MINUTES

ORDINARY MEETING WARRNAMBOOL CITY COUNCIL 5:45 PM - MONDAY 2 SEPTEMBER 2019



VENUE: Reception Room 25 Liebig Street Warrnambool

COUNCILLORS

Cr. Tony Herbert (Mayor) Cr. Robert Anderson Cr. Sue Cassidy Cr. Kylie Gaston Cr. Peter Hulin Cr. Michael Neoh Cr. David Owen

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Peter B. Schneider CHIEF EXECUTIVE OFFICER

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ORDER OF BUSINESS

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MINUTES OF THE ORDINARY MEETING OF THE WARRNAMBOOL CITY COUNCIL HELD IN THE RECEPTION ROOM, WARRNAMBOOL CIVIC CENTRE, 25 LIEBIG STREET, WARRNAMBOOL ON MONDAY 2 SEPTEMBER 2019 COMMENCING AT 5:45 PM

1. OPENING PRAYER & ORIGINAL CUSTODIANS STATEMENT

Almighty God Grant to this Council Wisdom, understanding and Sincerity of purpose For the Good Governance of this City Amen.

ORIGINAL CUSTODIANS STATEMENT

I wish to acknowledge the traditional owners of the land on which we stand and pay my respects to their Elders past and present.

2. APOLOGIES

Nil

3. CONFIRMATION OF MINUTES

MOVED: CR. ROBERT ANDERSON SECONDED: CR. MICHAEL NEOH

That the Minutes of the Ordinary Meeting of Council held on 5 August 2019 and Minutes of the Special Meeting of Council held on 22 August 2019, be confirmed.

CARRIED - 7:0

4. DECLARATION BY COUNCILLORS AND OFFICERS OF ANY CONFLICT OF INTEREST IN ANY ITEM ON THE AGENDA

Pursuant to Sections 77, 78 and 79 of the Local Government Act 1989 (as amended) direct and indirect conflict of interest must be declared prior to debate on specific items within the agenda; or in writing to the Chief Executive Officer before the meeting. Declaration of indirect interests must also include the classification of the interest (in circumstances where a Councillor has made a Declaration in writing, the classification of the interest must still be declared at the meeting), i.e.

- (a) direct financial interest
- (b) indirect interest by close association
- (c) indirect interest that is an indirect financial interest
- (d) indirect interest because of conflicting duties
- (e) indirect interest because of receipt of an applicable gift
- (f) indirect interest as a consequence of becoming an interested party
- (g) indirect interest as a result of impact on residential amenity
- (h) conflicting personal interest

A Councillor who has declared a conflict of interest, must leave the meeting and remain outside the room while the matter is being considered, or any vote is taken. Councillors are also encouraged to declare circumstances where there may be a perceived conflict of interest.

- Cr. Hulin Item 5.4 National Hydrogen Strategy : Warrnambool, Mairestad, Sweden Delegation - Indirect interest by close association - Son works for Minister for Energy & Emissions Reduction, the Hon. Angus Taylor MP in Canberra.
- Cr. Cassidy Item 5.10 Community Development Fund 2019/20 Direct interest Board member of Day Break Rotary.

- Cr. Herbert Item 5.5 Logans Beach Development Plan Addendum Direct interest -Neighbouring Property.
- Cr. Neoh Item 5.9 Consideration of Tender Submissions for Tender No. 2020002 Provision of Design Services - Reid Oval Redevelopment - - Indirect interest potential stakeholder in the project.

5. REPORTS

5.1. ANNUAL CLOSE-DOWN, CHRISTMAS/NEW YEAR PERIOD 2019/20

PURPOSE:

This report is to facilitate an annual close-down between Christmas and New Year for the majority of Council employees, as for previous years.

EXECUTIVE SUMMARY

It is usual for Council to consider its business hours during the Christmas/New Year period taking into account customer service and Council's capacity to provide 24 hour emergency service.

Over recent years, during the Christmas/New Year period the Civic Centre and other establishments have been closed except for those areas where staff were partly or fully deployed for essential or emergency services, particularly having regard to those sites which operate at a higher level at this time of the year, such as holiday parks, AquaZone, Flagstaff Hill and the Visitor Information Centre.

Experience from previous years indicate there were only a very low level of customer requests received at the Civic Centre or depot. In addition, there is no special rates or account payment period which occurs between the Christmas/New Year period.

MOVED: CR. KYLIE GASTON SECONDED: CR. ROBERT ANDERSON

That Council approve the Christmas/New Year office closure arrangements for 2019/20 as contained in this report.

CARRIED - 7:0

PROPOSED CLOSE-DOWN

It is proposed the Civic Centre and relevant establishments be closed as follows (from 12noon on Tuesday 24 December 2019 until 9.00am Thursday 2 January 2020):-

Wednesday 25 December 2019	Public holiday – Christmas Day
Thursday 26 December 2019	Public holiday – Boxing Day
Friday 27 December 2019	Close-down period – all relevant staff (except essential/emergency staff) to take annual leave.
 Monday 30 December 2019 	essential energency starry to take annual leave.
Tuesday 31 December 2019	
 Wednesday 1 January 2020 	Public Holiday – New Year's Day

FINANCIAL IMPACT

There are no financial considerations associated with this proposed annual close down that have not been foreseen and included in operational budgets.

COMMUNITY IMPACT / CONSULTATION

Following consideration by Council, the public will be advised via the Council website and Facebook page, along with notices in the Warrnambool Standard and at Council offices.

ATTACHMENTS

Nil

5.2. FINANCIAL STATEMENTS & PERFORMANCE STATEMENT 2018-2019

PURPOSE:

This report seeks the endorsement of Council to approve in principle Council's Financial Statements and Annual Performance Statement.

It further seeks to nominate two Councillors to have the authority to sign the annual accounts and performance statement on behalf of Council, once final sign off has been received from the Victorian Auditor General's Office (VAGO).

This authorisation will enable Council to meet its statutory obligations for the lodegment of its Annual Statements (as part of the Annual Report) to the Minister by 30 September 2019. The Annual report which includes the Financial and Performance Statements will return to Council for consideration at a Council Meeting on October 7, 2019.

EXECUTIVE SUMMARY

The Auditor-General is responsible under the Audit Act for the audit of Council's general purpose financial reports and performance statement. These audits are conducted by contractors as agents of the Auditor-General. McLaren Hunt Financial Group is the appointed Auditor-General's agent.

Sections 131-134 of the Local Government Act 1989 (LGA) and the Local Government (Planning and Reporting) Regulations 2014 deal with statutory procedures that govern the preparation of an Annual Report inclusive of financial statements, performance statement, report of operations and auditor's reports.

Council has a statutorily set period in which to submit its audited annual statements to the Minister of Local Government which is 30 September each year.

Council is then required to formally consider the report at Council meeting, the intention is that this would be at the Ordinary Meeting of Council to be held on 7 October 2019.

MOVED: CR. SUE CASSIDY SECONDED: CR. MICHAEL NEOH

- 1. That Council, pursuant to Section 132(2) of the Local Government Act 1989 ("the Act") approve in principle the 2018-2019 financial statements (refer Attachment 1) which have been subject to external audit by the Auditor-General's agent, with the outcomes also having been reviewed by the Audit & Risk Committee.
- 2. That Council, pursuant to Section 132(2) of the Act, approve in principle the 2018-2019 Performance Statement (refer Attachment 2) which has been subject to external audit by the Auditor-General's agent, with the outcomes also having been reviewed by the Audit & Risk Committee.
- 3. That Councillor Michael Neoh and Councillor Sue Cassidy be authorised to certify the 2018-2019 financial statements pursuant to Section 132(5) of the Act, after any changes recommended by the review of audit by the Victorian Auditor General have been made.
- 4. That Councillor Michael Neoh and Councillor Sue Cassidy be authorised to certify the 2018-2019 performance statement pursuant to Section 132(5) of the Act, after any changes by the review of audit by the Victorian Auditor General recommended by audit have been made.

5. That the Council pursuant to Section 134(b) of the Local Government Act put out for public advertisement, no later than Saturday September 21, 2019 notice of its intention to consider the Annual Report at its meeting on October 7 2019.

CARRIED - 7:0

ATTACHMENTS

- 1. Financial statements only 2018-2019 [**5.2.1** 63 pages]
- 2. Local Government Performance Reporting Framework 2018-19 2 nd Draft 27 August 2019 for WC [5.2.2 33 pages]



Warrnambool City Council Financial Report

For the year ended June 30, 2019

Comprehensive income statement as at June 30, 2019

	Note	2019	2018
		\$'000	\$'000
Income			
Rates and charges	3.1	38,264	35,917
Statutory fees and fines	3.2	1,854	1,618
User fees	3.3	15,666	15,390
Grants - operating	3.4	16,264	14,555
Grants - capital	3.4	6,669	6,897
Contributions - monetary	3.5(a)	1,739	1,545
Contributions - non monetary	3.5(a)	4,629	1,460
Found assets	3.5(b)	2,956	691
Share of net profits (or loss) of associates and joint ventures	6.3(a)	-	22
Other income	3.7	973	765
Total income		89,014	78,860
Expenses			
Employee costs	4.1	(33,194)	(31,886)
Materials and services	4.2	(27,566)	(26,554)
Depreciation	4.3	(11,750)	(12,265)
Bad and doubtful debts	4.4	(332)	(129)
Borrowing costs	4.5	(310)	(411)
Other expenses	4.6	(789)	(781)
Net gain (or loss) on disposal of property, infrastructure, plant and equipment	3.6	(1,166)	(810)
Total expenses		(75,107)	(72,836)
Surplus for the year		13,907	6,024
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	6.2	(34,982)	(19,530)
Share of other comprehensive income of associates and joint ventures	6.3	-	(5)
Total comprehensive result		(21,075)	(13,511)

The comprehensive income statement above should be read in conjunction with the accompanying notes.

Balance Sheet as at June 30, 2019

	Note	2019	2018
		\$'000	\$'000
Assets			
Current assets			
Cash and cash equivalents	5.1(a)	6,696	3,570
Trade and other receivables	5.1(c)	3,320	2,865
Other financial assets	5.1(b)	12,000	8,000
Inventories	5.2(a)	177	175
Non-current assets classified as held for sale	6.1	-	184
Other assets	5.2(b)	1,255	1,261
Total current assets		23,448	16,055
Non-current assets			
Trade and other receivables	5.1(c)	10	24
Other financial assets	5.1(b)	2	-
Investments in associates, joint arrangements and subsidiaries	6.3	569	569
Property, infrastructure, plant and equipment	6.2	630,609	654,333
Total non-current assets		631,190	654,926
Total assets		654,638	670,981
Liabilities			
Current liabilities			
Trade and other payables	5.3(a)	4,255	3,801
Trust funds and deposits	5.3(b)	1,101	761
Provisions	5.5	6,571	6,604
Interest-bearing liabilities	5.4	1,735	1,542
Total current liabilities		13,662	12,708
Non-current liabilities			
Provisions	5.5	1,235	1,221
Interest-bearing liabilities	5.4	8,301	4,537
Total non-current liabilities		9,536	5,758
Total liabilities		23,198	18,466
Net assets		631,440	652,515
Equity			
Accumulated surplus		232,615	219,111
Reserves	9.1	398,825	433,404
Total Equity		631,440	652,515

The balance sheet above should be read in conjunction with the accompanying notes.

Statement of changes in equity for the year ended June 30, 2019

			Accumulated	Asset Revaluation	Other
		Total	Surplus	Reserve	Reserves
2019	Note	\$'000	\$'000	\$'000	\$'000
Balance at beginning of the financial year		652,515	219,111	427,467	5,937
Surplus/(deficit) for the year		13,907	13,907	-	-
Other comprehensive income from investment in associates	6.3	-	-	-	-
Net asset revaluation increment/(decrement)	9.1(a)	(34,982)	-	(34,982)	-
Transfers to other reserves	9.1(b)	-	(901)	-	901
Transfers from other reserves	9.1(b)	-	498	-	(498)
Balance at end of the financial year		631,440	232,615	392,485	6,340
			Accumulated	Asset Revaluation	Other
		Total	Surplus	Reserve	Reserves
2018		\$'000	\$'000	\$'000	\$'000
Balance at beginning of the financial year		666,026	212,930	446,997	6,099
Surplus/(deficit) for the year		6,024	6,024	-	-
Other comprehensive income from investment in associates	6.3	(5)	(5)	-	-
Net asset revaluation increment/(decrement)	9.1(a)	(19,530)	-	(19,530)	-
Transfers to other reserves	9.1(b)	-	(626)	-	626
Transfers from other reserves	9.1(b)	-	788	-	(788)
Balance at end of the financial year		652,515	219,111	427,467	5,937

The statement of changes in equity above should be read in conjunction with the accompanying notes.

Statement of cash flows for the year ended June 30, 2019

Note	Inflows/(outflows) \$'000 38,378 1,468 15,768	Inflows/(outflows) \$'000 35,917 1,618
Note	38,378 1,468 15,768	35,917 1,618
	1,468 15,768	1,618
	1,468 15,768	1,618
	15,768	
		10.000
	16 490	16,608
	16,480	14,555
	6,264	6,897
	1,739	1,545
	245	261
	1,724	1,331
	775	523
	(162)	120
	(33,182)	(31,490)
	(26,191)	(26,189)
	(1,384)	(1,218)
	(310)	(411)
	(789)	(781)
9.2	20,823	19,286
	(17,934)	(19,750)
	280	305
	· , ,	(8,000)
	(21,654)	(15,445)
	E 500	
		(1.025)
	· · ·	(1,835)
	3,957	(1,835)
	3 126	2,006
		1,564
	3,570	1,304
5.1(a)	6,696	3,570
	5.6	
	5.1(a)	1,724 1,724 775 (162) (33,182) (26,191) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,384) (1,1,384) (1,1,384) (1,1,384) (1,1,384) (1,1,384) (1,1,384) (1,1,384) (1,1,384) (1,1,3934) (1,1,3000) (1,1,3000) (1,1,3000) (1,1,3000) (1,1,3000) (1,1,3000) (1,1,3000) (1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,1,

Statement of capital works for the year ended June 30, 2019

	Note	2019	2018
Property		\$'000	\$'000
Land improvements		-	99
Total land		-	99
Buildings specialised		1,937	1,156
Buildings non-specialised		28	-
Building improvements		8	118
Total buildings		1,973	1,274
Total property		1,973	1,373
Plant and equipment			
Plant, machinery and equipment		1,344	1,019
Fixtures, fittings and furniture		23	26
Computers and telecommunications		232	444
Paintings and exhibits		36	83
Total plant and equipment		1,635	1,572
Infrastructure			
Roads		4,857	3,365
Bridges		129	13
Footpaths and cycleways		2,095	2,790
Drainage		4,882	297
Recreational, leisure and community facilities		176	1,066
Waste Management		606	.,
Parks, open space and streetscapes		1,381	8,948
Aerodromes		-	53
Off street car parks		-	179
Other infrastructure		15	94
Total infrastructure		14,141	16,805
Total capital works expenditure	6.2	17,749	19,750
Represented by:			
New asset expenditure		1,469	2,776
Asset renewal expenditure		12,955	13,143
Asset expansion expenditure		131	152
Asset upgrade expenditure		3,194	3,679
Total capital works expenditure	6.2	17,749	19,750

The statement of capital works above should be read in conjunction with the accompanying notes

OVERVIEW

Introduction

The Warrnambool City Council was established by an Order of the Governor in Council on 20 September 1994 and is a body corporate.

