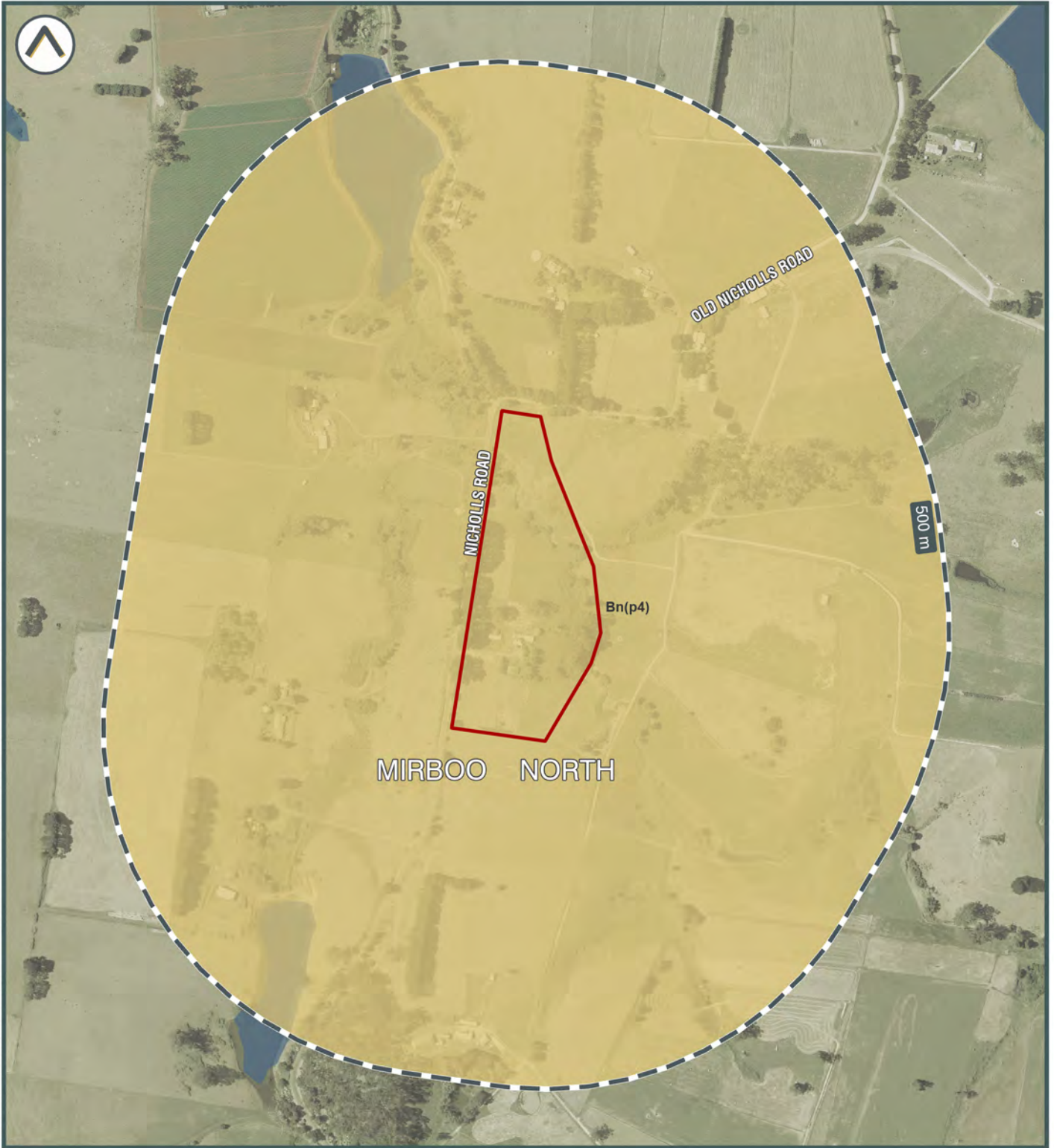
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Acid Sulfate Soils



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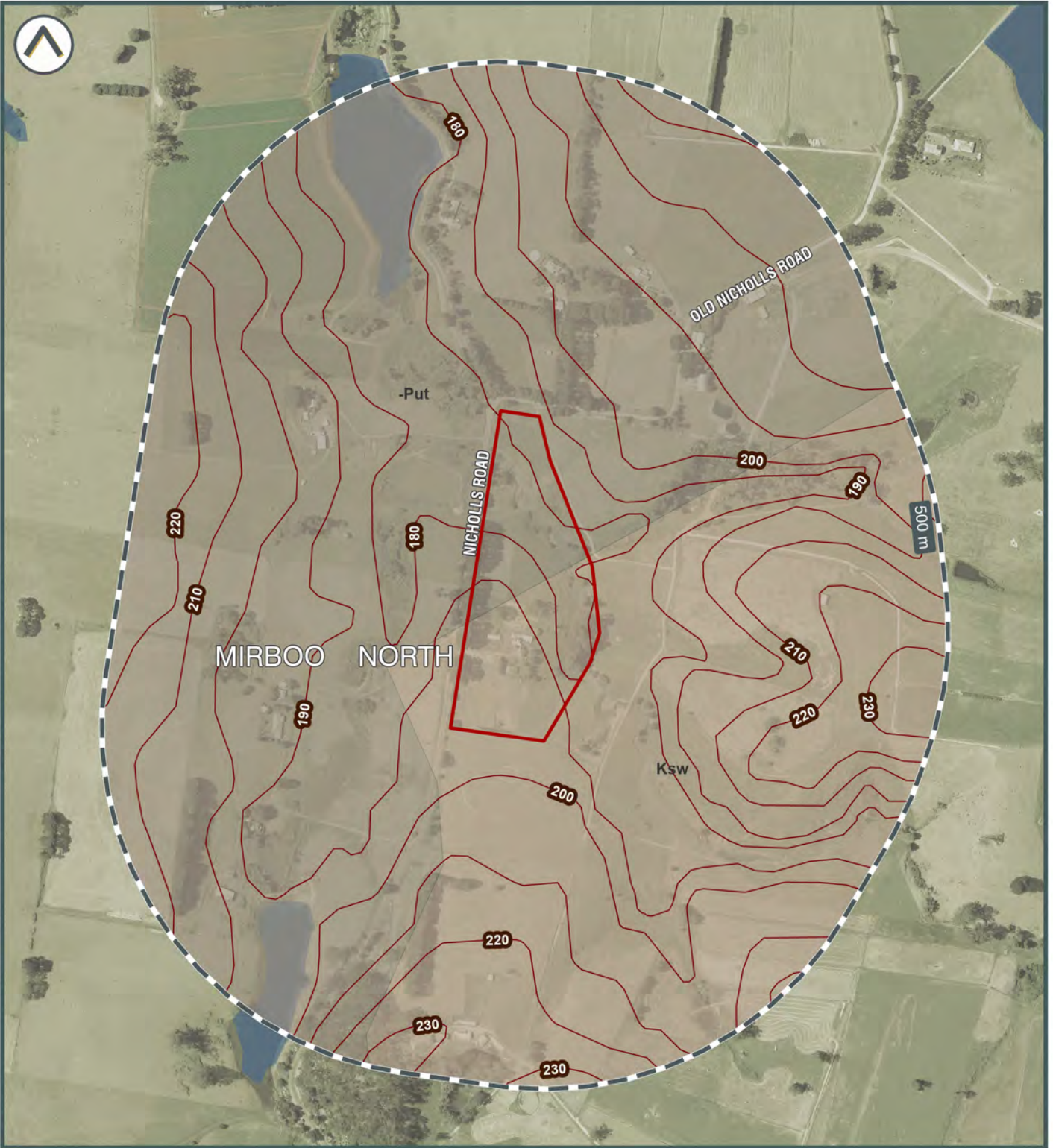
- Subject area
- ASRIS Atlas of Australian Sulfate Soils
- Bn(p4) | ASS in inland lakes, waterways, wetlands and riparian zones







Geology and Topography



©2021 Land Insight (LU) www.landinsight.co | 29/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area  
 Topographic contour (m)

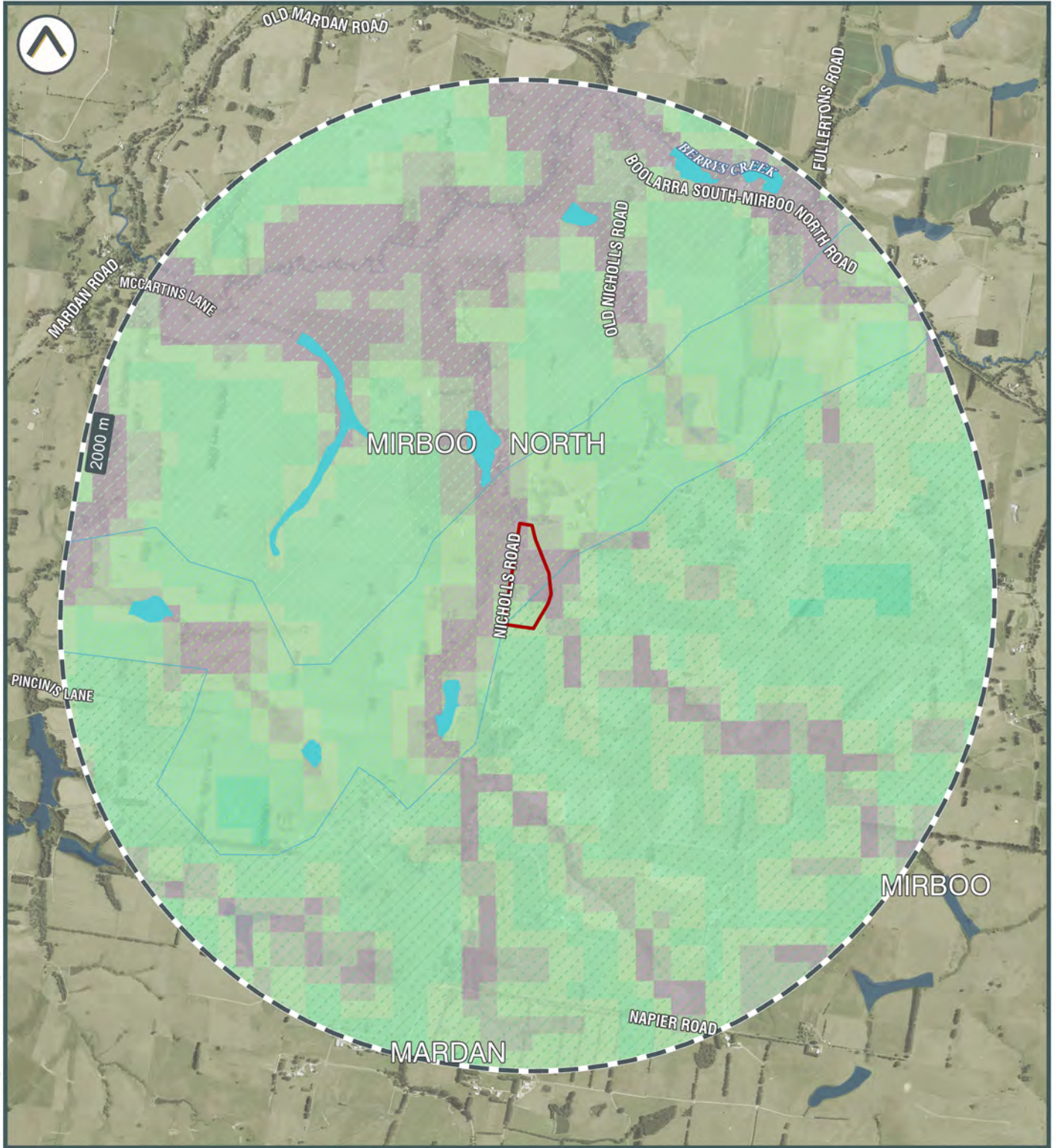
1:250,000 Geological Units  
 -Put | Tholeiitic and alkalic basalt; minor nephelinite, basanite, nepheline hawaiite, hawaiite, mugearite, nepheline mugearite, tuff, interbedded sandstone and silcrete.  
 Ksw | Lithic volcaniclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial







Hydrogeology and Groundwater Boreholes



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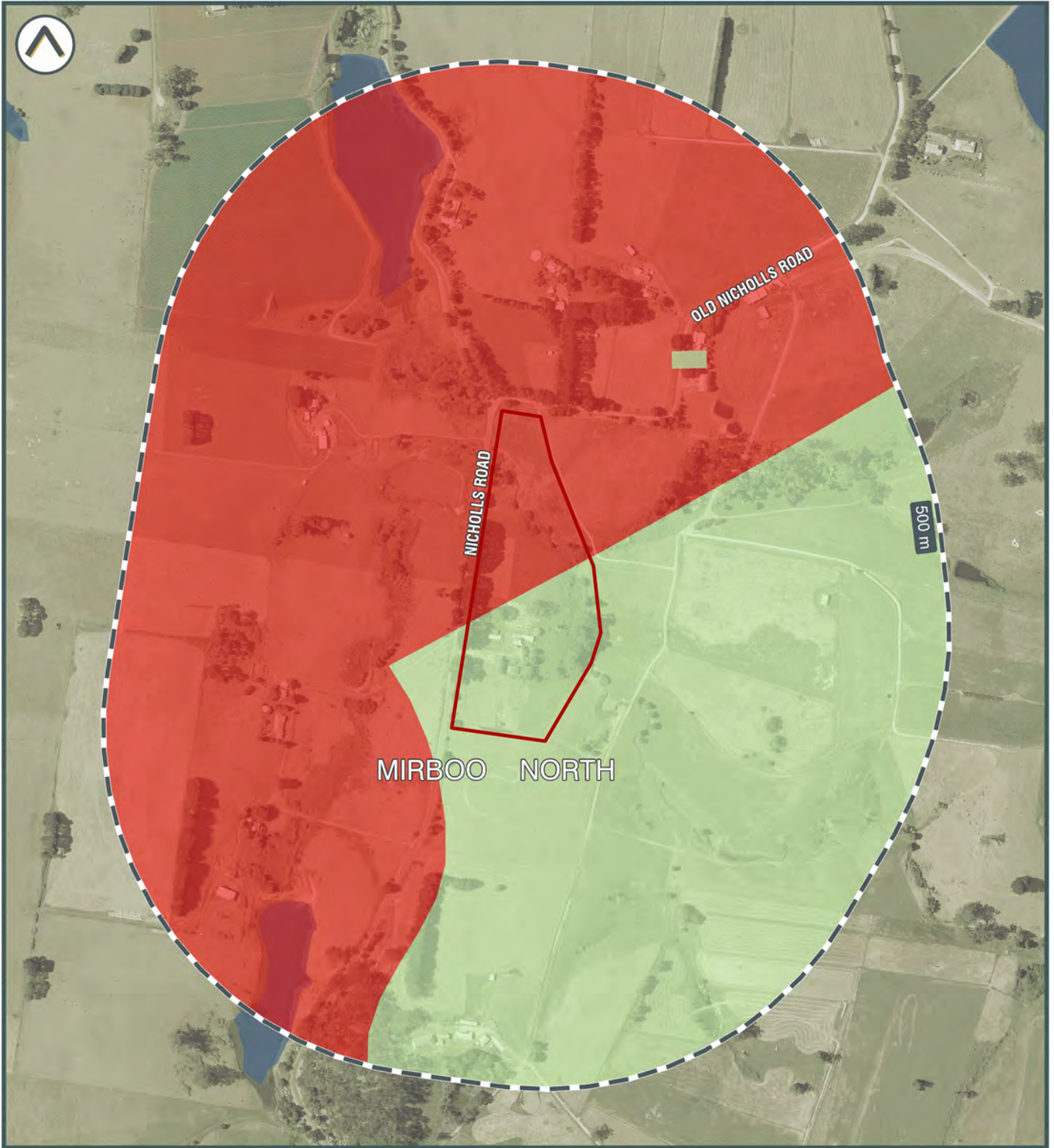
- Subject area
- Wetlands
- Designated Water Supply
- Catchments
- Depth to Watertable (m)
- Groundwater salinity (mg/l)
- Fractured or fissured, extensive highly productive aquifers







Hydrogeology and Other Boreholes



©2021 Land Insight (LU) www.landinsight.co | 29/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

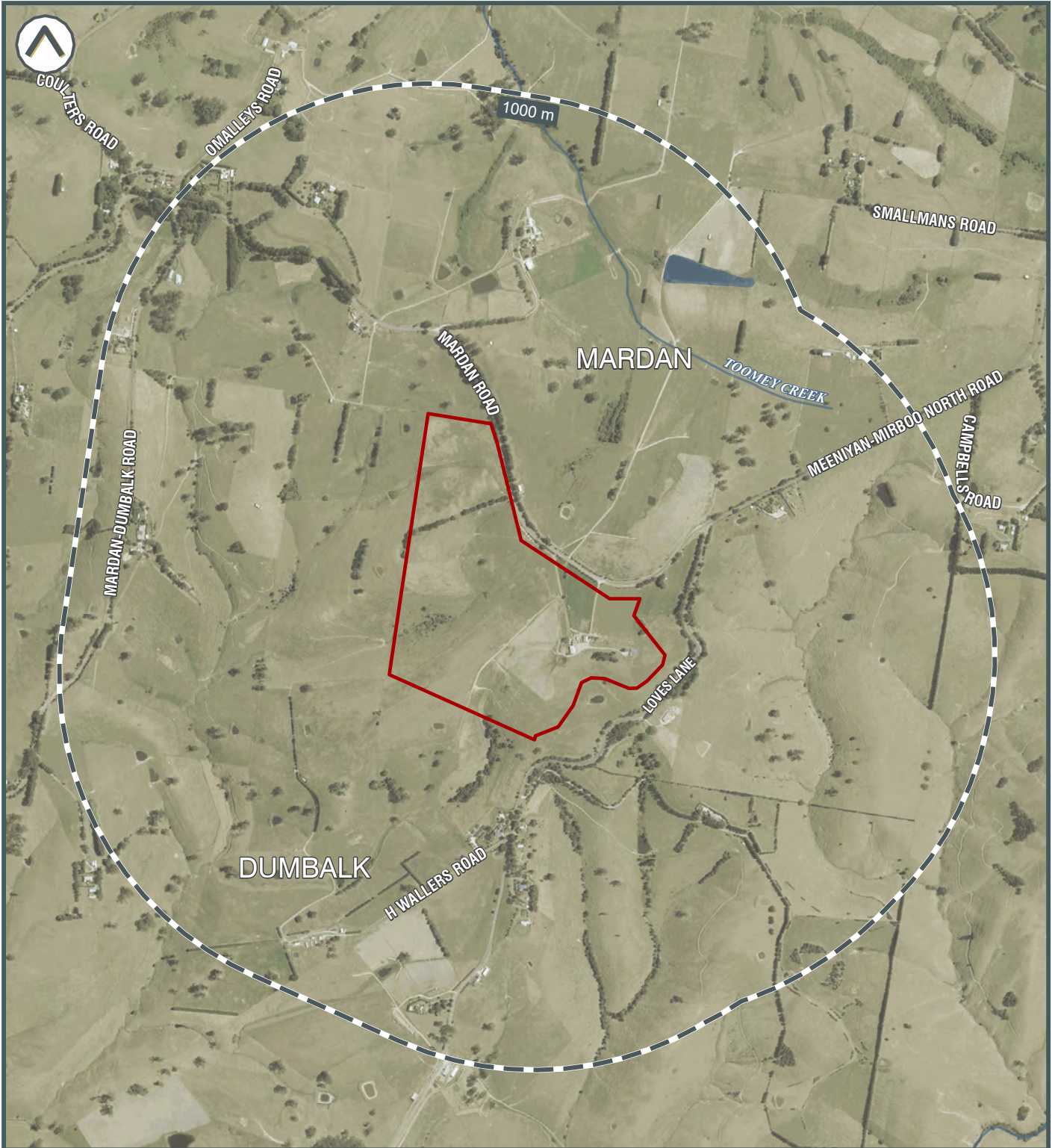
- Subject area
- Other boreholes
- Hydrogeologic Unit**
- Tertiary Basalt Aquifer (fractured rock)
- Mesozoic Fractured Rock Aquifer
- Ecosystems that rely on Subsurface presence of Groundwater**
- Low potential for GW interaction