The Council's main office is located at 25 Liebig Street, Warrnambool.

Statement of compliance

These financial statements are a general-purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general-purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the Local Government Act 1989, and the Local Government (Planning and Reporting) Regulations 2014.

Significant accounting policies

(a) Basis of accounting

The accrual basis of accounting has been used in the preparation of these financial statements, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.2)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.2)
- the determination of employee provisions (refer to Note 5.5)
- the determination of landfill provisions (refer to Note 5.5)

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Notes on the financial statements

Note 1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The Local Government (Planning and Reporting) Regulations 2014 requires explanation of any material variances. Council has adopted a materiality threshold of the greater of 10 percent and at least \$500,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 25 June 2018. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for income and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the Local Government Act 1989 and the Local Government (Planning and Reporting) Regulations 2014.

Notes on the financial statements

Note 1 cont' Performance against budget

1.1	Income and expenditure					
		Budget	Actual	Variance	Variance	
		2019	2019	2019	2019	
		\$'000	\$'000	\$'000	%	Re
	Income					
	Rates and charges	37,999	38,264	265	1%	
	Statutory fees and fines	1,517	1,854	337	22%	
	User fees	14,757	15,666	909	6%	
	Grants - operating	13,729	16,264	2,535	18%	1
	Grants - capital	3,963	6,669	2,706	68%	:
	Contributions - monetary	655	1,739	1,084	165%	
	Contributions - non monetary	4,000	4,629	629	16%	
	Found assets	-	2,956	2,956	100%	
	Interest	343	233	(110)	(32%)	
	Share of net profits/(losses) of associates and joint ventures	-	-	-	0%	
	Other income	452	740	288	64%	
	Total income	77,415	89,014	11,599	15%	
	Expenses					
	Employee costs	33,228	33,194	34	0%	
	Materials and services	22,883	27,566	(4,683)	(20%)	
	Bad and doubtful debts	112	332	(220)	(196%)	
	Depreciation	12,000	11,750	250	2%	
	Borrowing costs	387	310	77	20%	
	Other expenses	846	789	57	7%	
	Net loss on disposal of property, infrastructure, plant and equipment	899	1,166	(267)	(30%)	
	Total expenses	70,355	75,107	(4,752)	(7%)	
	Surplus/(deficit) for the year	7,060	13,907	6,847	97%	

Notes on the financial statements

Note 1 cont' Explanation of material variations

Variance Ref	Item	Explanation
1	Grants - operating	Additional operating grants were successfully applied for and received during the 2018/19 financial year. These include the Great South Coast Food & Fibre project, LaunchVic Unearthed project, Welcome to Warrnambool project, a range of sustainable/environmental projects and a number of Pre-School related projects.
2	Grants - capital	Council was successful in a number of grant applications with the funds provided by the State Government for work to be completed in future financial years. These include projects relating to the Reid Oval redevelopment, the Port of Warrnambool and the Victorian Fixing Country Roads Program. Council also delivered the Boiling Down Road upgrade with State Government funding received in the 2018/19 financial year.
3	Contributions - monetary	Additional contribution from a sporting club to an upgrade at the Dennington Recreation Reserve, contributions received for various projects that Council provides an auspice role and a reimbursement from a utility company for works delivered as part of the City Centre renewal.
4	Contributions - non monetary	Road assets transferred from VicRoads to Council responsibility has increased the level of non-monetary above the expected level.
5	Found Assets	As part of the Lake Pertobe Masterplan update, it was discovered that part of the drainage assets within Lake Pertobe were not on Councils asset register. The State Government confirmed that these assets were not included on their asset register and should therefore be recognised by Council.
6	Materials and services	During the year Council expensed \$3.3m of capital works including drainage works on non-Council owned assets, upgrade/maintenance at the Port of Warrnambool, installation of street trees and property connection works in the CBD as part of City Renewal project.

Notes on the financial statements

Note 1 cont' Performance against budget

1.2	Capital works	Budget	Actual	Variance	Variance	
		2019	2019	2019	2019	
		\$'000	\$'000	\$'000	%	Ref
	Property					
	Land non specialised	-		-	0%	
	Land improvements	-	-	-	0%	
	Total Land	-	-	-	0%	
	Buildings	2,063	1,965	98	5%	
	Building improvements	-	8	(8)	(100%)	
	Total Buildings	2,063	1,973	90	4%	
	Total Property	2,063	1,973	90	4%	
	Plant and Equipment					
	Plant, machinery and equipment	1,324	1,344	(20)	(2%)	
	Fixtures, fittings and furniture	-	23	(23)	100%	
	Computers and telecommunications	311	232	79	25%	
	Paintings and exhibits	15	36	(21)	(140%)	
	Total Plant and Equipment	1,650	1,635	15	1%	
	Infrastructure					
	Roads	6,216	4,857	1,359	22%	1
	Bridges	203	129	74	37%	
	Footpaths and cycleways	3,096	2,095	1,001	32%	2
	Drainage	3,925	4,882	(957)	(24%)	3
	Recreational, leisure and community facilities	865	176	689	80%	4
	Waste Management	-	606	(606)	(100%)	5
	Parks, open space and streetscapes	408	1,381	(973)	(238%)	6
	Aerodromes	30	-	30	100%	
	Off street car parks	158	-	158	100%	
	Other infrastructure	219	15	204	93%	
	Total Infrastructure	15,121	14,141	980	6%	
	Total Capital Works Expenditure	18,834	17,749	1,085	6%	
	Represented by:					
	New asset expenditure	852	1,469	(617)	(72%)	7
	Asset renewal expenditure	14,984	12,955	2,029	14%	7
	Asset expansion expenditure	-	131	(131)	(100%)	
	Asset upgrade expenditure	2,998	3,194	(196)	(7%)	
	Total Capital Works Expenditure	18,834	17,749	1,085	6%	

Notes on the financial statements Note 1 cont' Performance against budget

(i) Explanation of material variations						
Variance Ref	Item	Explanation				
1	Roads	The value of works capitalised in the CBD was lower than forecast with some works carrying over into 2019/20.				
2	Footpaths and cycleways	The value of works capitalised in the CBD was lower than forecast, works have been deferred to match the grant for the Lake Pertobe commencing in 2019/20.				
3	Drainage	The Simpson Street Drainage project was originally planned to be completed over 2 financial years, however Council was able to gain efficiencies by scheduling the works to be completed in the 2018/19 financial year.				
4	Recreational, leisure and community facilities	Deferral of the water treatment upgrade to be in line with other construction work at Aquazone, which minimises the aquatic facilities closure impact.				
5	Waste Management	Purchase of the FOGO bins as part of the rollout of the new service.				
6	Parks, open space and streetscapes	Works as part of the City Centre renewal that were budgeted in a prior year and upgrades to street/sports lighting.				
7	Asset Categories	The increase in new asset expenditure mainly relates to the purchase of new bins for the FOGO service. Asset renewal has decreased which is mainly due to the expensing of capital works for expenditure on non-Council assets or to maintenance.				

Notes on the financial statements

Note 2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

2.1(a) **Program summary**

Corporate Strategies

The Corporate Strategies directorate is responsible for financial services, procurement, revenue, property and land management, leasing and legal issues, city assist (customer service), organisational development (human resources, occupational health and safety, learning and development), business improvement, information technology and records, communication services and the South-West Victorian Livestock Exchange. The directorate is largely responsible for servicing the administrative and legislative needs of other directorates with back-of-house systems and other support.

City Infrastructure

The City Infrastructure directorate provides infrastructure, capital works, asset management, waste management, environmental management, local laws, health and services to the Port of Warrnambool and the Warrnambool Regional Airport. The directorate provides engineering services including investigation, design, project management and engineering supervision of key infrastructure projects, strategy and policy advice to council, technical services and advice to the community, manages contract management for projects in the capital works program and serves the community by managing the city's road, drainage and footpath network, parks, recreational and sporting facilities and vehicle fleet. It is also responsible for local law enforcement, traffic and animal control and administration of school crossing supervision and is active in promoting and protecting the health of all residents and visitors through food safety monitoring, law enforcement of the Health Act, immunisation and public health education programs.

Community Development

The Community Development directorate plans for and provides a broad range of social, cultural, community, recreational and educational services and facilities to support residents of all ages and stages of life. The directorate receives funding from sources including State and Federal government departments to subsidise and support the services provided. The directorate works in partnership with government departments, and strategic partners and sectors to plan for and achieve the community's strategic goals and aspirations. Services in the directorate include:community policy and planning, baby makes 3+, early years learning and development, maternal and child health, family and children's services, preschools, family day care, outside school hours care, Warrnambool Library, AquaZone, multi-purpose stadium, gymnastics stadium, general recreation and planning, Warrnambool Art Gallery, Lighthouse Theatre, youth services, Archie Graham Community Centre, volunteer services, home and community care, meals on wheels, home maintenance, respite care, and rural access.

City Growth

The City Growth Directorate is required to plan, facilitate and deliver growth of population, jobs and investment but with the added responsibility of maintaining the liveability of Warrnambool for residents and visitors. City Growth has a key role in engaging business, all tiers of government and supporting regional growth in business and tourism. The directorate provides services including tourism development, visitor information centre, holiday parks, Flagstaff Hill Maritime Village, economic development and investment, business support, events, regional skilled migration (including the recently announced Designated Area Migration Agreement), city statutory planning and development, strategic planning to cater for new residential and commercial/industrial growth, building services, environment and sustainability services, open space planning and graphical information support. The directorate also plays a major role in supporting and adding value to the city's international relationships with Miura (Japan), Changchun (China), Knoxville (USA) and Mariestad (Sweden).

Notes on the financial statements

Note 2.1 Analysis of Council results by program (cont'd)

2.1 (b)	Summary of revenues, expenses, a					
		Income	Expenses	Surplus/ (Deficit)	Grants included in income	Total property, infrastructure, plant and equipment
	2019	\$'000	\$'000	\$'000	\$'000	\$'000
	Corporate Strategies	53,562	23,116	30,446	4,558	4,924
	City Infrastructure	7,847	21,097	(13,250)	3,765	610,538
	Community Development	20,193	21,622	(1,429)	12,284	2,128
	City Growth	7,412	9,236	(1,824)	2,326	13,019
	Unattributed	-	-	-	-	-
		89,014	75,071	13,943	22,933	630,609
		Income	Expenses	Surplus/ (Deficit)	Grants included in income	Total property, infrastructure, plant and equipment
	2018	\$'000	\$'000	\$'000	\$'000	\$'000
	Corporate Strategies	46,450	25,987	20,463	4,298	5,224
	City Infrastructure	5,453	19,552	(14,099)	2,131	635,204
	Community Development	17,320	20,850	(3,530)	9,266	2,206
	City Growth	9,637	6,447	3,190	5,757	11,699
	Unattributed	-	-	-	-	-
		78,860	72,836	6,024	21,452	654,333

Notes on the financial statements

Note 3 Funding for the delivery of our services

		2019	
3.1	Rates and charges	\$'000	\$'00
	Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its imputed market value.		
	The valuation base used to calculate general rates for 2018-2019 was \$6.553 billion (2017-2018 \$6.262 billion).		
	Residential Rates	19,921	19,07
	Municipal charge	4,498	4,35
	Waste management charge	5,963	4,74
	Commercial rates	4,655	4,60
	Vacant Land rates	965	92
	Industrial rates	1,702	1,65
	Urban farm rates	410	40
	Cultural and recreational land rates	71	6
		71 79	
	Cultural and recreational land rates	79 38,264 pal district w	6 8 35,91 vas 1
	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip	79 38,264 pal district w 2018. tes notices.	8 35,91
3.2	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip January 2018, and the valuation was first applied in the rating year commencing 1 July Annual rates and charges are recognised as revenues when Council issues annual rate Supplementary rates are recognised when a valuation and reassessment is completed supplementary rates notice issued.	79 38,264 pal district w 2018. tes notices.	8 35,91
3.2	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip January 2018, and the valuation was first applied in the rating year commencing 1 July Annual rates and charges are recognised as revenues when Council issues annual rat Supplementary rates are recognised when a valuation and reassessment is completed	79 38,264 pal district w 2018. tes notices.	8 35,91
3.2	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip January 2018, and the valuation was first applied in the rating year commencing 1 July Annual rates and charges are recognised as revenues when Council issues annual rate Supplementary rates are recognised when a valuation and reassessment is completed supplementary rates notice issued.	79 38,264 pal district w 2018. tes notices.	8 35,91
3.2	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip January 2018, and the valuation was first applied in the rating year commencing 1 July Annual rates and charges are recognised as revenues when Council issues annual rate Supplementary rates are recognised when a valuation and reassessment is completed supplementary rates notice issued. Statutory fees and fines	79 38,264 pal district w 2018. tes notices. and a	8 35,91 /as 1
3.2	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip January 2018, and the valuation was first applied in the rating year commencing 1 July Annual rates and charges are recognised as revenues when Council issues annual rat Supplementary rates are recognised when a valuation and reassessment is completed supplementary rates notice issued. Statutory fees and fines Parking fines	79 38,264 pal district w 2018. tes notices. and a 641	8 35,91 /as 1 443
3.2	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip January 2018, and the valuation was first applied in the rating year commencing 1 July Annual rates and charges are recognised as revenues when Council issues annual rate Supplementary rates are recognised when a valuation and reassessment is completed supplementary rates notice issued. Statutory fees and fines Parking fines Animal control	79 38,264 pal district w 2018. tes notices. d and a 641 513	8 35,91 /as 1 443 358
3.2	Cultural and recreational land rates Interest on rates and charges Total rates and charges The date of the latest general revaluation of land for rating purposes within the municip January 2018, and the valuation was first applied in the rating year commencing 1 July Annual rates and charges are recognised as revenues when Council issues annual rate Supplementary rates are recognised when a valuation and reassessment is completed supplementary rates notice issued. Statutory fees and fines Animal control Town planning and building	79 38,264 0al district w 2018. tes notices. 1 and a 641 513 404	8 35,91 /as 1 443 358 438