Contaminated Land Public Register



©2021 Land Insight (LU) www.landinsight.co | 9/12/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

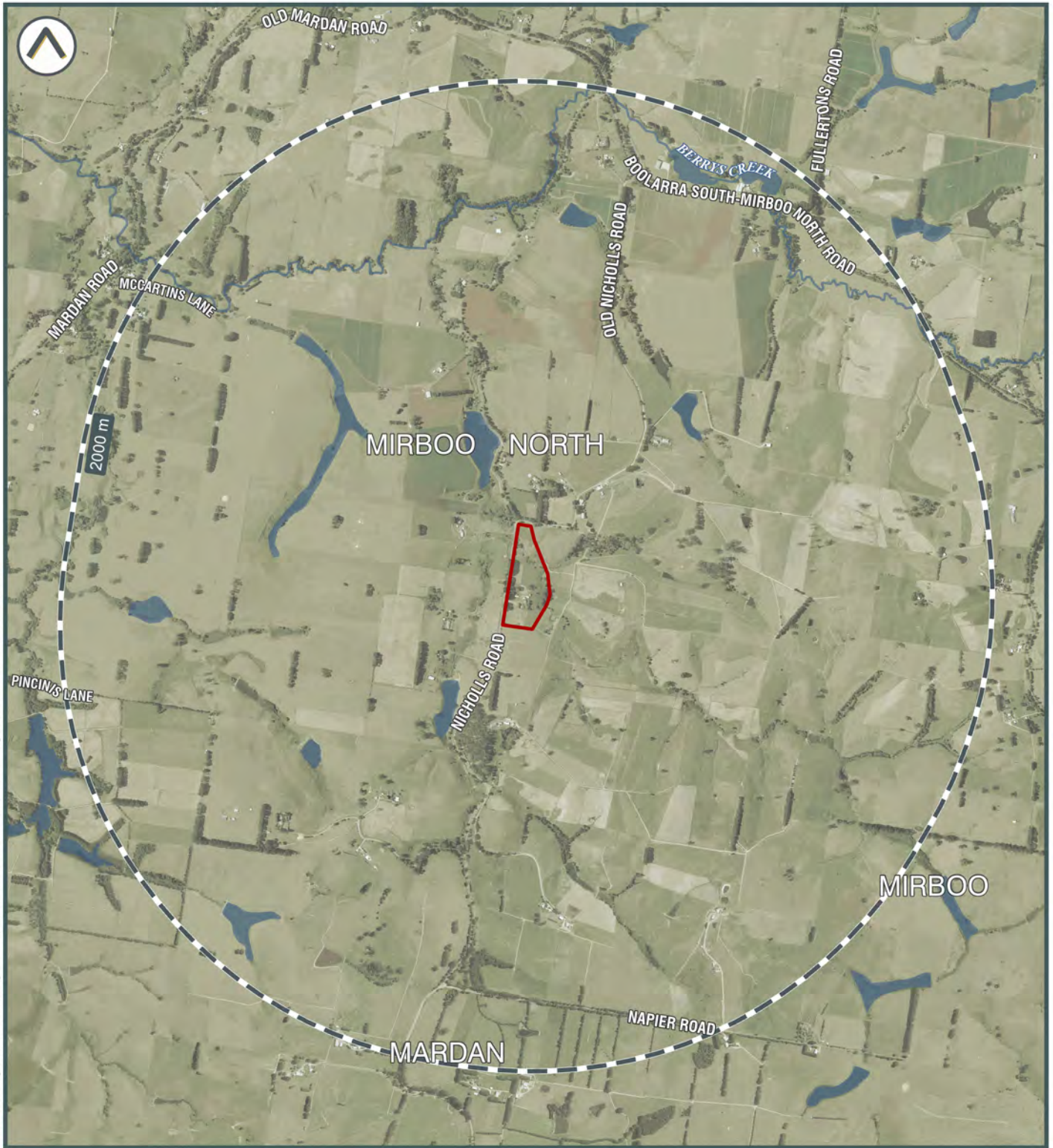
- Subject area
- Contaminated Land Register (EPA)**
- Priority Sites Register
- Audit Report







Sites Regulated by other Jurisdictional Body



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- |                                 |   |                               |
|---------------------------------|---|-------------------------------|
| Subject area                    | PFAS sites  | Sea Dumping of Depth Charges  |
| NPI Facilities                  | Sea Dumping of Depth Charges (Chemical munitions sea dumping) | Other Sea Dumping Sites       |
| Former Gasworks Sites           | Other   | Defence Area / Military Sites |
| Unexploded Ordnance (UXO) Areas | Substantial Potential   | Defence Controlled Area       |
| Slight potential                |   |                               |








Licences, Approvals & Notices



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 Subject area



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Potentially Contaminating Activities (PCAs)



©2021 Land Insight (LI) www.landinsight.co | 29/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

- Subject area
- Liquid Fuel Depots
- Operational Petrol Stations
- Waste Management Facilities
- Former Petrol Stations

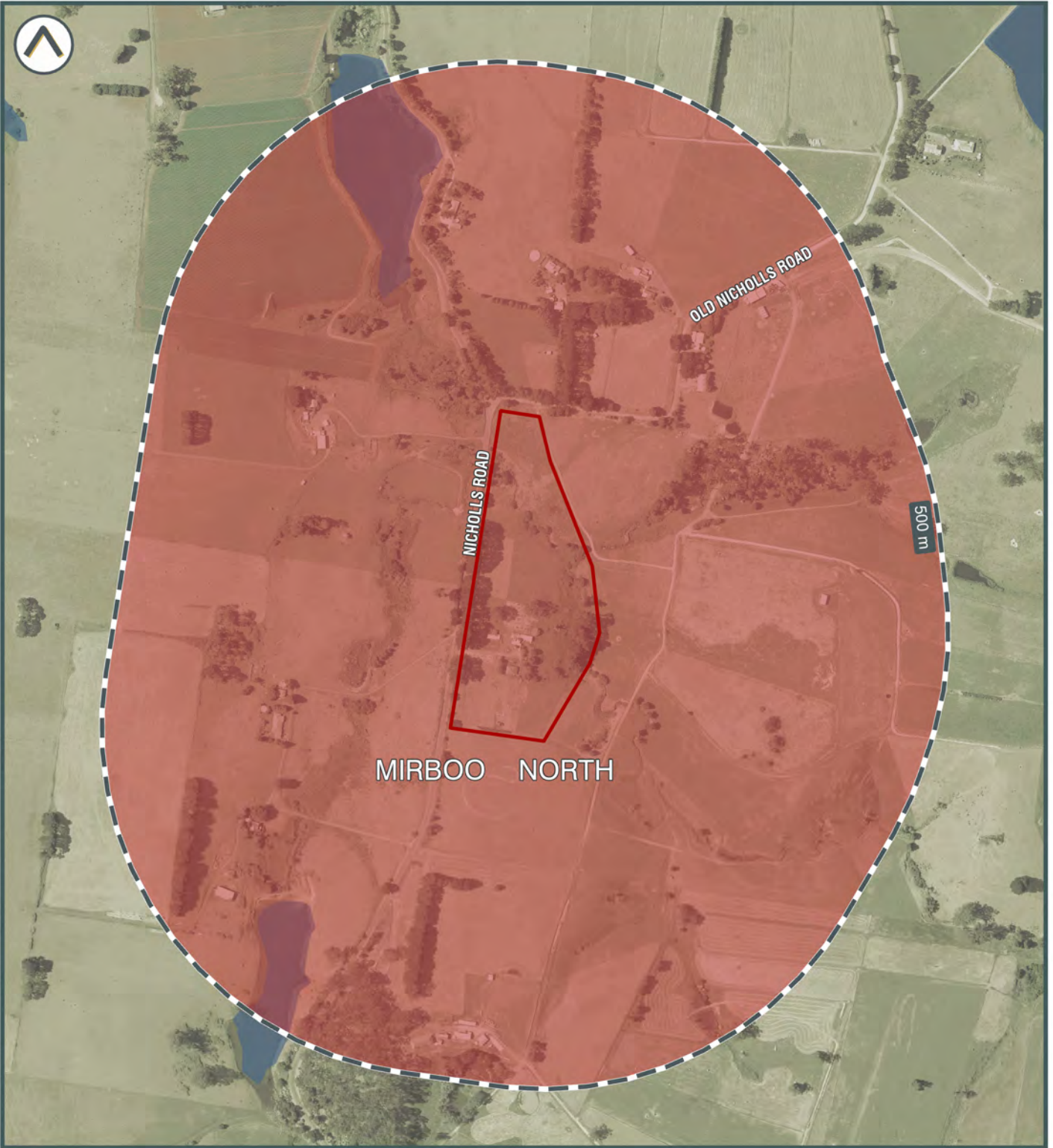
Data is current as when this report was created. However due to the turnover of business locations, some addresses may be former.







**Fire and Flood Hazards**



©2021 Land Insight (LU) www.landinsight.co | 29/09/2021 | Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area    Bush Fire Prone Land







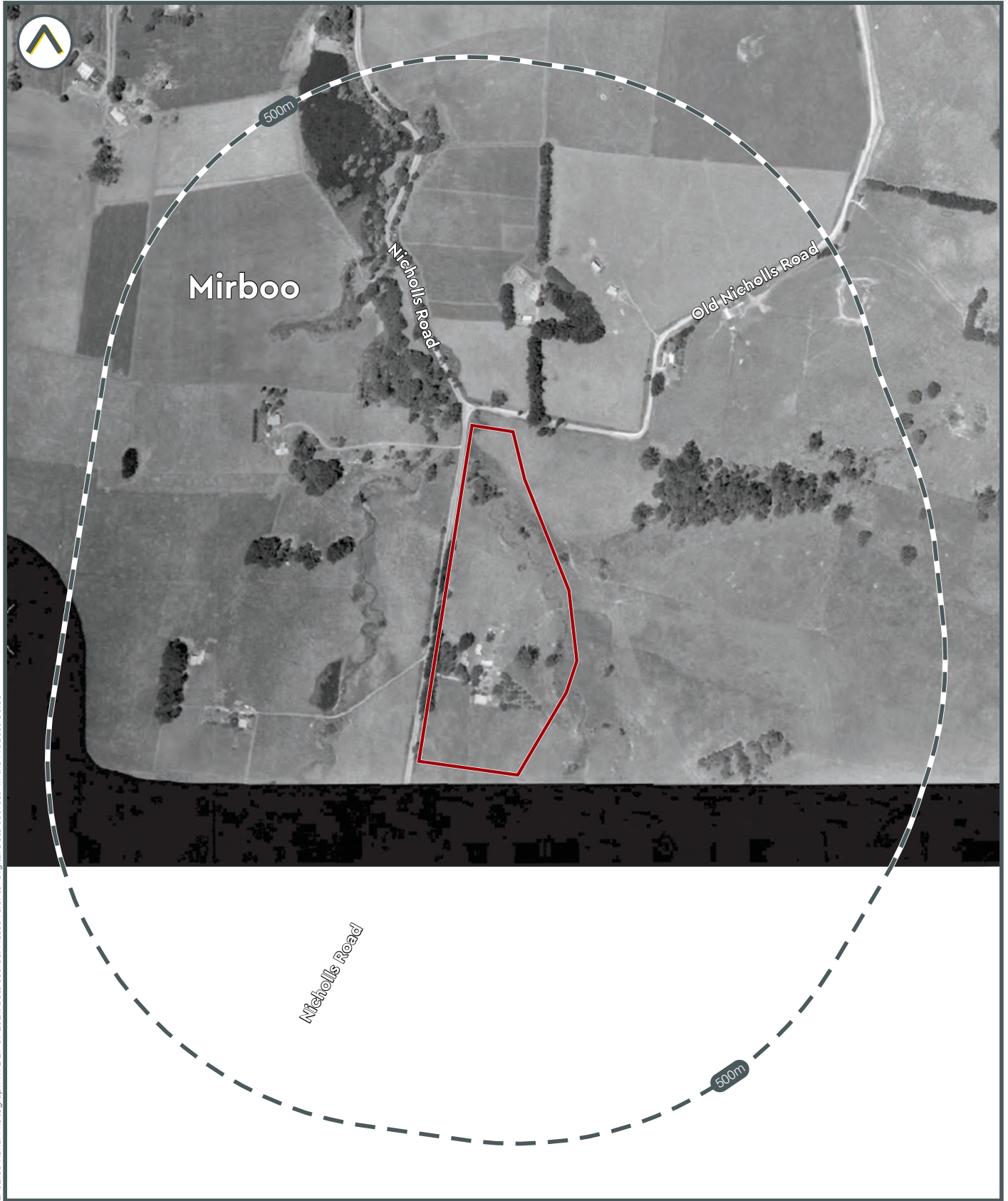
An aerial photograph of a vibrant turquoise river winding through a rugged, rocky landscape. The river is flanked by large, grey boulders and patches of reddish-brown earth. The surrounding terrain is covered with dense, green and yellowish vegetation, including trees and shrubs. The overall scene is a natural, scenic view of a river valley.

# Appendix B

HISTORIC IMAGERY



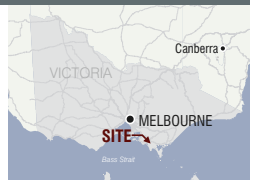
Historic Aerial Photograph - 1972



LI-02105 Aerial Photograph 1972 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

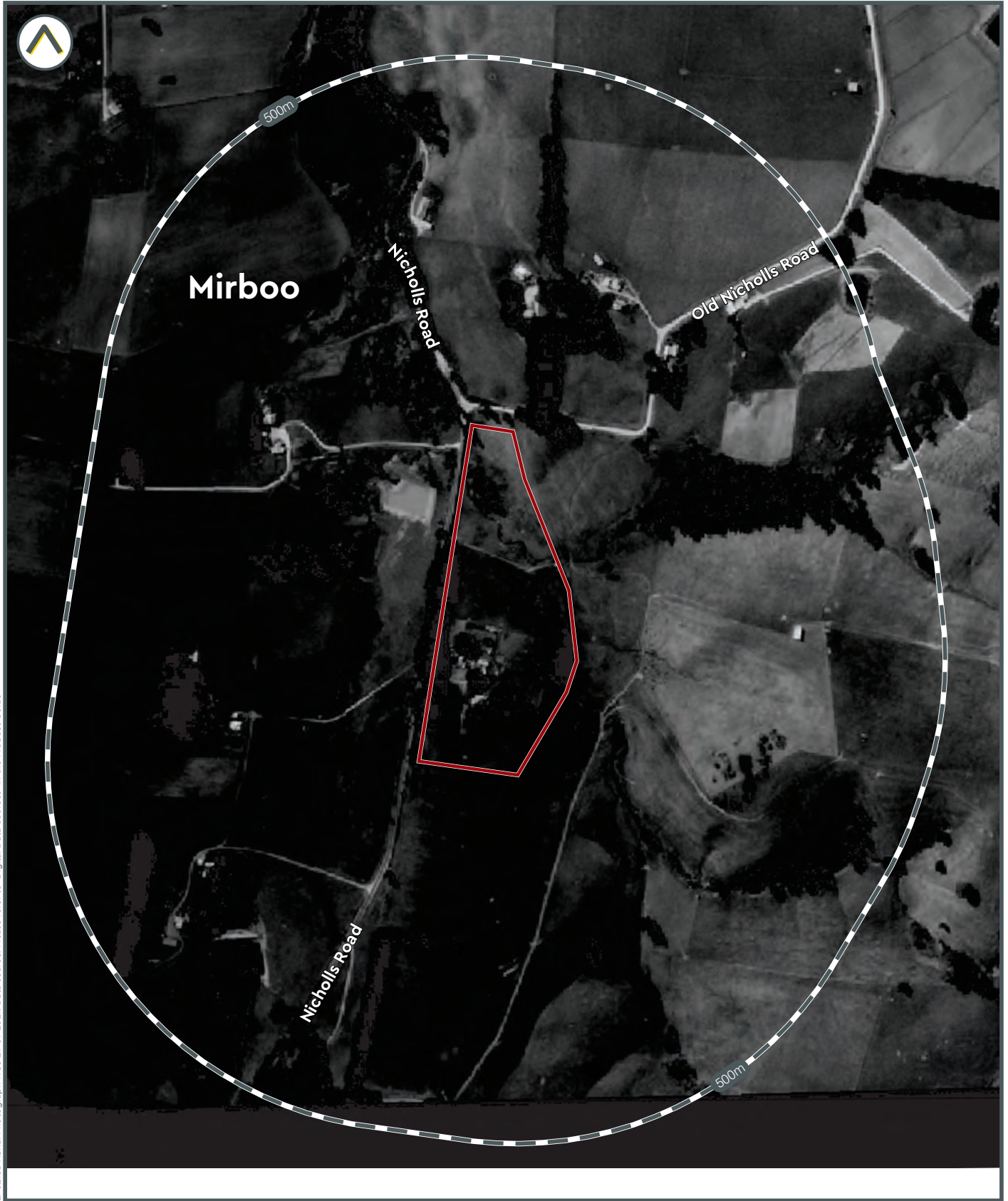
Subject area

0 200m

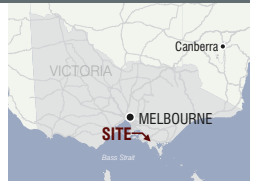
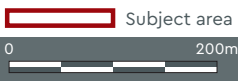




Historic Aerial Photograph - 1985



LI-02105 Aerial Photograph 1985 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide





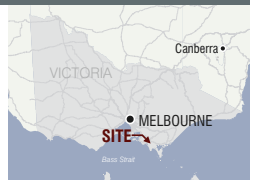
Historic Aerial Photograph - 1991



LI-02105 Aerial Photograph 1991/29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