Notes on the financial statements

Note 3 cont' Funding for the delivery of our services

	User fees	2019	2018
		\$'000	\$'000
	Property management	774	735
	Indoor aquatic centre	2,103	2,261
	Children's services	1,774	1,976
	Multi-Purpose Sports Stadium	1,156	1,139
	Cultural centres	1,557	1,316
	Regulatory control	1,840	1,588
	Tourism and promotion	1,155	1,400
	Foreshore holiday parks	3,066	2,870
	Livestock exchange	1,147	1,000
	Aged services fees	768	774
	Other fees and charges	326	331
	Total user fees	15,666	15,390
	User fees are recognised as revenue when the service has been pro- earned the income.	ovided or council has otherw	ise
3.4	Funding from other levels of government		
	Grants were received in respect of the following :		
	Summary of grants		
	Commonwealth funded grants	7,158	8,171
	State funded grants	15,775	13,281
	Total grants received	22,933	21,452
	(a) Operating Grants		
	(a) Operating Grants Recurrent - Commonwealth Government		
	Recurrent - Commonwealth Government	3.191	3.022
		3,191 655	
	Recurrent - Commonwealth GovernmentVictoria Grants Commission - Financial Assistance GrantVictoria Grants Commission - local roads	655	629
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant		629 1,710
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services	655 1,885	629 1,710
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government	655 1,885	629 1,710 85
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations	655 1,885 86	629 1,710 85 91
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives	655 1,885 86	629 1,710 85 91 2
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development	655 1,885 86 93 93	629 1,710 85 91 2 31
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development Family and children	655 1,885 86 93 - 23	629 1,710 85 91 2 31 4,857
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development	655 1,885 86 93 - 23 5,414	629 1,710 85 91 2 31 4,857 831
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development Family and children Aged services	655 1,885 86 93 - 23 5,414 727	629 1,710 85 91 2 31 4,857 831 344
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development Family and children Aged services Cultural centres	655 1,885 86 93 - 23 5,414 727 345	629 1,710 85 91 2 31 4,857 831 344 293
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development Family and children Aged services Cultural centres Rural access	655 1,885 86 93 - 23 5,414 727 345	629 1,710 85 91 2 31 4,857 831 344 293 151
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development Family and children Aged services Cultural centres Rural access Infrastructure services Environment initiatives	655 1,885 86 93 93 23 5,414 727 345 301	629 1,710 85 91 2 31 4,857 831 344 293 151 45
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development Family and children Aged services Cultural centres Rural access Infrastructure services	655 1,885 86 93 93 23 5,414 727 345 301 - 68	629 1,710 85 91 2 31 4,857 831 344 293 151 45 164
	Recurrent - Commonwealth Government Victoria Grants Commission - Financial Assistance Grant Victoria Grants Commission - local roads Aged Services Other Recurrent - State Government Port operations Employment initiatives Economic development Family and children Aged services Cultural centres Rural access Infrastructure services Environment initiatives School crossing supervision	655 1,885 86 93 93 23 5,414 727 345 301 - 68 193	3,022 629 1,710 85 91 2 31 4,857 831 344 293 151 45 164 638 5

Notes on the financial statements

Note 3 cont' - Funding for the delivery of our services

3.4		2019	2018
	Non-recurrent - Commonwealth Government	\$'000	\$'000
	Aged Services	-	79
	Economic development	91	-
	Non-recurrent - State Government		
	Economic development	679	202
	Family and children	817	341
	Aged services	241	412
	Recreation	-	90
	Cultural centres	235	109
	Environment initiatives	209	244
	Infrastructure Services	127	139
	Other	116	41
	Total non-recurrent operating grants	2,515	1,657
	Total operating grants	16,264	14,555
	(b) Capital Grants		
	Recurrent - Commonwealth Government		
	Roads to recovery	-	646
	Total recurrent capital grants	-	646
	Non-recurrent - Commonwealth Government		
	Infrastructure services	1,250	2,000
	Non-recurrent - State Government		
	Infrastructure services	1,947	3,661
	Recreation	2,247	140
	Port operations	937	-
	Environment initiatives	288	
	Economic development	-	450
	Total non-recurrent capital grants	6,669	6,251
	Total capital grants	6,669	6,897
			· · ·
	(c) Unspent grants received on condition that they be spent in a specific manner		
	Balance at start of year	2,091	1,459
	Received during the financial year and remained unspent at balance date	5,163	1,735
	Received in prior years and spent during the financial year	(1,441)	(1,103
	Balance at year end	5,813	2,091

Grant income is recognised when Council obtains control of the contribution. Control is normally obtained upon receipt (or acquittal) or upon earlier notification that a grant has been secured.

Notes on the financial statements Note 3 cont' Funding for the delivery of our services

Monetary Non-monetary Total contributions <i>Contributions of non-monetary assets were received in relation to the followin</i> Land	\$'000 1,739 4,629 6,368 ng asset classes.	\$'000 1,545 1,460 3,005
Non-monetary Total contributions Contributions of non-monetary assets were received in relation to the followin Land	4,629 6,368	1,460
Total contributions Contributions of non-monetary assets were received in relation to the followin Land	6,368	
Contributions of non-monetary assets were received in relation to the followi Land		3,005
Land	ng asset classes.	
Land	ng asset classes.	
	-	112
Roads	2,473	569
Drainage	738	372
Footpaths and cycleways	992	255
Land under roads	297	112
Paintings and exhibits	129	40
Total non-monetary contributions	4,629	1,460
Found assets		
ine contributed asset.		
Found assets		
Found assets were received in relation to the following asset classes		
Bridges	97	-
Roads	14	106
Drainage	2,673	498
Footpaths and cycleways	36	87
		-
Total found assets	2,956	691
		gram. This
Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
Proceeds of sale	280	305
Impairment gain/(loss)	-	111
Written down value of assets disposed		
Plant and equipment	(255)	(108)
	(255) (1,191)	(108) (1,118)
F T T F F F F	Footpaths and cycleways Land under roads Paintings and exhibits Total non-monetary contributions Monetary and non-monetary contributions are recognised as revenue when the contributed asset. Found assets Found assets Found assets were received in relation to the following asset classes Bridges Roads Drainage Footpaths and cycleways Paintings and exhibits Total found assets Found assets Found assets are recorded if they are discovered when Council completes it mainly occurs with assets that are underground such as drainage and draina Net gain/(loss) on disposal of property, infrastructure, plant and equipment Proceeds of sale	Footpaths and cycleways 992 Footpaths and cycleways 992 Land under roads 297 Paintings and exhibits 129 Total non-monetary contributions 4,629 Monetary and non-monetary contributions are recognised as revenue when Council obtains contributed asset. Found assets Found assets Found assets Found assets 97 Roads 14 Drainage 2,673 Footpaths and cycleways 36 Paintings and exhibits 136 Total found assets 2,956 Found assets are recorded if they are discovered when Council completes its maintenance programiny occurs with assets that are underground such as drainage and drainage pits. Net gain/(loss) on disposal of property, infrastructure, plant and equipment 280

Notes on the financial statements Note 3 cont' Funding for the delivery of our services

3.7	Other income	2019	2018
		\$'000	\$'000
	Interest	233	242
	Infrastructure services	206	46
	Recreation and cultural programs	1	33
	Family and community	8	13
	Reimbursements	305	270
	Other Income	220	161
	Total other income	973	765
	Interest is recognised as it is earned.		
	Other income is measured at the fair value of the consideration received or when Council gains control over the right to receive the income.	receivable and is re	ecognised

Notes on the financial statements Note 4 The cost of delivering services

		2019	2018
		\$'000	\$'000
4.1	(a) Employee costs		
	Wages and salaries	29,371	28,318
	WorkCover	796	722
	Superannuation	2,731	2,569
	Fringe benefits tax	296	277
	Total employee costs	33,194	31,886
	(b) Superannuation		
	Council made contributions to the following funds:		
	Defined benefit fund		
	Employer contributions to Local Authorities Superannuation Fund (Vision Super)	247	247
		247	247
	Employer contributions payable at reporting date.	-	-
	Accumulation funds		
	Employer contributions to Local Authorities Superannuation Fund (Vision Super)	2,470	2,311
	Employer contributions - other funds	14	11
		2,484	2,322
	Employer contributions payable at reporting date.	193	
		195	-
	Refer to note 9.3 for further information relating to Council's superannu	uation obligations.	
4.2	Materials and services		
	Infrastructure services	7,968	8,277
	Waste management	3,550	2,602
	Recreation and cultural services	4,080	4,135
	Children's services	803	983
	Family day care	263	393
	Corporate services	4,544	4,438
	Tourism and promotion	2,328	2,265
	Aged services	821	991
	Foreshore caravan parks	978	772
	Livestock Exchange	449	376
	Health and local laws	1,129	858
	Other	653	464
	Total materials and services	27,566	26,554

Notes on the financial statements Note 4 The cost of delivering services

4.3	Depreciation	2019	2018
		\$'000	\$'000
	Property	2,001	1,986
	Plant and equipment	1,786	1,808
	Infrastructure	7,963	8,471
	Total depreciation	11,750	12,265
	Refer to note 6.2 for a more detailed breakdown of depreciation and a policy.	amortisation charges and	accounting
4.4	Bad and doubtful debts		
	Local Laws debtors	277	97
	Other debtors	55	32
	Total bad and doubtful debts	332	129
	Movement in provisions for doubtful debts		
	Balance at the beginning of the year	225	125
	New Provisions recognised during the year	107	100
	Amounts already provided for and written off as uncollectible		_
		332	225
	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level		225 I considers
4.5	Balance at end of year Provision for doubtful debts is recognised based on an expected cred	it loss model. This mode	
4.5	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level	it loss model. This mode	
4.5	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level	it loss model. This mode	
4.5	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs	it loss model. This mode of impairment.	l considers
4.5	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings Total borrowing costs	it loss model. This mode of impairment.	l considers 411 411
4.5	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings	it loss model. This mode of impairment.	l considers 411 411
	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings Total borrowing costs Borrowing costs are recognised as an expense in the period in which	it loss model. This mode of impairment.	l considers 411 411
4.5	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings Total borrowing costs Borrowing costs are recognised as an expense in the period in which are capitalised as part of a qualifying asset constructed by Council.	it loss model. This mode of impairment.	l considers 411 411
	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings Total borrowing costs Borrowing costs are recognised as an expense in the period in which are capitalised as part of a qualifying asset constructed by Council.	it loss model. This mode of impairment.	l considers 411 411
	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings Total borrowing costs Borrowing costs are recognised as an expense in the period in which are capitalised as part of a qualifying asset constructed by Council. Other expenses Auditors' remuneration - VAGO - audit of the financial statements,	it loss model. This mode of impairment. 310 310 they are incurred, except	l considers 411 411 : where they
	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings Total borrowing costs Borrowing costs are recognised as an expense in the period in which are capitalised as part of a qualifying asset constructed by Council. Other expenses Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals.	it loss model. This mode of impairment. 310 they are incurred, except	l considers 411 411 : where they 26
	Balance at end of year Provision for doubtful debts is recognised based on an expected cred both historic and forward-looking information in determining the level Borrowing costs Interest - Borrowings Total borrowing costs Borrowing costs are recognised as an expense in the period in which are capitalised as part of a qualifying asset constructed by Council. Other expenses Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals. Auditors' remuneration - Internal	it loss model. This mode of impairment. 310 310 they are incurred, except 43 43 78	l considers 411 411 : where they 26 66

Notes on the financial statements Note 5 Our financial position

		2019	2018
5.1	Financial assets	\$'000	\$'000
	(a) Cash and cash equivalents		
	Cash on hand	28	28
	Cash at bank	6,668	3,542
	Total cash and cash equivalents	6,696	3,570
	(b) Other financial assets		
	Current		
	Term deposits - current	12,000	8,000
	Non-current		
	Unlisted shares in corporations	2	-
	Total other financial assets	12,002	8,000
	Total financial assets	18,698	11,570
	Resort and recreation reserve (Note 9.1(b))Trust funds and deposits (Note 5.3(b))	292 1,101	414 761
	Total restricted funds	1,393	1,175
	Total unrestricted cash and cash equivalents	5,303	2,395
	Intended allocations Although not externally restricted the following amounts have been allocated f by Council:	or specific future	purposes
	- Cash held to fund carried forward capital works	8,257	3,981
	Total funds subject to intended allocations	8,257	3,981
	Cash and cash equivalents include cash on hand, deposits at call, and other li original maturities of 90 days or less, net of outstanding bank overdrafts.	quid investment	s with
	Other financial assets are valued at fair value, at balance date. Term deposits cost. Any unrealised gains and losses on holdings at balance date are recogn expense.		

Notes on the financial statements Note 5 cont' Our financial position

	2019	2018
(c) Trade and other receivables	\$'000	\$'000
Current		
Statutory receivables		
Rates debtors	646	760
Infringement debtors	658	327
Provision for doubtful debts	(473)	(190)
Non statutory receivables		
Development and buildings	130	177
Animals	68	32
Child care	80	47
TAFE	63	63
Fire Service Levy	6	5
Other debtors	1,417	1,260
Provision for doubtful debts	(29)	(35)
Loans and advances to community organisations	24	56
GST receivable	730	363
Total current trade and other receivables	3,320	2,865
Non-current		
Non statutory receivables		
Loans and advances to community organisations	10	24
Total non-current trade and other receivables	10	24
Total trade and other receivables	3,330	2,889

Short-term receivables are carried at invoice amount. A provision for doubtful debts is recognised based on an expected credit loss model. This model considers both historic and forward-looking information in determining the level of impairment. Long-term receivables are carried at amortised cost using the effective interest rate method.

Ageing of Receivables		
The ageing of the Council's trade and other receivables (excluding statutory rec impaired was:	eivables) that a	re not
Current (not yet due)	2,117	1,436
Past due by up to 30 days	128	165
Past due between 31 and 180 days	139	145
Past due between 181 and 365 days	26	115
Past due by more than 1 year	79	107
Total trade and other receivables	2,489	1,968

Notes on the financial statements Note 5 cont' Our financial position

5.2	Non-financial assets	2019	2018
	(a) Inventories	\$'000	\$'000
	Inventories held for distribution	67	71
	Inventories held for sale	110	104
	Total inventories	177	175
	Inventories held for distribution are measured at cost, adjusted when applicab potential. All other inventories, including land held for sale, are measured at t realisable value. Where inventories are acquired for no cost or nominal consid current replacement cost at the date of acquisition.	he lower of cost and	d net
	(b) Other assets		
	Prepayments	1,006	906
	Accrued income	249	355
	Total other assets	1,255	1,261
5.3	Payables		
	(a) Trade and other payables		
	Trade payables	1,195	924
	GST payable	293	88
	Accrued expenses	2,689	2,696
	Fire service levy liability	78	93
	Total trade and other payables	4,255	3,801
	(b) Trust funds and deposits		
	Refundable developer deposits	910	570
	Contract retention amounts	10	20
	Other refundable deposits	181	171
	Total trust funds and deposits	1,101	761

Notes on the financial statements Note 5 cont' Our financial position

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Refundable deposits - Deposits are taken by council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the State Government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

Notes on the financial statements Note 5 cont' Our financial position

		2019	2018
5.4	Interest-bearing liabilities	\$'000	\$'000
	Current		
	Borrowings - secured (1)	1,735	1,542
		1,735	1,542
	Non-current		
	Borrowings - secured (1)	8,301	4,537
		8,301	4,537
	Total	10,036	6,079
	(1) Borrowings are secured by Council's rate revenue		
	(a) The maturity profile for Council's borrowings is:		
	Not later than one year	1,735	1,542
	Later than one year and not later than five years	7,183	4,537
		7,105	4,557
	Later than five years	1,118	_

interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition.