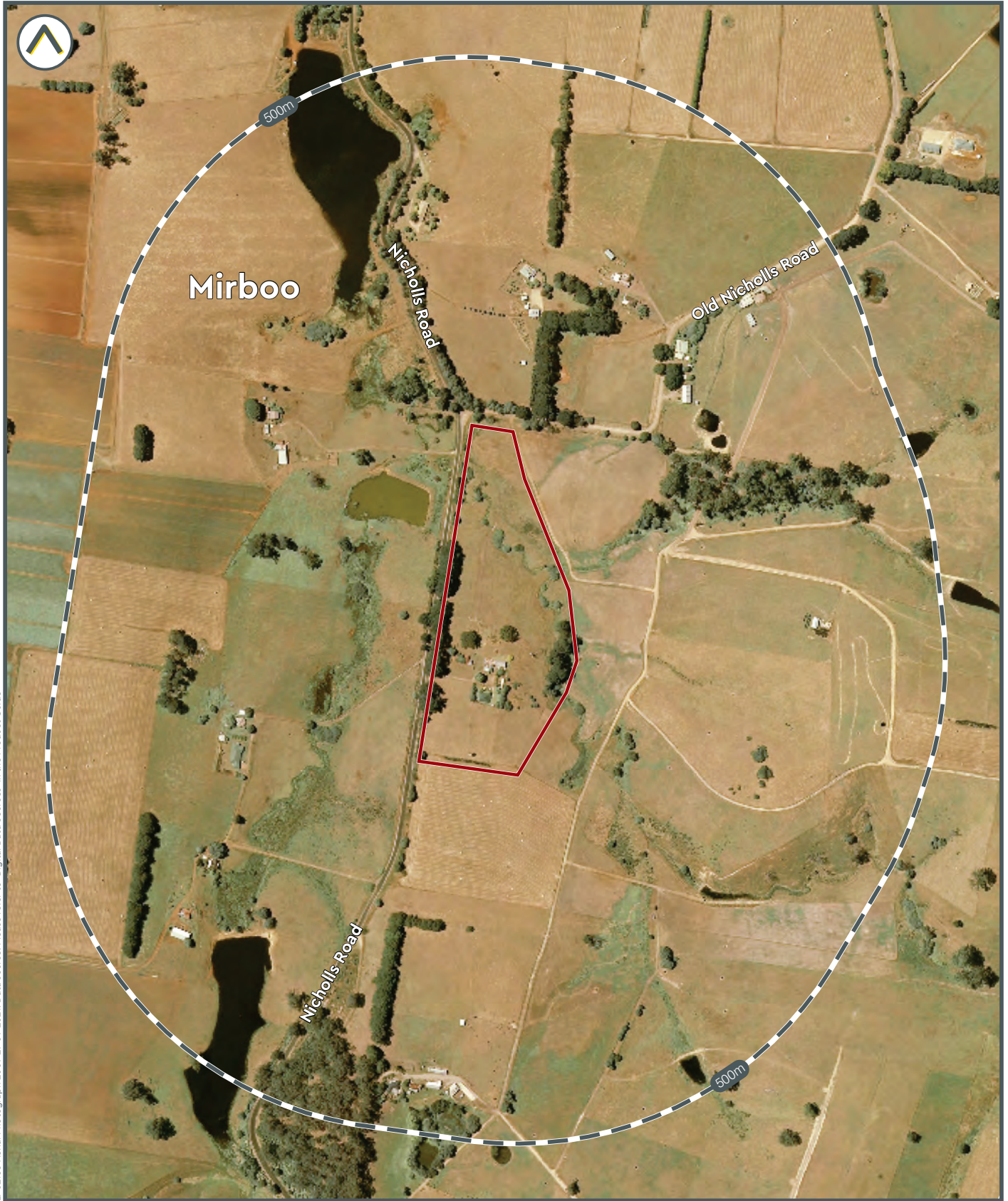
 Subject area

0 200m





Historic Aerial Photograph - 2009



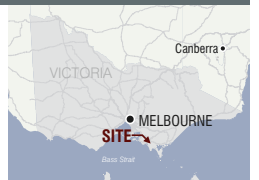
LI-02105 Aerial Photograph 2009 29 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

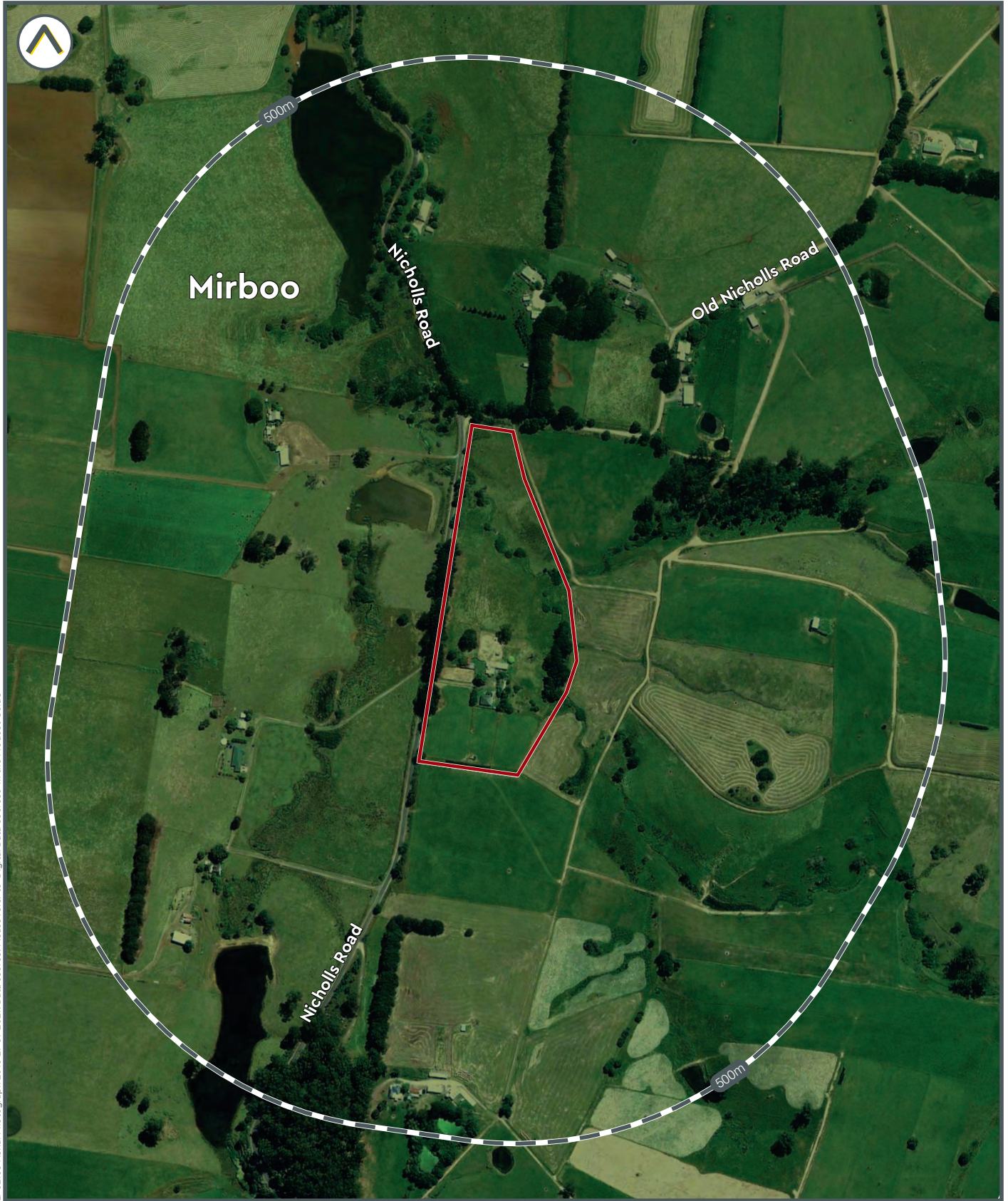


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Historic Aerial Photograph - 2010



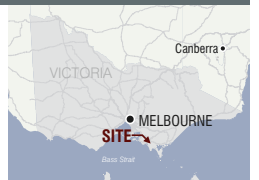
LI-02105 Aerial Photograph 2010. 29. 09. 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

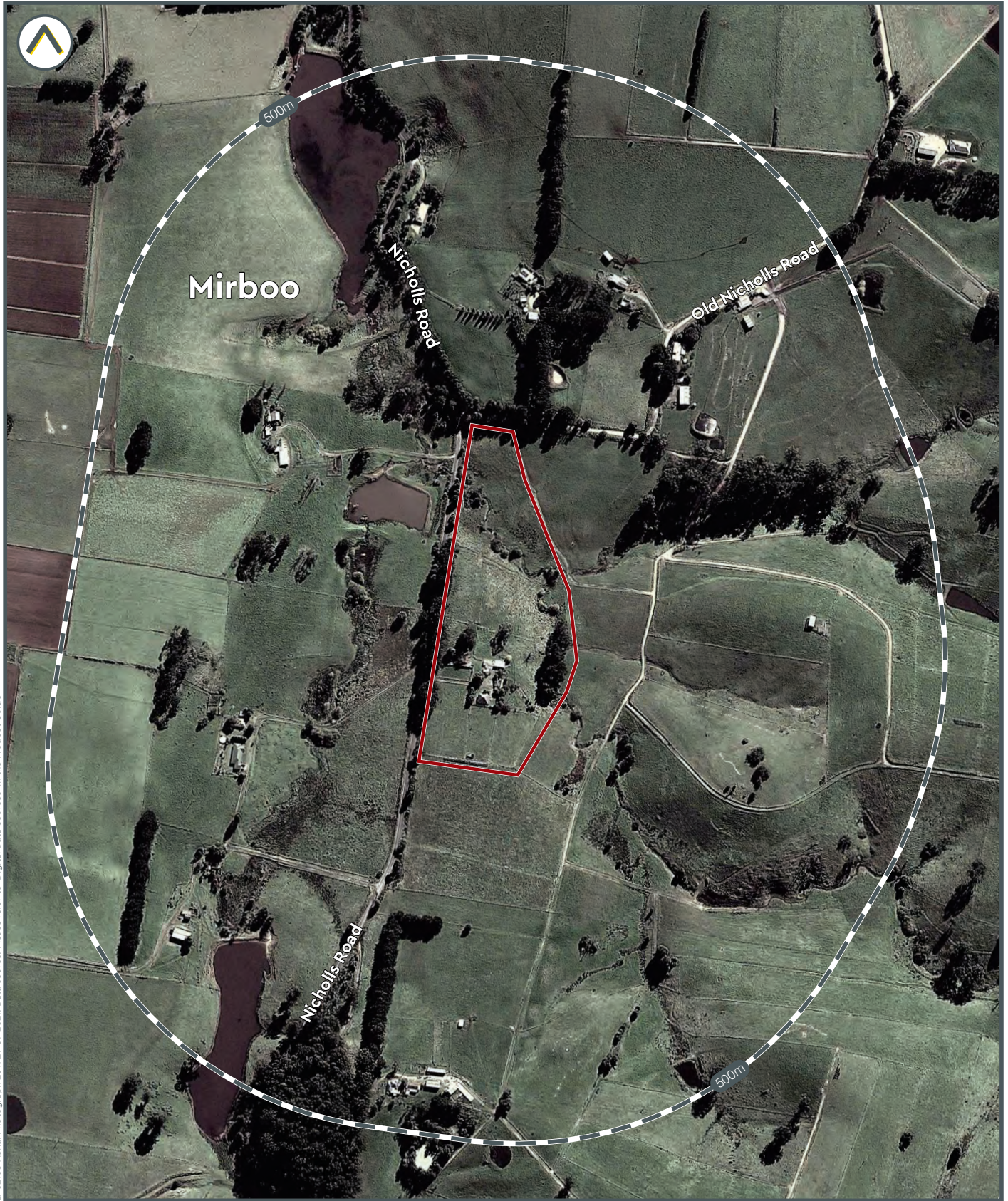


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Historic Aerial Photograph - 2011



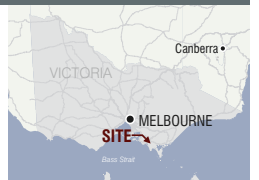
LI-02105 Aerial Photograph 2011/29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m

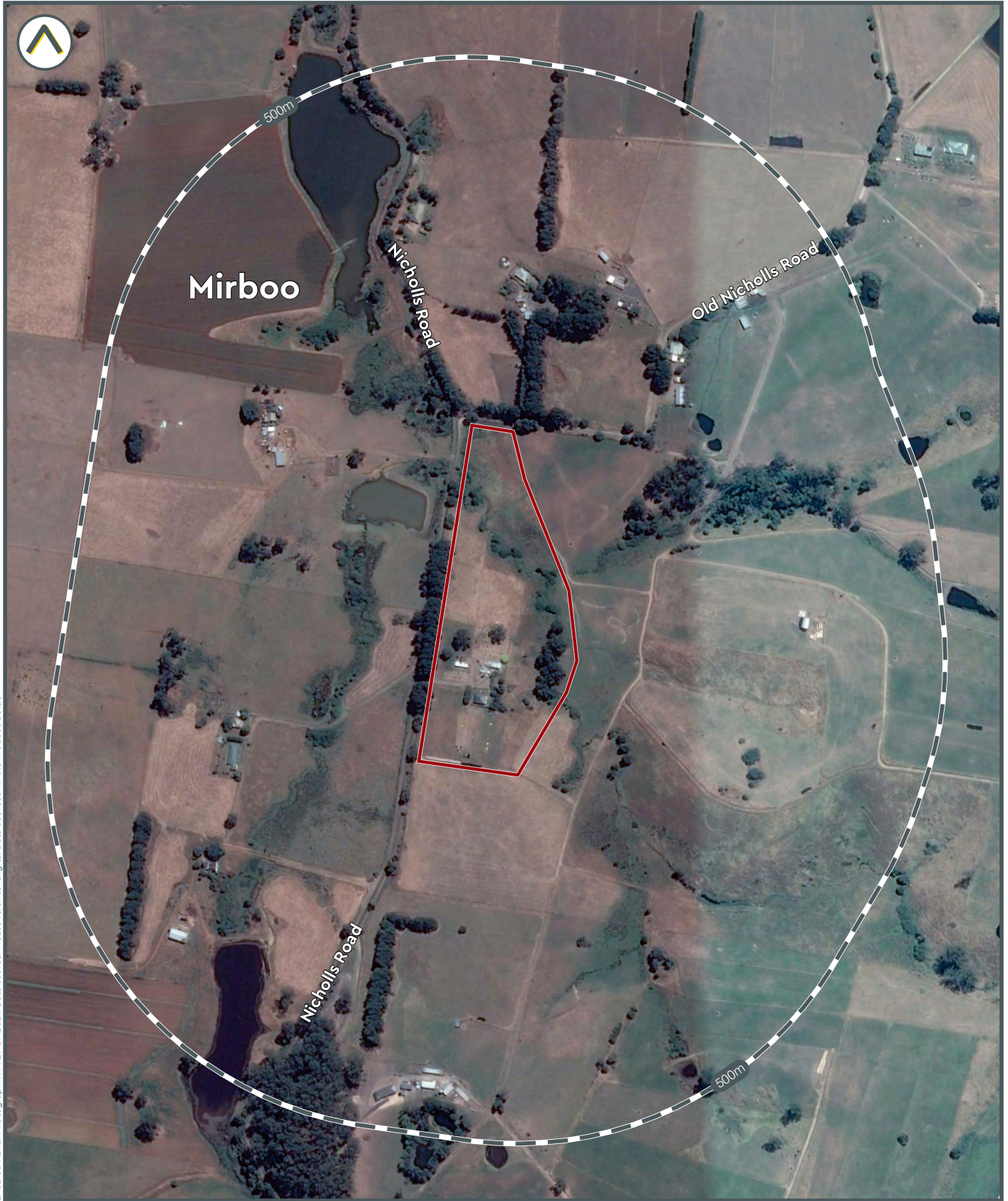


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Historic Aerial Photograph - 2014



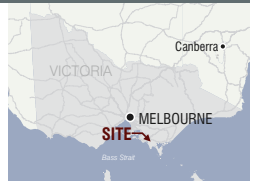
LI-02105 Aerial Photograph 1991/29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

 0 200m

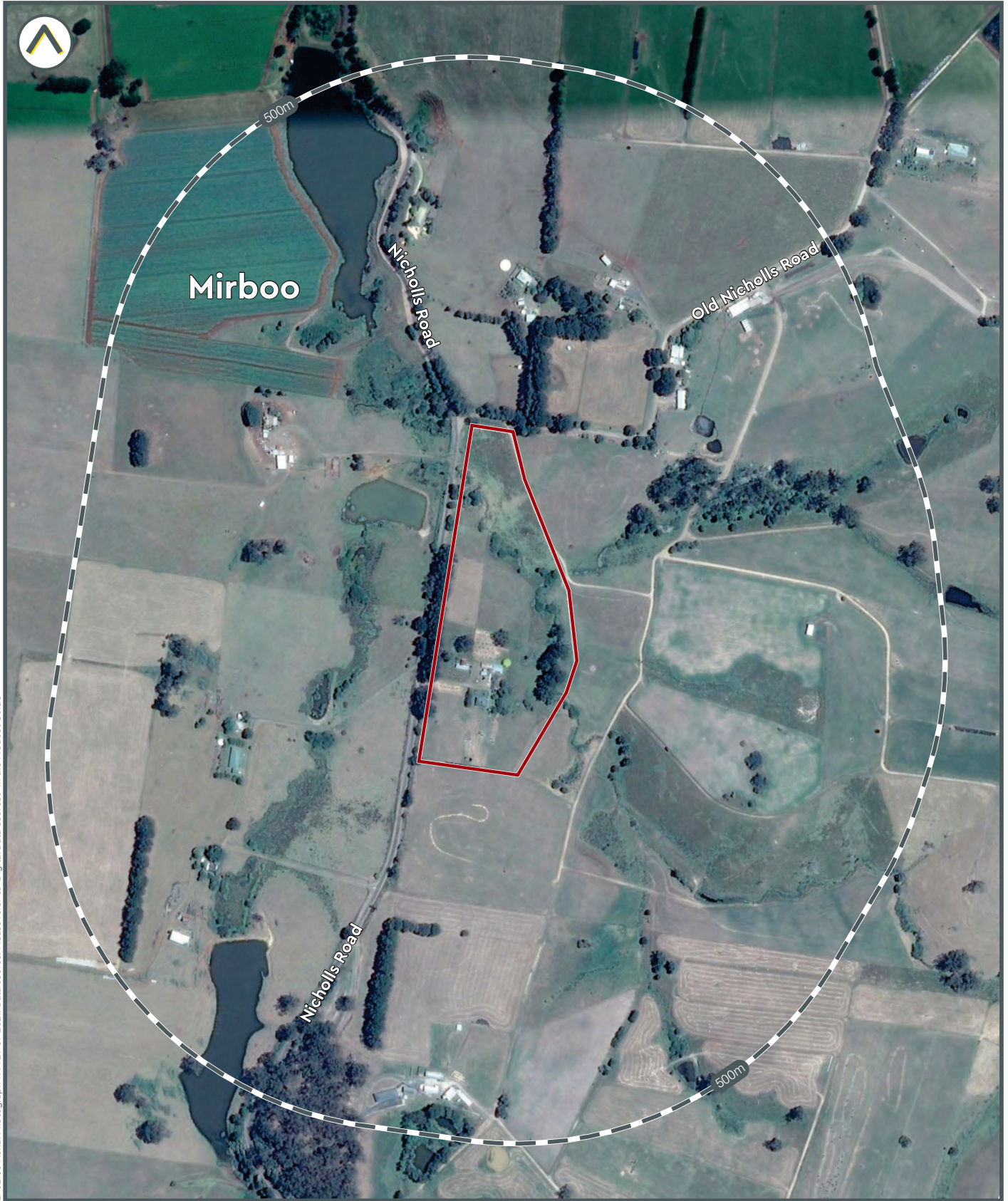


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Historic Aerial Photograph - 2017



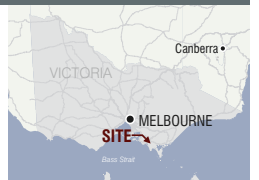
LI-02105 Aerial Photograph 1991/29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

 Subject area

0 200m



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Historic Aerial Photograph - 2020



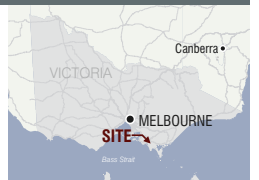
LI-02105 Aerial Photograph 1991/29/09/2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area