Notes on the financial statements Note 5 cont' Our financial position

5.5	Provisions			
		Employee	Landfill restoration	Total
	2019	\$ '000	\$ '000	\$ '000
	Balance at beginning of the financial year	7,021	804	7,825
	Additional provisions	2,551	-	2,551
	Amounts used	(2,577)	(80)	(2,657)
	Change in the discounted amount arising because of time and the effect of any change in the discount rate	23	64	87
	Balance at the end of the financial year	7,018	788	7,806
		Employee	Landfill restoration	Total
	2018	\$ '000	\$ '000	\$ '000
	Balance at beginning of the financial year	6,631	864	7,495
	Additional provisions	575	-	575
	Amounts used	(804)	(80)	
			• •	(884)
	Change in the discounted amount arising because of time and the effect of any change in the discount rate	619	20	(884) 639

Notes on the financial statements Note 5 cont' Our financial position

	2019	2018
(a) Employee provisions	\$'000	\$'000
Current provisions expected to be wholly settled within 12 months		
Annual leave	1,994	1,797
Long service leave	420	456
	2,414	2,252
Current provisions expected to be wholly settled after 12 months		
Annual leave	316	506
Long service leave	3,761	3,765
	4,077	4,272
Total current employee provisions	6,491	6,524
Non-current		
Long service leave	527	497
Total non-current employee provisions	527	497
Aggregate carrying amount of employee provisions:		
Current	6,491	6,524
Non-current	527	497
Total aggregate carrying amount of employee provisions	7,018	7,021

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Wages and salaries and annual leave

Liabilities for wages and salaries, including non-monetary benefits and annual leave expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits in respect of employee services up to the reporting date, classified as current liabilities and measured at their nominal values.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. LSL is measured at present value. Unconditional LSL is disclosed as a current liability. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability.

Notes on the financial statements Note 5 cont' Our finanancial position

Key assumptions:	2019	2018
- on-cost rate	11.270%	11.270%
- wage inflation rate	4.313%	3.875%
- discount rate	1.324%	2.647%
	2019	2018
(b) Landfill rehabilitation provision	\$'000	\$'000
Current	80	80
		72
Non-current	708	12
Council is obligated to rehabilitate Watson Street lar	788 ndfill to a particular standard. The forecas	804 st life of the site
	788 ndfill to a particular standard. The forecas vide after-care rehabilitation of the site. the present value of the expected cost o stimated based on current understanding icular standard. Accordingly, the estimat	804 st life of the site The provision f works to be g of work ion of the
Council is obligated to rehabilitate Watson Street lar is based on current requirements to monitor and pro for landfill restoration has been calculated based on undertaken. The expected cost of works has been e required to rehabilitate and monitor the site to a part provision required is dependent on the accuracy of the	788 ndfill to a particular standard. The forecas vide after-care rehabilitation of the site. the present value of the expected cost o stimated based on current understanding icular standard. Accordingly, the estimat	st life of the site The provision f works to be g of work ion of the hired and
Council is obligated to rehabilitate Watson Street lar is based on current requirements to monitor and pro- for landfill restoration has been calculated based on undertaken. The expected cost of works has been e required to rehabilitate and monitor the site to a part provision required is dependent on the accuracy of related costs.	788 ndfill to a particular standard. The forecas vide after-care rehabilitation of the site. the present value of the expected cost o stimated based on current understanding icular standard. Accordingly, the estimat he forecast timing of the work, work requ	st life of the site The provision f works to be g of work on of the hired and 201
Council is obligated to rehabilitate Watson Street lar is based on current requirements to monitor and pro- for landfill restoration has been calculated based on undertaken. The expected cost of works has been er required to rehabilitate and monitor the site to a part provision required is dependent on the accuracy of the related costs.	788 adfill to a particular standard. The forecas vide after-care rehabilitation of the site. the present value of the expected cost of stimated based on current understanding icular standard. Accordingly, the estimate he forecast timing of the work, work required 2019	st life of the site The provision f works to be g of work on of the hired and 201 3

5.6	Financing arrangements		
	The Council has the following funding arrangements in place as at 30 June 20)19	
	Bank overdraft	200	200
	Credit card facilities	150	150
	Total facilities	350	350
	Used facilities	71	84
	Unused facilities	279	266

Notes on the financial statements

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet and are disclosed at their nominal value and presented inclusive of the GST payable.

2019	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Recycling collection	623	647	2,090	1,528	4,888
Waste collection	774	803	2,596	1,897	6,070
Food and organics collection	821	852	2,755	2,013	6,441
Transactional banking	90	8	-	-	98
Cleaning services	361	43	-	-	404
Security Services	146	148	-	-	294
Parking Services	93	47	-	-	140
Animal Services	144	-	-	-	144
Internal Audit	71	73	37	-	181
Meals for delivery	198	-	-	-	198
Total	3,321	2,621	7,478	5,438	18,858
Capital					
Information Technology	121	11	34	-	166
Infrastructure	896	-	-	-	896
Drainage	322	-	-	-	322
Total	1,339	11	34	-	1,384

Notes on the financial statements

Note 5.7 cont' Commitments

2018	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Tota
	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Recycling collection	402	-	-	-	40
Waste collection	830	-	-	-	83
Transactional banking	88	90	15	-	194
Cleaning services	333	71	18	-	42
Security services	128	-	-	-	12
Parking services	83	85	43	-	21
Animal services	110	-	-	-	11
Internal audit	51	-	-	-	5
Meals for delivery	134	-	-	-	13
Total	2,160	246	77	-	2,48
Capital					
Information technology	50	-	-	-	5
Infrastructure	185	-	-	-	18
Roads and paths	1,947	-	-	-	1,94
Drainage	1,379	-	-	-	1,37
Total	3,561	-			3,56

2018 \$'000

332

672 -

1,004

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Notes on the financial statements Note 5.7 cont' Commitments

	2019	2018
Operating lease commitments	\$'000	\$'000
At the reporting date, the Council had the following obligations under no lease of equipment and land and buildings for use within Council's activities liabilities):		
Not later than one year	294	332
	294 263	332 672
Not later than one year Later than one year and not later than five years Later than five years		
Later than one year and not later than five years	263	

Notes on the financial statement Note 6 Assets we manage

6.1	Noncurrent assets classified as held for sale	2019	2018
		\$'000	\$'000
	Cost of acquisition	-	204
	Accumulated Depreciation	-	(20)
	Total noncurrent assets classified as held for sale	-	184
	Non-current assets classified as held for sale (including disposal groups	,	

Non-current assets classified as held for sale (including disposal groups) are measured at the lower of its carrying amount and fair value less costs of disposal, and are not subject to depreciation. Non-current assets, disposal groups and related liabilities and assets are treated as current and classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset's sale (or disposal group sale) is expected to be completed within 12 months from the date of classification.

Notes on the financial statement

6.2 Summary of property,	infrastructure, pla	nt and equip	ment							
	At Fair Value 30 June 2018	Additions	Contributions	Found Assets	Revaluation	Depreciation	Disposal	Write- off	Transfers	At Fair Value 30 June 2019
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Land	161,790	-	298	-	-	(25)	(115)	-	-	161,948
Buildings	133,450	1,365	-	-	-	(1,976)	(53)	-	284	133,070
Plant and equipment	21,391	1,574	128	136	1,055	(1,786)	(256)	-	211	22,453
Infrastructure	329,656	10,716	4,203	2,820	(36,037)	(7,963)	(839)	-	6,347	308,903
Work in progress	8,046	4,094	-	-	-	-	-	(1,063)	(6,842)	4,235
Total	654,333	17,749	4,629	2,956	(34,982)	(11,750)	(1,263)	(1,063)	-	630,609

Summary of Work in Progress	Opening WIP	Additions	Write-off	Transfers	Closing WIP
	\$'000	\$'000	\$'000	\$'000	\$'000
Buildings	432	608	(48)	(292)	700
Plant and equipment	-	61	-	-	61
Infrastructure	7,613	3,426	(1,015)	(6,550)	3,474
Total	8,045	4,095	(1,063)	(6,842)	4,235

Notes on the financial statement

(a) Land and Buildings										
	Land - specialised	Land - non specialised	Land improvements	Total Land & Land Improvements	Buildings - specialised	Buildings - non specialised	Building improvements	Total Buildings	Work In Progress	Tota Land and Buildings
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2018	158,428	2,726	995	162,149	149,819	3,065	903	153,787	432	316,368
Accumulated depreciation at 1 July 2018	-	-	(359)	(359)	(20,033)	(78)	(226)	(20,337)	-	(20,696)
	158,428	2,726	636	161,790	129,786	2,987	677	133,450	432	295,672
Movements in fair value										
Additions	-	-	-	-	1,329	28	8	1,365	608	1,973
Non-cash contributed assets	298	-	-	298	-	-	-	-	-	298
Found Assets	-	-	-	-	-	-	-	-	-	-
Revaluation	-	-	-	-	-	-	-	-	-	-
Disposal	(115)	-	-	(115)	(90)	-	-	(90)	-	(205)
Transfers	-	-	-	-	284	-	-	284	(292)	(8)
Work in progress expensed through operating result		-	-	-	-	-	-	-	(48)	(48)
	183	-	-	183	1,523	28	8	1,559	268	2,010
Movements in accumulated depreciation										
Depreciation and amortisation	-	-	(25)	(25)	(1,920)	(39)	(17)	(1,976)	-	(2,001)
Accumulated depreciation of disposals	-	-	-	-	37	-	-	37	-	37
Transfers	-	-	-	-	-	-	-	-	-	-
	-	-	(25)	(25)	(1,883)	(39)	(17)	(1,939)	-	(1,964)
At fair value 30 June 2019	158,611	2,726	995	162,332	151,342	3,093	911	155,346	700	318,378
Accumulated depreciation at 30 June 2019	-	-	(384)	(384)	(21,916)	(117)	(243)	(22,276)	-	(22,660)
	158,611	2,726	611	161,948	129,426	2,976	668	133,070	700	295,718

Notes on the financial statement

(b) Plant and Equipment						
	Plant machinery and equipment	Fixtures fittings and furniture	Computers and telecomms	Paintings and exhibits	Work in Progress	Total plant and equipment
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2018	9,129	5,656	6,364	11,699	-	32,848
Accumulated depreciation at 1 July 2018	(4,661)	(4,579)	(2,217)	-	-	(11,457)
	4,468	1,077	4,147	11,699		21,391
Movements in fair value						
Additions	1,344	23	171	36	61	1,635
Non-cash contributed assets	-	-	-	128	-	128
Found Assets	-	-	-	136	-	136
Revaluation	-	-	-	1,055	-	1,055
Disposal	(873)	-	(360)	(35)	-	(1,268)
Transfers	-	-	211	-	-	211
	471	23	22	1,320	61	1,897
Movements in accumulated depreciation						
Depreciation and amortisation	(1,037)	(101)	(648)	-	-	(1,786)
Accumulated depreciation of disposals	669	-	343	-	-	1,012
Transfers	-	-	-	-	-	-
	(368)	(101)	(305)	-	-	(774)
At fair value 30 June 2019	9,600	5,679	6,386	13,019	61	34,745
Accumulated depreciation at 30 June 2019	(5,029)	(4,680)	(2,522)	-	-	(12,231)
	4,571	999	3,864	13,019	61	22,514

Notes on the financial statement

Note 6 cont' Assets we manage

(c) Infrastructure												
	Roads	Bridges	Foot- paths and cycle- ways	Drainag e	Recreati onal, leisure and commun ity	Parks open spaces and street- scapes	Aero- dromes	Off street car parks	Waste Manage- ment	Other Infra- structur e	Work In Progres s	Total Infra- structur e
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2018	246,244	32,519	51,454	81,391	6,406	12,872	10,012	13,781	-	7,711	7,614	470,004
Accumulated depreciation at 1 July 2018	(59,848)	(10,214)	(21,838)	(22,397)	(4,200)	(5,509)	(1,586)	(3,064)	-	(4,078)	-	(132,734)
	186,396	22,305	29,616	58,994	2,206	7,363	8,426	10,717	-	3,633	7,614	337,270
Movements in fair value												
Additions	4,406	-	2,025	2,301	176	1,187	-	-	606	15	3,425	14,141
Non-cash contributed assets	2,577	-	992	738	-	-	-	-	-	-	-	4,307
Found Assets	14	97	36	2,673	-	-	-	-	-	-	-	2,820
Revaluation increment / (decrement)	(312)	-	-	-	-	-	38	44	-	-	-	(230)
Disposal	(1,306)	-	(64)	(77)	-	(1,039)	-	(11)	-	-	-	(2,497)
Transfers	320	-	144	2,356	-	3,527	-	-	-	-	(6,550)	(203)
Work in progress expensed through operating result	-	-	-	-	-	-	-	-	-	-	(1,015)	(1,015)
	5,699	97	3,133	7,991	176	3,675	38	33	606	15	(4,140)	17,323

Notes on the financial statement

(c) Infrastructure cont'												
	Roads	Bridges	Foot- paths and cycle- ways	Drainage	Recreati onal, leisure and communi ty	Parks open spaces and street- scapes	Aero- dromes	Off street car parks	Waste Manage- ment	Other Infra- structure	Work In Progress	Total Infra- structure
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Movements in accumulated depreciation												
Depreciation and amortisation	(3,974)	(351)	(1,174)	(898)	(204)	(540)	(237)	(403)	(7)	(175)	-	(7,963)
Accumulated depreciation of disposals	658	-	39	22	-	929	-	10	-	-	-	1,658
Non-cash contributed assets	(104)											(104)
Revaluation increment / (decrement)	(34,089)	-	-	-	(50)	-	200	(1,868)	-	-	-	(35,807)
Transfers	-	-	-	-	-	-	-	-	-	-	-	-
	(37,509)	(351)	(1,135)	(876)	(254)	389	(37)	(2,261)	(7)	(175)	-	(42,216)
At fair value 30 June 2019	251,943	32,616	54,587	89,382	6,582	16,547	10,050	13,814	606	7,726	3,474	487,327
Accumulated depreciation at 30 June 2019	(97,357)	(10,565)	(22,973)	(23,273)	(4,454)	(5,120)	(1,623)	(5,325)	(7)	(4,253)	-	(174,950)
	154,586	22,051	31,614	66,109	2,128	11,427	8,427	8,489	599	3,473	3,474	312,377