0 200m



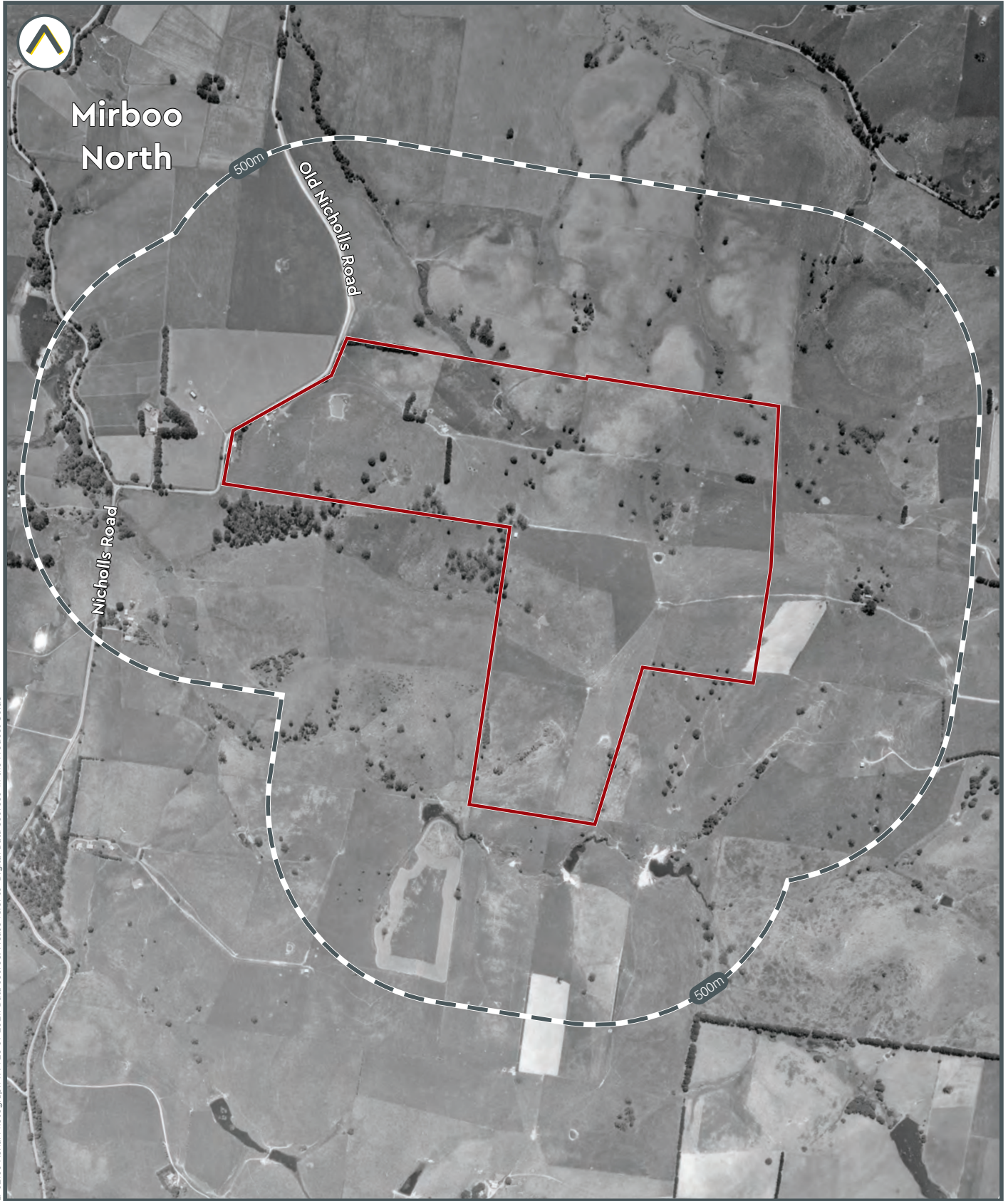
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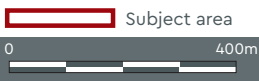




Historic Aerial Photograph - 1972

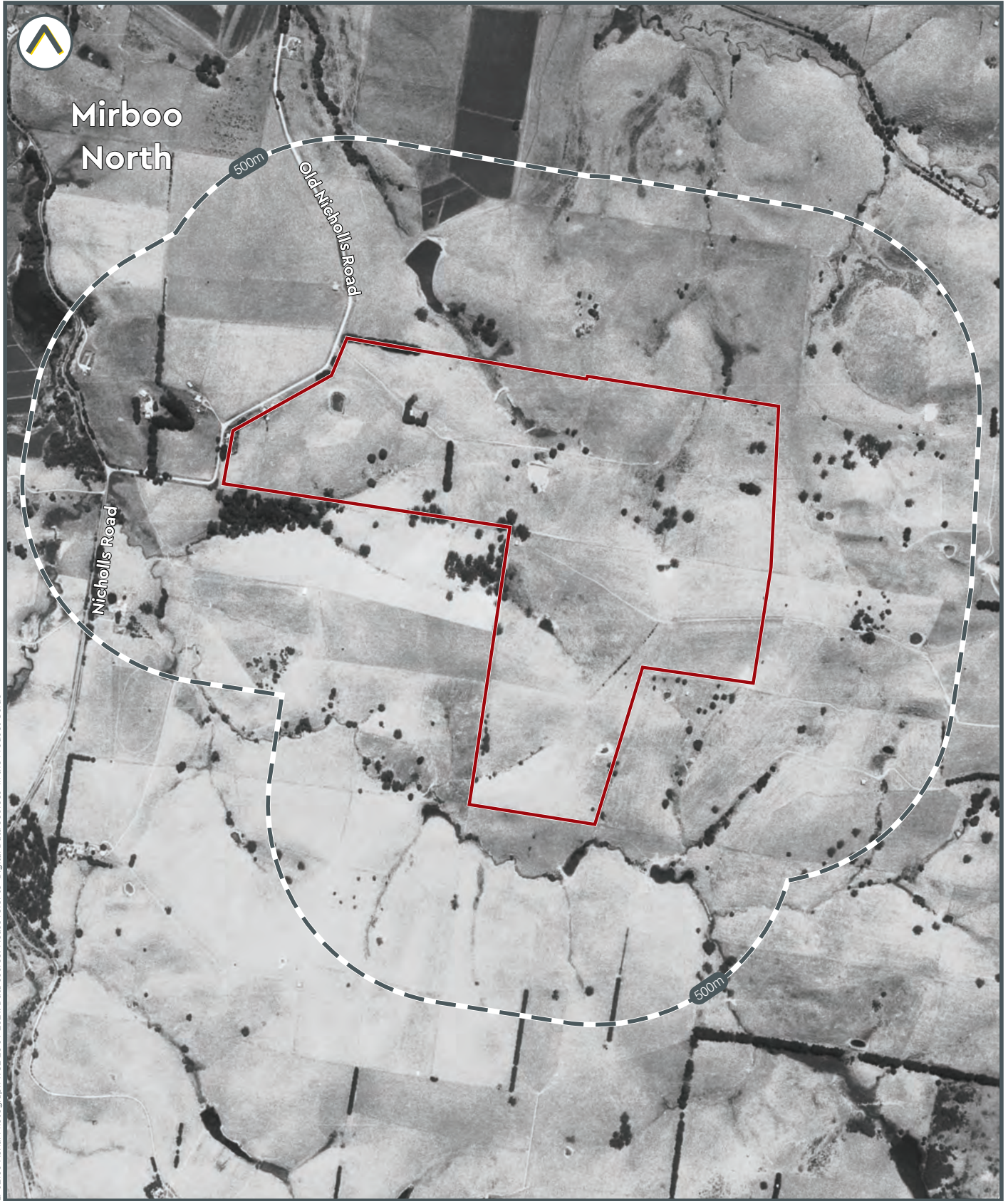


LI-02106 Aerial Photograph 1991.23.09.2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide





Historic Aerial Photograph - 1982

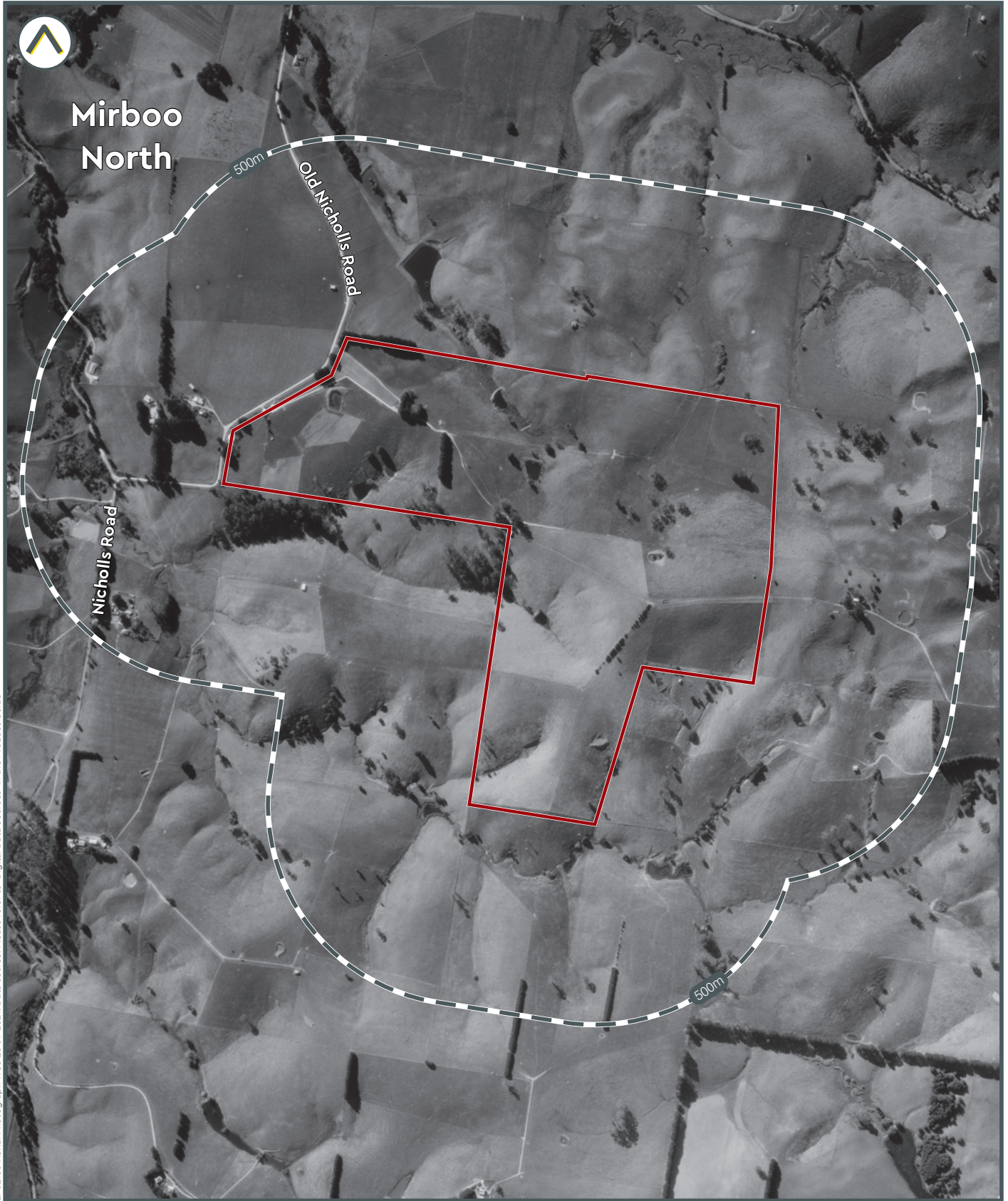


LI-02106 Aerial Photograph 1982.23.09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide





Historic Aerial Photograph - 1985

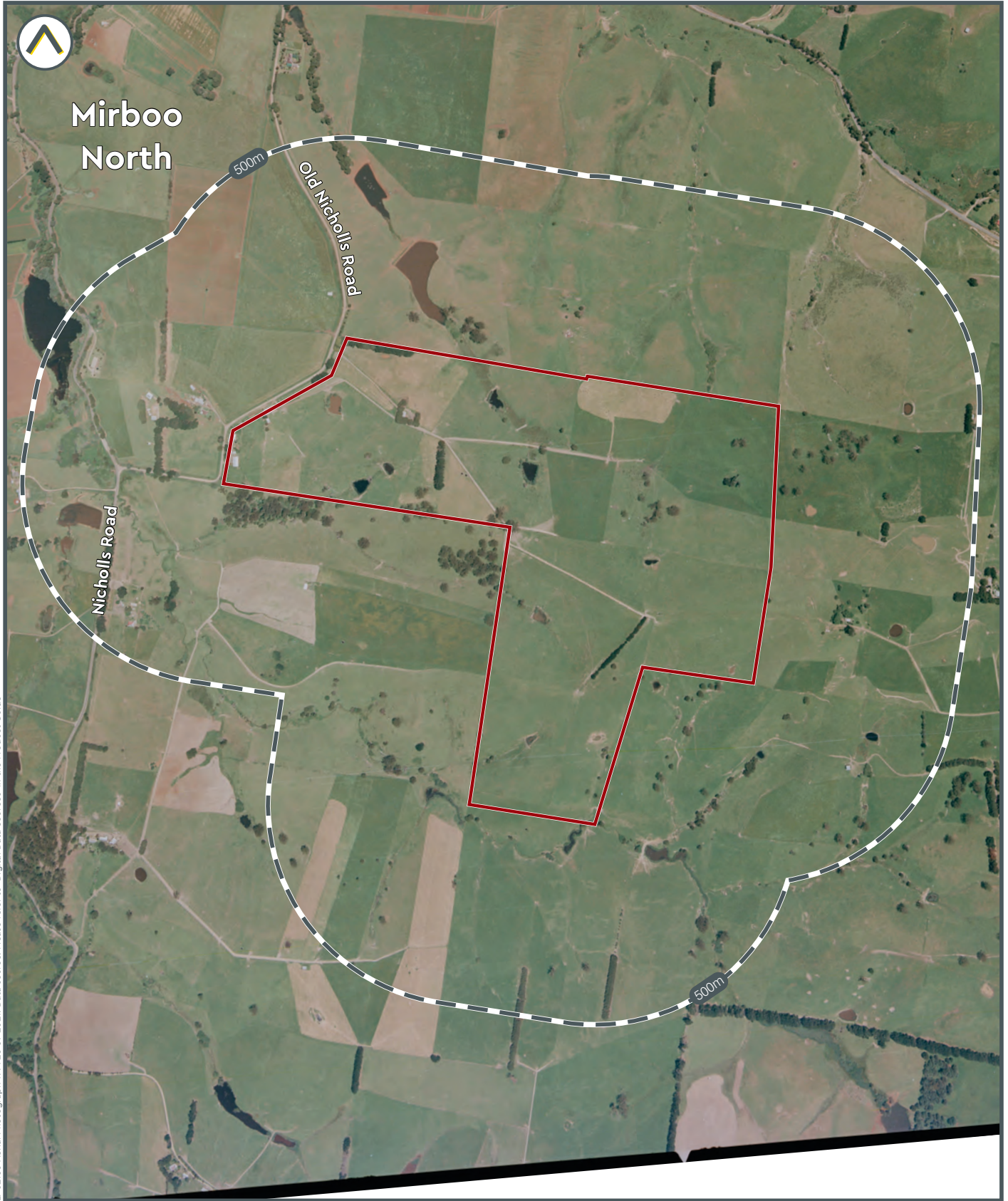


LI-02106 Aerial Photograph 1985 23.09.2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

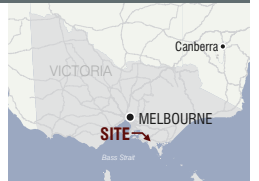




Historic Aerial Photograph - 1991

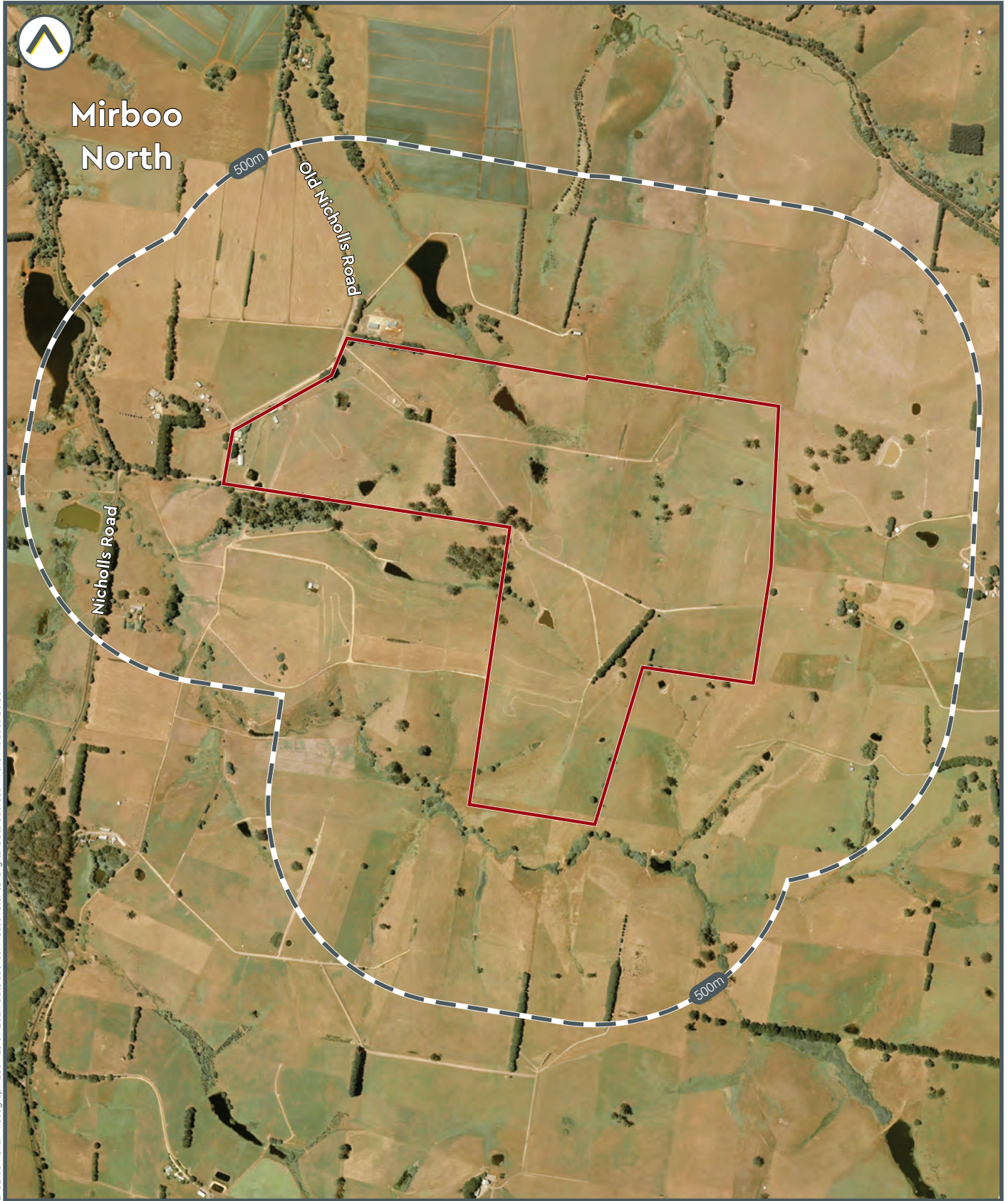


Subject area





Historic Aerial Photograph - 2009

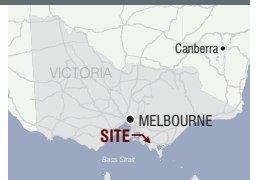


LI-02106 Aerial Photograph 2009 23.09.2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

Subject area



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Historic Aerial Photograph - 2011



LI-02106 Aerial Photograph 2009 23 09 2021. Data source: Please refer to 'Digital Data Sources' in the Product Guide