Notes on the financial statement Note 6 cont'

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads. In accordance with Council's policy, the threshold limits have been applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	Depreciation Period	Threshold Limit
Asset recognition thresholds and depreciation periods		\$'000
Land & land improvements		
land	n/a	0
land improvements	20 - 200 years	5
Buildings		
buildings	30 - 100 years	5
building improvements	25 - 60 years	1
leasehold improvements	10 - 20 years	1
Plant and Equipment		
plant, machinery and equipment	3 - 40 years	1
fixtures, fittings and furniture	2 - 25 years	5
computers and telecommunications	5 - 20 years	2
paintings and exhibitions	n/a	0
Infrastructure		
roads	16 - 200 years	5
bridges	30 - 200 years	5
footpaths and cycleways	15 - 65 years	5
drainage	20 - 200 years	1
recreational, leisure and community facilities	20 - 80 years	1
parks, open spaces and streetscapes	15 - 80 years	5
off street car parks	16 - 200 years	5
aerodromes	16 - 100 years	1
other infrastructure	20 - 60 years	5

Notes on the financial statements Note 6 cont'

Land under roads

Council recognises land under roads it controls at fair value from 1 January 2008.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life. Land and Artworks are not depreciated.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed below and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Notes on the financial statement Note 6.2 cont'

Valuation of land and buildings		

Valuation of land and buildings were undertaken by a qualified independent valuer SPM Consultants, in consultation with Mr John Finnerty Adv.Dip.Man, Coordinator Strategic Asset Management with Warrnambool City Council. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Non-specialised buildings were professionally valued in 2016; a review of this value in 2018 indicated no material change in value. The current valuation of specialised buildings is based on a component level condition assessment and depreciated replacement cost, based on information by SPM Consultants who were engaged by Warrnambool City Council.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

The date of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2019 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation
	\$'000	\$'000	\$'000	
Land - non specialised	-	2,726	-	30/06/2016
Land - specialised	-	-	158,611	30/06/2015
Land Improvements	-	-	611	30/06/2015
Buildings - non specialised	-	2,976	-	30/06/2016
Buildings - specialised	-	-	129,426	30/06/2018
Building improvements	-	-	668	30/06/2018
Total	-	5,702	289,316	

Notes on the financial statement Note 6.2 cont'

Valuation of infrastructure

Valuation of infrastructure assets was performed by Mr Scott Cavanagh RPEng Civil MGT, Director City Infrastructure with Warrnambool City Council.

The date of the current valuation is detailed in the following table.

The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation. Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2019 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation
	\$'000	\$'000	\$'000	
Roads	-	-	154,586	30/06/2019
Bridges	-	-	22,051	30/06/2018
Footpaths and cycleways	-	-	31,614	30/06/2018
Drainage	-	-	66,109	30/06/2018
Recreational, leisure and community facilities	-	-	2,128	30/06/2018
Parks, open space and streetscapes	-	-	11,427	30/06/2018
Aerodromes	-	-	8,427	30/06/2019
Off street car parks	-	-	8,489	30/06/2019
Other infrastructure	-	-	3,473	30/06/2018
Total	-	-	308,304	

Notes on the financial statement Note 6.2 cont'

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 70% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$0.12 and \$939 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement cost is calculated on a square metre basis and ranges from \$258 to \$3,905 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 0 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 0 years to 200 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2019	2018
Reconciliation of specialised land	\$'000	\$'000
Land under roads	3,783	3,486
Crown land	75,144	75,144
Council freehold land	79,684	79,798
Total specialised land	158,611	158,428

Notes on the financial statement Note 6.3 Investments in associates

		2019	2018
6.3	Investments in associates	\$'000	\$'000
	(a) Investments in associates		
	Investments in associates accounted for by the equity method are:		
	- Corangamite Regional Library Corporation	569	569
	Corangamite Regional Library Corporation		
Background	Warrnambool City Council in conjunction with Colac Otway Shire, Corangamit Shire have an interest in the Corangamite Regional Library Corporation. The services much of the population of the South West Victoria and Warrnambool has a (figure to be confirmed by library corporation and approved by VA submission to Local Government Minister) % equity interest (38.91% in 20	_ibrary Corp City Council GO prior to	oration
	Fair value of Council's investment in Corangamite Regional Library Corporation	569	569
	Council's share of accumulated surplus/(deficit)		
	Council's share of accumulated surplus/(deficit) at start of year	424	422
	Reported surplus/(deficit) for year	-	22
	Transfers (to) / from reserves	_	(15)
	Movement in equity share	_	(5)
	Council's share of accumulated surplus/(deficit) at end of year	424	424
	Council's share of reserves		
	Council's share of reserves at start of year	145	130
	Transfers to / (from) reserves	-	15
	Council's share of reserves at end of year	145	145
	Movement in carrying value of specific investment		
	Carrying value of investment at start of year	569	552
	Share of surplus(deficit) for year	-	22
	Share of asset revaluation	-	-
	Distributions received	-	-
	Movement in equity share	-	(5)
	Carrying value of investment at end of year	569	569
	Associates are all entities over which Council has significant influence but not control. Investments in associates are accounted for using the equity method initially being recognised at cost.		

Notes on the financial statement Note 6.3 cont' Investments in associates

Port of Warrnambool		
		tions hav
	2019	201
	\$'000	\$'00
Income		
Grants - operating	93	9
User fees	8	
Grants - capital	937	30
Total Income	1,038	40
Expenditure		
Materials and Services	101	ç
Capital expenditure	88	17
Total Expenditure	189	26
Profit / (Loss)	849	14
	The Council is the Committee of Management for the Port of been included in Council's financial statements and are sum Income Grants - operating User fees Grants - capital Total Income Expenditure Materials and Services Capital expenditure	The Council is the Committee of Management for the Port of Warrnambool. The financial transactive in Council's financial statements and are summarised below: 2019 Income \$'000 Income 93 Grants - operating 93 User fees 8 Grants - capital 937 Total Income 1,038 Expenditure 101 Materials and Services 88

Notes on the financial report

Note 7 People and relationships

Cou	incil and key mai	nagement remuneration			
(a) I	Related Parties				
War Sub	sidiaries and Asso	uncil is the parent entity. ociates s are detailed in Note 6.3.			
(b) l	Key Management	Personnel			
	ails of persons hol time during the ye	ding the position of Councillor or other members of key man ear are:	nagement perso	onnel at	
	incillors	Councillor Tony Herbert (Mayor from 29 October 2018	to 30 June 201	9)	
		Councillor Robert Anderson (Mayor from 1 July 2018 to	o 29 October 20)18)	
		Councillor Sue Cassidy			
		Councillor Kylie Gaston Councillor Peter Hulin Councillor Michael Neoh			
		Councillor David Owen			
Chie Offi	ef Executive cer	Mr Bruce Anson (1 July 2018 to 3 January 2019)			
		Ms Vikki King (interim, 4 January 2019 - 10 February 2	•		
		Mr Peter Schneider (11 February 2019 - 30 June 2019)		
	^y Management sonnel	Ms Vikki King - Director Community Development			
		Mr Scott Cavanagh - Director City Infrastructure			
		Mr Peter Utri - Director Corporate Strategies			
		Mr Andrew Paton - Director City Growth			
			2019	201	
			No.	No	
Tota	al Number of Cour	ncillors	7		
Chie	ef Executive Office	er and other Key Management Personnel	6		
Tota	al Key Manageme	ent Personnel	13	1	

Notes on the financial report

Note 7 cont' People and relationships

Remuneration of Key Management Personne	el 201	2018
	\$'00	\$'000
I remuneration of key management person	nel was as follows:	
t-term benefits	1,37	2 1,363
p-term benefits	2	24
nination benefits		
I	1,39	5 1,387
l	1,39	5

A restatement of the 2017/18 remuneration amounts has occurred due to guidance provided by VAGO and includes annual accrued leave benefits (previously total leave entitlements).

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:	2019	2018
	No.	No.
\$20,000 - \$29,999	5	5
\$40,000 - \$49,999	1	1
\$60,000 - \$69,999	1	1
\$120,000 - \$129,999	1	-
\$180,000 - \$189,999	1	1
\$200,000 - \$209,999	3	2
\$210,000 - \$219,999	-	1
\$220,000 - \$229,999	1	-
\$320,000 - \$329,999	-	1
Total number	13	12

A restatement of the 2017/18 remuneration bandings has occurred due to guidance provided by VAGO and includes annual accrued leave benefits (previously total leave entitlements).

Notes on the financial report

Note 7 cont' People and relationships

A Senior Officer is an officer of Council, other than Key Management Pers a) has management responsibilities and reports directly to the Chief Exect b) whose total annual remuneration exceeds \$148,000 The number of Senior Officers are shown below in their relevant income b	utive; or	
	2019	2018
Income Range:	No.	No.
\$ 40,000 - \$ 49,999 *	-	1
\$140,000 - \$149,999	1	1
\$150,000 - \$159,999	1	1
\$160,000 - \$169,999	2	-
Total number	4	3
* Snr Officer commenced employment March 2018	'	
	2019	2018
	\$'000	\$'000
Total Remuneration for the reporting year for Senior Officers included above, amounted to	\$630	\$349

Notes on the financial report 7.2 Related party disclosure

(a) Transactions with related parties During the period, Council entered into the following transactions with related parties.

Councillor	Related Party	Nature of relationship	Terms and Conditions	Nature of Transactions	Aggregate Total \$'000
Cr Neoh	South West Sport	Executive Officer	Commercial	Training workshops and contributions to community clubs	1
Cr Neoh	South West Sport	Executive Officer	Commercial	Rental of venues	(3)
Cr Cassidy	The Cassign Trust trading as Cassign	Spouse Controlled Entity	Commercial	Supply and installation of signage	24
Cr Cassidy	The Tyre Factory	Family Member Controlled Entity	Commercial	Automotive tyre repair and replacement	1
Cr Herbert	Motang Park Pty Ltd	Director	Commercial	Developer contribution payment	(20)

Notes on the financial report

7.2 Related party disclosure cont'

(b) Outstanding b	alances with related parties						
The following balar	nces are outstanding at the end	of the reporting period in re	elation to transaction	s with related parties			
Councillor	Related Party	Nature of relationship	Terms and Conditions	Nature of Transaction		019 000	2018 \$'000
Cr Herbert	Bellagio Properties Pty Ltd	Director	Commercial	Developer contribution payments		0	(49)
Cr Neoh	South West Sport	Executive Officer	Commercial	Rental of venues		(1)	(2)
						2019	2018
(c) Loans to/from	related parties					\$'000	\$'000
The aggregate amo	ount of loans in existence at ba	ance date that have been r	made, guaranteed or	secured by the council to	a related party		
as follows:						0	0
						2019	2018
(d) Commitments	to/from related parties					\$'000	\$'000
The aggregate amo	ount of commitments in exister	ce at balance date that hav	ve been made, guara	inteed or secured by the	council to a		
related party are as	s follows:			-		0	0

Notes on the financial report Note 8 Managing uncertainties

8.1	Contingent assets and liabilities						
	Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.						
	(a) Contingent assets						
	Construction of infrastructure assets by developers in the course of creating new subdivisions results in the infrastructure assets being vested in Council when Council issues a Statement of Compliance. At reporting date, developers had commenced construction of assets that will eventually be transferred to Council contingent upon Council issuing a Statement of Compliance. Due to the nature of the arrangements in place and the assets involved, a contingent asset amount cannot be reliably measured prior to completion.						
	(b) Contingent liabilities						
	Superannuation						
	Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme; matters relating to this potential obligation are outlined below. Because of the volatility in financial markets, the likelihood of making such contributions in future periods exists.						
	Insurance Claim						
	Council was required to relocate one of their childcare centres du covered under insurance, upon which a claim has been accepted insurance claim is unknown.						
	(c) Guarantees for loans to other entities						
	The amount disclosed for financial guarantee in this note is the nominal amount of the underlying loan that is guaranteed by the Council, not the fair value of the financial guarantee. Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised. The Council acts as guarantor in respect of bank loans provided to the following clubs and community groups:						
			Balance of	borrowings			
	Entity and Institution	Original Loan	2019	2018			
		\$'000	\$'000	\$'000			
	City Memorials Bowls Club - Commonwealth Bank	2,000	3	5			
	Warrnambool Returned Services Club - Commonwealth Bank	3,351	2,822	2,952			
	Warrnambool Football Netball Club - Commonwealth Bank	800	722	793			
	Old Collegians Football Netball Club - NAB	82	82	-			
	Dennington Football Netball Club - Bendigo Bank	49	48	-			
	Dennington Bowls Club - Bendigo Bank	100	21	-			

Notes on the financial report Note 8 Managing uncertainties cont'

8.2	Change in accounting standards				
	The following new AAS's have been issued that are not mandatory for the 30 June 2019 reporting period. Council has assessed these pending standards and has identified the following potential impacts will flow from the application of these standards in future reporting periods. <i>Revenue from contracts with customers (AASB 15) (applies 2019/20 for LG sector)</i> The standard shifts the focus from the transaction-level to a contract-based approach. Recognition is determined based on what the customer expects to be entitled to (rights and obligations), while measurement encompasses estimation by the entity of the amount expected to be entitled for performing under the contract. The full impact of this standard is not known however, it is most likely to impact where contracts extend over time, where there are rights and obligations that may vary the timing or amount of the consideration, or where there are multiple performance elements. This has the potential to impact on the recognition of certain grant income. <i>Amendments to Australian Accounting Standards – Deferral of AASB 15 for Not-for-Profit Entities (AASB 2016-7) (applies 2019/20)</i> This Standard defers the mandatory effective date of AASB 15 for not-for-profit entities from 1 January 2018 to 1 January 2019.				
	Leases (AASB 16) (applies 2019/20)				
	The classification of leases as either finance leases or operating leases is eliminated for lessees. Leases will be recognised in the Balance Sheet by capitalising the present value of the minimum lease payments and showing a 'right-of-use' asset, while future lease payments will be recognised as a financial liability. The nature of the expense recognised in the profit or loss will change. Rather than being shown as rent, or as leasing costs, it will be recognised as depreciation on the 'right-of-use' asset, and an interest charge on the lease liability. The interest charge will be calculated using the effective interest method, which will result in a gradual reduction of interest expense over the lease term. Council has elected to adopt the modified retrospective approach to the transition to the new lease standard. This will mean that only existing operating leases for non-low value assets, with remaining terms greater than 12 months, will be recognised on transition (1 July 2019). Based on our current lease commitments and an assumption of a continuation of the current leasing arrangements Council expects that the transition to the new standard will see the initial recognition of \$159,000 in lease related assets and an equivalent liability.				
	Income of Not-for-Profit Entities (AASB 1058) (applies 2019/20)				
	This standard is expected to apply to certain transactions currently accounted for under AASB 1004 <i>Contributions</i> and establishes revenue recognition principles for transactions where the consideration to acquire an asset is significantly less than fair value to enable a not-for-profit entity to further its objectives.				

Notes on the financial report Note 8 Managing uncertainties cont'

8.3	Financial instruments					
	(a) Objectives and policies					
	The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the Notes of the financial statements. Senior management under policies approved by the Council carries out risk management. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.					
	(b) Market risk					
	Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.					
	Interest rate risk					
	Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long-term loans and borrowings at fixed rates, which exposes council to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates. Investment of surplus funds is made with approved financial institutions under the <i>Local Government Act 1989</i> . Council manages interest rate risk by adopting an investment policy that ensures: - diversification of investment product; - monitoring of return on investment; and - benchmarking of returns and comparison with budget. There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period. Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year-end result.					
	(c) Credit risk					
	Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk: - council may require collateral where appropriate; and - council only invests surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy. Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property. There are no material financial assets which are individually determined to be impaired. Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).					
	The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.					

Notes on the financial report Note 8 Managing uncertainties cont'

(d) Liquidity risk Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset. To help reduce these risks Council: - have readily accessible standby facilities and other funding arrangements in place; - have a liquidity portfolio structure that requires surplus funds to be invested within various liquid instruments, such as term deposits and at call accounts; - monitor budget to actual performance on a regular basis; and - set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue. The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk. There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period. With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4. Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value. (e) Sensitivity disclosure analysis Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months: - A parallel shift of + 1% and -1% in market interest rates (AUD) from year-end rates of 1.25% (further reduced to 1.00% in July 2019). These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations. 8.4 Fair value measurement Fair value hierarchy Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy. Council's financial assets and liabilities are measured at amortised cost. Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards. AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique. All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole: Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable. For the purpose of fair value disclosures, Council has determined classes of assets and liabilities based on the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above. In addition, Council determines whether transfers have occurred between levels in the hierarchy by reassessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Notes on the financial report Note 8 Managing uncertainties cont'

8.4	Revaluation				
	Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued. Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 4 years. The valuation is performed either by experienced council officers or independent experts. Where the assets are revalued, the revaluation increments are credited directly to the asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.				
	Impairment of assets				
	At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.				
8.5	Events occurring after balance date				
	No matters have occurred after balance date that require disclosure in the financial report.				

Notes on the financial report Note 9 Other matters

9.1	Reserves	Balance at beginning of reporting period	Increment / (decrement)	Balance at end of reporting period
	(a) Asset revaluation reserves	\$'000	\$'000	\$'000
	2019			
	Property			
	Land	124,063	-	124,063
	Buildings	99,206	-	99,206
		223,269		223,269
	Infrastructure			
	Roads	135,625	(34,401)	101,224
	Bridges	15,346	-	15,346
	Footpaths and cycleways	677	-	677
	Drainage	21,218	-	21,218
	Corangamite Regional Library Corporation	706	-	706
	Aerodrome	-	238	238
	Off street car park	-	(1,824)	(1,824)
	Recreational, leisure and community	-	(50)	(50)
	Artworks	1,585	1,055	2,640
	Other infrastructure	29,041	-	29,041
		204,198	(34,982)	169,216
	Total asset revaluation reserves	427,467	(34,982)	392,485

Notes on the financial report Note 9 Other matters cont'

.1		Balance at beginning of reporting period	Increment / (decrement)	Balance at end of reporting period
		\$'000	\$'000	\$'000
	2018			
	Property			
	Land	124,063	-	124,063
	Buildings	99,181	25	99,206
		223,244	25	223,269
	Infrastructure			
	Roads	155,467	(19,842)	135,625
	Bridges	15,346	-	15,346
	Footpaths and cycleways	390	287	677
	Drainage	21,218	-	21,218
	Corangamite Regional Library Corporation	706	-	706
	Artworks	1,585	-	1,585
	Other infrastructure	29,041	-	29,041
		223,753	(19,555)	204,198
	Total asset revaluation reserves	446,997	(19,530)	427,467

Notes on the financial report Note 9 Other matters cont'

	Balance at beginning of reporting period	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting period
	\$'000	\$'000	\$'000	\$'000
(b) Other reserves				
2019				
Main drainage fund	63	891	-	954
Committed reserve	4,077	-	270	3,807
Heritage restoration fund	45	-	-	45
Insurance claims reserve	90	-	-	90
Information technology reserve	131	-	-	131
Art gallery reserve	46	1	-	47
Resort and recreation reserve	414	-	122	292
Car park fund	21	-	-	21
North of the Merri developer contribution reserve	382	9	-	391
Hopkins Point Road developer contribution reserve	13	-	-	13
Northeast DCP	655	-	106	549
Total other reserves	5,937	901	498	6,340

Notes on the financial report Note 9 Other matters cont'

	Balance at beginning of reporting period	Transfer from accumulated surplus	Transfer to accumulated surplus	Balance at end of reporting period
	\$'000	\$'000	\$'000	\$'000
2018				
Main drainage fund	67	-	4	63
Committed reserve	3,479	598	-	4,077
Heritage restoration fund	44	1	-	45
Insurance claims reserve	90	-	-	90
Information technology reserve	131	-	-	131
Art gallery reserve	45	1	-	46
Resort and recreation reserve	422	-	8	414
Car park fund	723	-	702	21
North of the Merri developer contribution reserve	372	10	-	382
Hopkins Point Road developer contribution reserve	87	-	74	13
Northeast DCP	639	16	-	655
Total other reserves	6,099	626	788	5,937

Main Drainage Fund is maintained specifically for future major drainage works.

Committed Reserve is specifically for future works and Councils small infrastructure fund.

Heritage Restoration Fund is maintained specifically for grant loans for heritage works.

Insurance Claims Reserve is maintained specifically for Council's self-insurance.

Information Technology Reserve is maintained specifically for major information technology upgrades.

Art Gallery Reserve is maintained specifically for the purchase of art pieces.

Resort and Recreation Reserve is maintained specifically for public open space works.

Car Park Fund is maintained specifically for future major car park works.

North of the Merri Developer Contributions Reserve is maintained specifically for contributions held in this growth area.

Hopkins Point Road Developer Contributions Reserve is maintained specifically for contributions held in this growth area.

Northeast DCP Developer Contributions Reserve is maintained specifically for contributions held for the growth areas of Dales Road and Aberline Road.

Notes on the financial report Note 9.2

9.2	Reconciliation of cash flows from operating activities to	2019	2018
9.2	surplus/(deficit)	\$'000	\$'000
	Surplus/(deficit) for the year	13,907	6,024
	Add / (deduct) non-cash items:		
	Depreciation	11,750	12,265
	Bad and doubtful debts expense	332	129
	Profit/(loss) on disposal of property, infrastructure, plant and equipment	1,166	810
	Contributions - Non-monetary assets	(4,629)	(1,460)
	Found assets	(2,956)	(691)
	Share of net profits (or loss) of associates	-	(22)
	Prior year WIP written off	1,063	1,568
	Change in assets and liabilities:		
	(Increase)/decrease in trade and other receivables	(406)	1,158
	(Increase)/decrease in prepayments	(100)	(602)
	(Increase)/decrease in accrued income	106	79
	(Increase)/decrease in inventories	(2)	5
	Increase/(decrease) in trust deposits	340	113
	Increase/(decrease) in trade and other payables	256	(44)
	Increase/(decrease) in provisions	(19)	329
	Increase/(decrease) in accrued expenses	179	(495)
	Increase/(decrease) in net GST	(162)	120
	Net cash provided by/(used in) operating activities	20,825	19,286

Notes on the financial report Note 9.3 Superannuation

Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in Comprehensive Operating Statement when they are made or due.

Accumulation

The Fund's accumulation categories, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2019, this was 9.5% as required under Superannuation Guarantee (SG) legislation).

Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding Arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2018, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 106.0%. The financial assumptions used to calculate the VBIs were:

- Net investment returns 6.0% pa
- Salary information 3.5% pa
- Price inflation (CPI) 2.0% pa.

Vision Super has advised that the estimated VBI at 30 June 2019 was 107.1%.

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2018 interim actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Notes on the financial report Note 9.3 cont'

Employer Contributions Regular contributions

Based on the results of the 2018 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2019, this rate was 9.5% of members' salaries (9.5% in 2017/2018). This rate will increase in line with any increases in the SG contribution rate.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

Funding Calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2018 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which [Employer name] is a contributing employer. Generally, a full actuarial investigation conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2018 and a full actuarial investigation was conducted as at 30 June 2017.

The Fund's actuarial investigations identified the following for the Defined Benefit category of which [Employer name] is a contributing employer:

	2018 \$m	2017 \$m
- A VBI surplus	\$131.9	\$69.8
- A total service liability surplus of \$193.5 million.	\$218.3	\$193.5
- A discounted accrued benefits surplus of \$228.8 million.	\$249.1	\$228.8

Notes on the financial report Note 9.3 cont'

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2018.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2018.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2018.

Council was notified of the 30 June 2018 VBI during August 2018 (2017: August 2017).

The 2019 interim actuarial investigation

An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2019 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2019.



2018-2019

Legislated Performance Indicators

and

Performance Statement Information

Draft Report

Full Year Results

Reporting Period: 1 July 2018 to 30 June 2019

Version 1.1: 26/08/2019

Nb: The final VAGO audit confirmation of indicator data is still pending.

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PART 1: OVERVIEW

1.1 Introduction

The Local Government Performance & Reporting Framework (LGPRF) is a mandatory system where all councils are required to measure and report against a prescribed set of indicators and measures as part of a Council's **Annual Report** and via Local Government Victoria's *Know Your Council* website.

LGPRF reporting requirements are prescribed in the Local Government Act 1989 (the Act) and in the Local Government (Planning and Reporting) Regulations 2014 (the Regulations). This is the third year of implementing the LGPRF.

Indicators Reporting Service performance Appropriateness Cost Service performance
 Governance and management Service outcome erformance statement Service performance **Financial performance** Operating position outcomes Financial Liquidity Financial performance
 Sustainable capacity Obligations Stability Efficiency Sustainability Financial performance Sustainable capacity Governance and management

Local Government Performance Report Framework1

Features of Local Government Performance Reporting Framework

- **Comprehensive picture of performance:** a combination of financial and non-financial output and outcome indicators to measure effectiveness and efficiency.
- Meaningful comparisons and benchmarking: a standardised set of indicators is used.
- **Proven conceptual framework:** performance indicators and measures are underpinned by a robust model, which also has the capacity for progressive refinements.
- Independent audit: the Victorian Auditor-General issues an audit opinion on the performance statement.
- Identified performance trends: historical, actual and forecast results can be monitored.
- Tailored reporting: each council is required to include a narrative about the municipal characteristics and explanation of results.ⁱ

the governance and management checklist.

The LGPRF consists of four indicator sets: service performance, financial performance, sustainable capacity and

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2018-2019 LEGISLATED PERFORMANCE INDICATORS

ndicator Set Service performance Service performance To provide relevant information about 53 quantitive measures the effectiveness and efficiency of local (1 optional measure) government services Financial performance Financial performance To provide relevant information 12 quantitive measures about the effectiveness of financial management in local government Sustainability Sustainability To provide relevant information about 6 quantitive measures whether local governments have the capacity to meet the agreed service and infrastructure needs of their community and absorb foreseeable changes and Governance and management unexpected shocks into the future 24 qualitative measures

Nb: For the 2016-17 reporting period the total of mandatory number of service performance measures was amended and set at 41* not 53 (as in the diagram above).

*Due to NDIS rolled out from 1 July 2016 in Victoria, it will become increasingly difficult for all councils to report consistently on Home and Community Care (HACC) indicators as part of the LGPRF. As such, all HACC indicators have been removed from the Framework. Results from the 2014-15 and 2015-16 reporting periods will continue to be made available on the Know Your Council website

1.2 Statutory reporting requirements

"The Act requires a council's annual report to contain an audited performance statement"

Sections 131, 132 and 133 of the Act state that:

- the performance statement must contain the prescribed indicators and measures of service performance outcome, financial performance and sustainable capacity and the results for each indicator
- the performance statement must be submitted to the auditor as soon as possible after the end of the financial year and certified in its final form by two councillors, the CEO and principal accounting officer
- * the auditor must prepare a report on the performance statement to be included in the annual report
- the annual report must be submitted to the Minister for Local Government within three months of the end of each financial year (30 September).^{III}

Councils are required to prepare an Annual Report containing a report of operations, audited financial statements and a performance statement (as per the above requirements). **Part 2 & 3** of this report detail the full year LGPRF indicator results and requirements which are to be included as part of Warrnambool City Council's Annual Report and for upload to the Victorian Government' *'Know Your Council'* website.

- Part 2:Details the results of Council's assessment against the service performance indicator results for
the financial year and the three preceding years and the governance and management checklist.
In accordance with the Act and regulations, these results must be included as part of the Annual
Report '*Report of Operations'* section.
- Part 3:To be included in the Annual Report as the 'Performance statement' in accordance with the Act
must contain the results of the service performance outcome indicators, financial performance
indicators and sustainable capacity indicators and the prescribed measures for each indicator.
For the financial performance indicators and measures it must include forecast results for the
following four years based on the financial statement included in the strategic resource plan.

NB: The Regulations also require as part of the Performance Statement the following information to be included: a description of the municipal district, including the size, location and population, an explanation of any material variances in the results of the indicators and measures between the current year and other years disclosed.^{iv}

PART 2: REPORT OF OPERATIONS

2.1 Service Performance Indicators

The following table provides the results of the prescribed service performance indicators and measures including explanation of material variations.

	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
AF1	Aquatic Facilities Satisfaction User satisfaction with aquatic facilities (optional) [User satisfaction with how council has performed on provision of aquatic facilities]	N/A	N/A	N/A	N/A	Not measured, optional
AF2	<i>Service standard</i> <i>Health inspections of aquatic facilities</i> [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]	1.00	1.00	1.00	2.00	
AF3	<i>Health and Safety</i> <i>Reportable safety incidents at aquatic facilities</i> [Number of WorkSafe reportable aquatic facility safety incidents]	0.00	0.00	0.00	0.00	Nil reportable incidents
AF4	Service cost Cost of indoor aquatic facilities [Direct cost of indoor aquatic facilities less income received / Number of visits to indoor aquatic facilities]	\$1.94	\$1.92	\$1.76	\$2.07	
AF5	Service Cost Cost of outdoor aquatic facilities [Direct cost of indoor aquatic facilities less income received/ Number of visits to outdoor aquatic facilities]	\$3.33	\$3.52	\$3.63	\$4.36	
AF6	Utilisation Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	7.14	6.86	6.94	6.85	

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	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
AM1	Animal Management Timeliness Time taken to action animal management requests [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]	1.00	1.00	1.00	1.00	
AM2	Service standard Animals reclaimed [Number of animals reclaimed / Number of animals collected] x100	80.92%	88.38%	80.54%	84.24%	
AM3	Service cost Cost of animal management service [Direct cost of the animal management service / Number of registered animals]	\$27.95	\$32.04	\$72.55	\$90.05	Full year impact in costs associated with the new RSPCA service contract
AM4	Health and safety Animal management prosecutions [Number of successful animal management prosecutions]	0.00	0.00	0.00	0.00	Nil prosecutions for the reporting period.
	Food Safety					
FS1	Timeliness Time taken to action food complaints [Number of days between receipt and first response action for all food complaints / Number of food complaints] Service Standard	1.00	1.38	1.00	1.00	
FS2	Food safety assessments [Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment in accordance with the Food Act 1984 / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment in accordance with the Food Act 1984] x100	100.00%	82.76%	99.28%	99.64%	

	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
FS3	Service cost Cost of food safety service [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the Food Act 1984]	\$371.80	\$359.21	\$378.90	\$323.36	Our direct costs have reduced due to a reduction in staffing levels, at the same time, the number of premises has risen from 586 to 619
FS4	Health and safety Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.00%	95.35%	100%	84.24%	In the 2017-2018 critical and non- compliances were identified, with follow up actions completed within the same reporting period. In 2018-2019 notifications were only identified weeks prior the period end, with follow up actions completed in the 2019-2020 reporting period
G1 G2	Governance Transparency Council decisions made at meetings closed to the public [Number of Council resolutions made at ordinary or special meetings of Council, or at meetings of a special committee consisting only of Councillors, closed to the public / Number of Council resolutions made at ordinary or special meetings of Council or at meetings of a special committee consisting only of Councillors] x100 Consultation and engagement Satisfaction with community consultation and engagement Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement	19.28% 51.00	11.95%	13.64% 50.00	5.19% 47.00	Majority of 'awarding contract' decisions are now determined in Council meetings open to the public

	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
G3	Attendance Councillor attendance at council meetings [The sum of the number of Councillors who attended each ordinary and special Council meeting / (Number of ordinary and special Council meetings) × (Number of Councillors elected at the last Council general election)] x100	91.13%	97.14%	96.99%	90.68%	
G4	Service cost Cost of governance [Direct cost of the governance service / Number of Councillors elected at the last Council general election]	\$47,500.43	\$49,133.00	\$48,047.00	\$56,027.94	During the 2018-19 financial year the cost of governance was impacted by the recruitment of a new CEO.
G5	Satisfaction Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	51.00	51.00	46.00	48.00	
	Home and Community Care (HACC)					
HC1	Timeliness Time taken to commence the HACC service [Number of days between the referral of a new client and the commencement of HACC service / Number of new clients who have received a HACC service]	3.11	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016
HC2	Service standard Compliance with Community Care Common Standards [Number of Community Care Common Standards expected outcomes met / Number of expected outcomes under the Community Care Common Standards] x100	66.67%	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016
HC3	Service cost Cost of domestic care service [Cost of domestic care service / Hours of domestic care service provided]	\$57.35	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016

	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
HC4	Service Cost Cost of personal care service [Cost of the personal care service / Hours of personal care service provided]	\$64.75	Reporting Ceased 1 July 2016		N/A	Reporting on HACC ceased on 1 July 2016
HC5	Service cost Cost of respite care service [Cost of the respite care service / Hours of respite care service provided]	\$51.34	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016
HC6	Participation Participation in HACC service [Number of people that received a HACC service / Municipal target population for HACC services] x100	34.28%	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016
HC7	Participation Participation in HACC service by CALD people [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	12.99%	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016
	Libraries					
LB1	Utilisation Library collection usage [Number of library collection item loans / Number of library collection items]	5.16	5.17	4.72	4.49	
LB2	Resource standard Standard of library collection[Number of library collection items purchased in the last 5 years / Number of library collection items] x100	76.44%	74.50%	68.40%	69.03%	
LB3	<i>Service cost</i> <i>Cost of library service</i> [Direct cost of the library service / Number of visits]	\$6.77	\$7.01	\$7.41	\$8.13	

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	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
LB4	Participation Active library members [Number of active library members / Municipal population] x100	15.83%	15.56%	14.37%	13.77%	
	Maternal and Child Health (MCH)					
MC1	<i>Satisfaction</i> <i>Participation in first MCH home visit</i> [Number of first MCH home visits / Number of birth notifications received] x100	98.33%	100.57%	96.73%	96.07%	
MC2	Service standard Infant enrolments in the MCH service Number of infants enrolled in the MCH service (from birth notifications received) / Number of birth notifications received] x100	95.22%	96.33%	95.64%	99.74%	
MC3	Service cost Cost of the MCH service [Cost of the MCH service / Hours worked by MCH nurses]	\$81.65	\$78.56	\$95.57	\$75.13	In reviewing this year's costs against previous years, Council identified a costing error with 2017-2018 figure.
MC4	Participation Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	74.65%	75.25%	73.63%	76.99%	
MC5	Participation Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	60.00%	63.75%	61.33%	73.24%	

	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
	Roads					
R1	Satisfaction of use Sealed local road requests [Number of sealed local road requests / Kilometres of sealed local roads] x100	26.38	57.67	56.56	67.89	Significantly more sweeping requests (54) following reseal program
R2	Condition Sealed local roads maintained to condition standards [Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100	92.80%	96.10%	96.40%	96.48%	
R3	Service cost Cost of sealed local road reconstruction [Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]	\$68.23	\$85.73	\$155.90	\$91.05	The cost of reconstruction has decreased due to program focus returning to residential roads in 2018-2019. In 2017- 2018 the program focused on industrial roads, which require a much heavier pavement and therefore increase cost
R4	Service Cost Cost of sealed local road resealing [Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]	\$7.14	\$6.67	\$7.65	\$8.18	structure.
R5	Satisfaction Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	49.00	49.00	53.00	58.00	
	Statutory Planning					
SP1	Timeliness Time taken to decide planning applications [The median number of days between receipt of a planning application and a decision on the application]	47.00	45.00	38.00	37.00	

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	Service Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
SP2	Service standard Planning applications decided within required time frames [(Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100	94.09%	88.54%	93.95%	93.20%	From 1 July 2016 this indicator was updated to include Vic Smart planning applications which should be assessed within 10 days. This may result in some variances year on year.
SP3	Service cost Cost of statutory planning service [Direct cost of the statutory planning service / Number of planning applications received]	\$1,911.67	\$1,807.90	\$2,077.01	\$1,928.14	
SP4	Decision making Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	50.00%	50.00%	100.00%	50.00%	
	Waste Collection					
WC1	Satisfaction Kerbside bin collection requests [Number of kerbside garbage and recycling bin collection requests / Number of kerbside bin collection households] x1000	119.23	205.76	151.48	162.81	
WC2	Service standard Kerbside collection bins missed [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000	1.84	5.24	3.87	4.49	The increase in missed bins relates to a performance issue by the collection contractor which occurred towards the end of our previous contract. The increase relates to an additional 1 to 2 bins missed per week.
WC3	Services Cost Cost of kerbside garbage bin collection service [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]	\$105.93	\$104.22	\$109.29	\$111.26	

	Service Performance Indicators	Service Performance Indicators Results				
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
WC4	Service cost Cost of kerbside recyclables collection service [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]	\$26.81	\$27.55	\$29.25	\$59.15	This increase is the full year impact of the recycling crisis over a full financial year period. The recycling crisis resulted in an industry reset which both the State Government and Regional Waste Groups helped broker.
WC5	Waste diversion Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	38.30%	38.09%	37.73%	47.78%	The increase in waste diversion is directly related to the introduction of the kerbside FOGO service.

2.2 Governance & Management Checklist

The following are the results in the prescribed form of council's assessment against the prescribed governance and management checklist.

	Governance and Management Items	Assessment	
1.	Community engagement policy	Policy	\boxtimes
	(policy outlining council's commitment to engaging with the community on matters of public interest)	Date of operation of current policy: 5 June 2017	
2.	Community engagement guidelines (guidelines to assist staff to determine when and how to engage with the community)	Guidelines Date of operation of current guidelines: 17 January 2015	X
3.	Strategic Resource Plan (plan under section 126 of the Act outlining the financial and non- financial resources required for at least the next 4 financial years)	Adopted in accordance with section 126 of the Act Date of adoption: 24 June 2019	X
4.	Annual budget (plan under section 130 of the Act setting out the services to be provided and initiatives to be undertaken over the next 12 months and the funding and other resources required)	Adopted in accordance with section 130 of the Act Date of adoption: 24 June 2019	X
5.	Asset management plans (plans that set out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Plans Date of operation of current plans: Asset Management Strategy 3 April 2014, Bridges Asset Management Plan 5 June 2017, Road Management Plan 5 June 2017, Pathways Asset Management Plan 6 Nov. 2017	X
6.	Rating strategy (strategy setting out the rating structure of council to levy rates and charges	Strategy Date of operation of current strategy: 24 June 2019	X

	Governance and Management Items	Assessment	
7.	Risk policy (policy outlining council's commitment and approach to minimising the risks to council's operations)	Policy Date of operation of current policy: 2 February 2015	X
8.	Fraud policy (policy outlining council's commitment and approach to minimising the risk of fraud)	Policy Date of operation of current policy: 5 Sept 2016	X
9.	Municipal emergency management plan (plan under section 20 of the <i>Emergency</i> <i>Management Act 1986</i> for emergency prevention, response and recovery)	Prepared and maintained in accordance with section 20 of the <i>Emergency Management Act 1986</i> Date of preparation: 6 Nov 2017	\boxtimes
10.	Procurement policy (policy under section 186A of the <i>Local</i> <i>Government Act 1989</i> outlining the matters, practices and procedures that will apply to all purchases of goods, services and works)	Prepared and approved in accordance with section 186A of the <i>Local</i> <i>Government Act 1989</i> Date of approval: As at 30 June 2019 – Policy is currently under review, current version adopted by Council 5 June 2017.	
11.	Business continuity plan (plan setting out the actions that will be undertaken to ensure that key services continue to operate in the event of a disaster)	Plan Date of revision of current Plan: 27 June 2018	X
12.	Disaster recovery plan (plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster)	Plan Date of revision of current Plan: 27 June 2018	X
13.	Risk management framework (framework outlining council's approach to managing risks to the council's operations)	Framework Date of operation of current framework: 2 May 2016	X

	Governance and Management Items	Assessment	
14.	Audit Committee (advisory committee of council under section 139 of the Act whose role is to oversee the integrity of a council's financial reporting, processes to manage risks to the council's operations and for compliance with applicable legal, ethical, and regulatory requirements)	Established in accordance with section 139 of the Act Date of establishment: 9 October 2006	
15.	Internal audit (independent accounting professionals engaged by the council to provide analyses and recommendations aimed at improving council's governance, risk and management controls)	Engaged Date of engagement of current provider: 1 January 2019	\boxtimes
16.	Performance reporting framework (a set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 131 of the Act)	Framework Date of operation of current framework: 1 July 2016	X
17.	Council Plan reporting (report reviewing the performance of the council against the council plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	Reports Date of reports: 6 August 2018, 5 Nov. 2018, 4 March 2019, 6 May 2019	X
18.	Financial reporting (quarterly statements to council under section 138 of the Act comparing budgeted revenue and expenditure with actual revenue and expenditure)	Statements presented to council in accordance with section 138(1) of the Act Date statements presented: 3 Sept. 2018, 5 Nov. 2018, 4 Feb 2019 & 6 May 2019	X
19.	Risk reporting (six-monthly reports of strategic risks to council's operations, their likelihood and consequences of occurring and risk minimisation strategies)	Reports Date of reports: 28 August 2018, 20 Nov. 2018, 12 March 2019 & 21 May 2019	X

	Governance and Management Items	Assessment					
20.	Performance reporting	Reports	\times				
	(six-monthly reports of indicators measuring	Date of reports:					
	the results against financial and non-financial performance, including performance indicators referred to in section 131 of the Act)	3 Sept, 2018, Financials Only 5 Nov 2018, 4 Feb. 2019, 6 May 2019					
21.	Annual report	Considered at a meeting of council in	X				
	(annual report under sections 131, 132 and	accordance with section 134 of the Act					
	133 of the Act to the community containing a report of operations and audited financial	Date statements presented:					
	and performance statements)	1 Oct 2018					
22.	Councillor Code of Conduct	Reviewed in accordance with section 76C	\times				
	(Code under section 76C of the Act setting	of the Act					
	out the conduct principles and the dispute resolution processes to be followed by	Date adopted:					
	councillors)	20 Feb 2017					
23.	Delegations	Reviewed in accordance with section	\times				
	(a document setting out the powers, duties	98(6) of the Act					
	and functions of council and the Chief Executive Officer that have been delegated	Date of review:					
	to members of staff)	6 August 2018 & 4 March 2019					
24.	Meeting procedures	Meeting procedures local law made in	X				
24.	(a local law governing the conduct of	accordance with section 91(1) of the Act					
	meetings of council and special committees)	Date local law made:					
		2 May 2016					

I certify that this information presents fairly the status of council's governance and management arrangements.

Peter Schneider Chief Executive Officer Dated: ## September 2019

Cr Tony Herbert Mayor Dated: <mark>## September 2019</mark>

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2.3 Workforce Date

Table 1: As at 30 June 2019

NORKFORCE DATA													
Structure	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	All other	Total			
Classification	FTE	FTE											
Permanent Full Time - F	0.0	1.0	9.0	20.5	19.3	15.1	10.8	0.0	11.0	86.6			
Permanent Full Time - M	0.0	2.7	35.1	21.9	17.0	26.8	12.0	1.0	18.0	134.5			
Permanent Full Time - X	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Permanent Part Time - F	5.8	13.4	27.9	29.2	15.4	2.5	3.8	0.0	26.7	124.6			
Permanent Part Time - M	3.3	9.3	6.1	4.6	1.3	0.2	0.0	0.0	0.5	25.2			
Permanent Part Time - X	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
Casual - F	0.4	2.4	8.2	2.8	1.8	0.3	0.0	0.0	4.5	20.4			
Casual - M	0.3	0.4	1.5	0.5	0.0	0.5	0.0	0.0	0.4	3.5			
Casual - X	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
TOTAL	9.7	29.1	87.8	79.5	54.8	45.3	26.5	1.0	61.1	394.9			

Table 2: As at 30 June 2018

WORKFORCE DATA	VORKFORCE DATA													
Structure	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	All other	Total				
Classification	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE				
Permanent Full Time - F	0.0	0.0	10.0	21.5	19.8	14.3	10.0	0.0	7.0	82.5				
Permanent Full Time - M	0.0	7.0	28.5	22.7	15.8	24.8	13.3	0.0	20.0	132.0				
Permanent Full Time - X										0.0				
Permanent Part Time - F	5.6	15.7	25.3	27.2	15.1	4.6	4.1	0.0	29.7	127.4				
Permanent Part Time - M	3.2	9.9	6.4	4.7	2.2	0.8	0.0	0.0	0.5	27.6				
Permanent Part Time - X										0.0				
Casual - F	0.3	2.3	9.5	1.8	1.0	0.8	0.0	0.0	2.2	17.9				
Casual - M	0.3	0.6	1.9	0.2	0.0	0.6	0.0	0.0	0.6	4.2				
Casual - X										0.0				
TOTAL	9.4	35.5	81.5	78.2	53.7	45.8	27.3	0.0	60.0	391.6				

X = Indeterminate/intersex/Unspecified

Table 3: As at 30 June 2017

WORKFORCE DATA													
Structure Band 1 Band 2 Band 3 Band 4 Band 5 Band 6 Band 7 Band 8 All other													
Classification	FTE	FTE	FTE	FTE									
Permanent Full Time - Female	0.0	1.0	8.0	22.0	19.7	9.0	7.0	0.0	10.0	76.6			
Permanent Full Time - Male	0.0	11.0	26.9	24.9	10.0	19.1	10.0	0.0	31.0	132.9			
Permanent Part Time - Female	6.1	14.4	30.9	28.5	13.1	10.1	3.3	0.0	29.1	135.6			
Permanent Part Time - Male	3.3	10.7	5.3	4.7	3.0	0.6	0.8	0.0	0.0	28.4			
Casual - Female	0.4	2.3	9.7	2.5	0.4	0.3	0.0	0.0	1.4	16.9			
Casual - Male	0.5	0.8	2.7	1.1	0.0	0.0	0.0	0.0	1.9	7.0			
TOTAL	10.3	40.3	83.5	83.6	46.1	39.1	21.1	0.0	73.4	397.5			

Table 4: As at 30 June 2016

NORKFORCE DATA													
Structure	Band 1	Band 2	Band 3	Band 4	Band 5	Band 6	Band 7	Band 8	All other	Total			
Classification	FTE	FTE											
Permanent Full Time - Female	0.0	1.0	11.0	17.0	20.0	11.0	6.0	0.0	19.0	85.0			
Permanent Full Time - Male	0.0	13.0	30.0	24.0	13.0	17.0	10.0	1.0	30.0	138.0			
Permanent Part Time - Female	7.0	15.9	32.0	31.8	12.4	6.5	2.9	0.0	25.0	133.5			
Permanent Part Time - Male	3.3	9.0	3.0	2.8	1.3	0.6	0.7	0.0	0.0	20.7			
Casual - Female	0.3	1.4	8.6	2.6	0.1	0.0	0.0	0.0	1.2	14.2			
Casual - Male	0.2	1.2	3.5	0.6	0.0	0.0	0.0	0.0	0.8	6.3			
TOTAL	10.8	41.5	88.1	78.8	46.8	35.1	19.6	1.0	76.0	397.7			

PART 3: PERFORMANCE STATEMENT

For the year ended 30 June 2018

3.1 Description of Municipality

Ref

R17(1) Description of municipality

Warrnambool City Council is a municipality covering 120sqkm in south-west Victoria. It contains the city of Warrnambool, which has a population of 33,644, and the small towns of Allansford, Woodford and Bushfield.

Significant natural features include the estuaries of the Merri and Hopkins rivers and the expansive Lady Bay which in winter and spring is a nursery for southern right whales.

Warrnambool is a major regional employment base with significant dairy and meat processing factories along with a range of industries which service agricultural enterprises.

Warrnambool generates a gross regional product of about \$1.6 billion which accounts for over 20 per cent of the Great South Coast region's economic output despite the municipality covering less than one per cent of the region's total area.

It has 2,893 registered businesses and significant employment sectors include health and social assistance (14.9 per cent of those employed), retail (13.7 per cent), manufacturing (10.3 per cent), education and training (9.1 per cent), construction (8.8 per cent), accommodation and food services (8.8 per cent).

Tourism is another major driver of the city's economy with the city positioned within the Great Ocean Road region and home to the award-winning Flagstaff Hill Maritime Village. Each year more than 700,000 people visit Warrnambool.

Tertiary education providers Deakin University and South West TAFE have campuses in Warrnambool which, along with bringing students to the city, provide local people with opportunities to pursue education and vocational training without having to leave the region.

Warrnambool City Council is also a major employer and provides a range of community services and also owns and manages community assets including the aquatic centre AquaZone, Warrnambool Art Gallery, Warrnambool Stadium, the Lighthouse Theatre, Surfside Holiday Park and major tourist attraction Flagstaff Hill Maritime Village.

3.2 Sustainable Capacity Indicators

For the year ended 30 June 2019

	Sustainable Capacity			Results								
	Indicator/measure	2016	2017	2018	2019	Material Variations and Comments						
C1	Population Expenses per head of municipal population [Total expenses / Municipal population]	\$1,979.91	\$2,060.83	\$2,107.83	\$2,15447							
C2	Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	\$14,440.73	\$14,960.03	\$14,259.21	\$13,443.32							
C3	Population density per length of road [Municipal population / Kilometres of local roads]	99.24	102.11	104.25	104.31							
C4	Own-source revenue Own-source revenue per head of municipal population [Own-source revenue / Municipal population]	\$1,534.42	\$1,474.21	\$1,554.39	\$1,628.05							
C5	Recurrent grants per head of municipal population [Recurrent grants / Municipal population]	\$349.10	\$462.56	\$391.95	\$394.38							
C6	<i>Relative Socio-Economic Disadvantage</i> Index of Relative Socio-Economic Disadvantage by decile]	5.00	5.00	5.00	5.00							
	decile] Definitions "adjusted underlying revenue" means total income other than: (a) non-recurrent grants used to fund capital expenditure; and (b) non-monetary asset contributions; and (c) contributions to fund capital expenditure from sources other than those referred to above "infrastructure" means non-current property, plant and equipment excluding land "local road" means a sealed or unsealed road for which the council is the responsible road authority under the <i>Road Management Act 2004</i> "population" means the resident population estimated by council "own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants) "relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the											

Sustainable Capacity			Results		
Indicator/measure	2016	2017	2018	2019	Material Variations and Comments
relevant financial year, of the area in w	hich the munici	pality is located ac	cording to the Ind	ex of Relative Soci	o-Economic Disadvantage (Catalogue Number
2033.0.55.001) of SEIFA					
"SEIFA" means the Socio-Economic Ind	exes for Areas p	oublished from time	e to time by the A	ustralian Bureau o	f Statistics on its Internet website
"unrestricted cash" means all cash and	cash equivalen	ts other than restrie	cted cash.		

3.3 Service Performance Indicators

For the year ended 30 June 2017

	Services Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
AF6	Aquatic Facilities Utilisation Utilisation of aquatic facilities [Number of visits to aquatic facilities / Municipal population]	7.14	6.86	6.94	6.85	
	Animal Management					
AM4	Health and safety Animal management prosecutions [Number of successful animal management prosecutions]	0.00	0.00	0.00	0.00	Nil prosecutions for the reporting period
FS4	Food Safety Health and safety Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non- compliance notifications about a food premises] x100	100.00%	95.35%	100.00%	84.21%	In 2017-2018 critical and non-compliances were identified and follow up actions completed within the reporting period. In 2018-2019 notifications were only identified weeks before the period end, with follow up actions completed in the 2019-2020 reporting period.
G5	Governance Satisfaction Satisfaction with council decisions [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	51.00	51.00	46.00	48.00	

	Services Performance Indicators		Result	S		
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
	Home and Community Care (HACC)					
HC6	Participation Participation in HACC service [Number of people that received a HACC service / Municipal target population for HACC services] x100	34.28%	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs
HC7	Participation Participation in HACC service by CALD people [Number of CALD people who receive a HACC service / Municipal target population in relation to CALD people for HACC services] x100	12.99%	Reporting Ceased 1 July 2016	N/A	N/A	Reporting on HACC ceased on 1 July 2016 due to the introduction of the Commonwealth Government's NDIS and CHSP programs
	Libraries					
LB4	Participation Active library members [Number of active library members / Municipal population] x100	15.83%	15.56%	14.37%	13.77%	
	Maternal and Child Health (MCH)					
MC4	Participation Participation in the MCH service [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	74.65%	75.25%	73.63%	76.99%	
MC5	Participation Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	60.00%	63.75%	61.33%	73.24%	

	Services Performance Indicators		Results			
	Service/indicator/measure	2016	2017	2018	2019	Material Variations and Comments
	Roads					
R5	Satisfaction Satisfaction with sealed local roads [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	49.00	49.00	53.00	58.00	
	Statutory Planning					
SP4	Decision making Council planning decisions upheld at VCAT [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	50.00%	50.00%	100%	50.00%	
WC5	Waste Collection Waste diversion Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	38.30%	38.09%	37.73%	47.78%	The increase in waste diversion is directly related to the introduction of the kerbside FOGO service.

Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library member" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under sections 131, 132 and 133 of the Act

"CALD" means culturally and linguistically diverse and refers to persons born outside Australia in a country whose national language is not English

"class 1 food premises" means food premises, within the meaning of the Food Act 1984, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 2 food premises under section 19C of that Act

"Community Care Common Standards "means the Community Care Common Standards for the delivery of HACC services, published from time to time by the Commonwealth

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the Food Act 1984

"HACC program" means the Home and Community Care program established under the Agreement entered into for the purpose of the Home and Community Care Act 1985 of the Commonwealth

"HACC service" means home help, personal care or community respite provided under the HACC program

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004* "major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council

"target population" has the same meaning as in the Agreement entered into for the purposes of the Home and Community Care Act 1985 of the Commonwealth

"WorkSafe reportable aquatic facility safety incident" means an incident relating to a council aquatic facility that is required to be notified to the Victorian WorkCover Authority under Part 5 of the Occupational Health and Safety Act 2004.

3.4 Financial Performance Indicators

For the year ended 30 June 2019

	Financial Performance Indicators		Resu	lts			Forec	asts		
	Dimension/indicator/measure	2016	2017	2018	2019	2020	2021	2022	2023	Material Variations and Comments
E1	Efficiency Revenue level Average residential rate per residential property assessment [Residential rate revenue / Number of residential property assessments]	\$1,723.89	\$1,758.78	\$1,772.36	\$1,926.36	\$2,029.09	\$2120.40	\$2,173.41	\$2,227.74	
E2	Expenditure level Expenses per property assessment[Total expenses / Number of property assessments]	\$4,016.54	\$4,161.19	\$4,313.65	\$4,373.73	\$4,197.78	\$4,401.48	\$4,437.47	\$4,435.47	
E3	Workforce turnover Resignations and terminations compared to average staff [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	10.82%	13.22%	10.57%	10.48%	10.00%	10.00%	10.00%	10.00%	
L1	Liquidity Working capital Current assets compared to current liabilities [Current assets / Current liabilities] x100	125.35%	144.19%	124.89%	171.63%	115.87%	120.98%	116.80%	118.40%	Council's cash balance increased due to a number of government grants received in 2018-2019 for projects which will commence in 2019-2020. The Victorian Grants Commission also paid 50% of the 2019-2020 allocation in June 2019.
L2	Unrestricted cash Unrestricted cash compared to current liabilities [Unrestricted cash / Current liabilities]	60.52%	53.62%	34.02%	66.21%	74.15%	78.97%	74.51%	76.89%	Council's cash balance increased due to a number of government grants received in 2018-2019 for projects which will commence in

Financial Performance Indicators Dimension/indicator/measure		Results				Forecasts				
		2016	2017	2018	2019	2020	2021	2022	2023	Material Variations and Comments
	x100									2019-2020. The Victorian Grants Commission also paid 50% of the 2019-2020 allocation in June 2019.
	Obligations									
01	Asset renewal Asset renewal compared to depreciation [Asset renewal expense / Asset depreciation] x100	79.38%	121.86%	107.15%	110.26%	109.12%	90.88%	94.68%	78.78%	
02	Loans and borrowings Loans and borrowings compared to rates [Interest bearing loans and borrowings / Rate revenue] x100	29.91%	23.06%	16.93%	26.23%	32.50%	26.39%	23.87%	19.72%	Council borrowed \$5.5m to fund the final stage of the Simpson Street drainage upgrade project. This was in-line with Councils budget and borrowing strategy.
03	Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	5.32%	5.79%	5.11%	4.84%	5.31%	5.56%	4.75%	4.15%	
04	Indebtedness Non-current liabilities compared to own source revenue [Non-current liabilities / Own source revenue] x100	16.61%	14.95%	10.72%	16.80%	21.64%	17.97%	16.67%	13.72%	Council borrowed \$5.5m to fund the final stage of the Simpson Street drainage upgrade project. This was in-line with Councils budget and borrowing strategy.
	Operating position									

	Financial Performance Indicators Dimension/indicator/measure		Results				Foreca			
			2017	2018	2019	2020	2021	2022	2023	Material Variations and Comments
OP1	Adjusted underlying result Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	-3.21%	-2.32%	-4.12%	-1.11%	0.60%	-2.34%	-1.68%	0.21%	The underlying surplus varies from year to year and Council's objective is to have a breakeven position. The main driver for the variations are the levels of capital expenditure on non-council assets such as the Port of Warrnambool, Telstra assets and Street Trees which are treated as operating expenditure even though they may have been funded through a Capital Grant.
	Stability									
S1	Rates concentration Rates compared to adjusted underlying revenue [Rate revenue / Adjusted underlying revenue] x100	51.70%	50.43%	51.34%	51.51%	55.29%	56.37%	56.74%	56.89%	
S2	Rates effort Rates compared to property values [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.55%	0.56%	0.57%	0.58%	0.58%	0.60%	0.60%	0.61%	

Definitions

"adjusted underlying revenue" means total income other than:

(a) non-recurrent grants used to fund capital expenditure; and

(b) non-monetary asset contributions; and

(c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the AAS

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

Financial Performance Indicators	Results				Forecasts				
Dimension/indicator/measure	2016	2017	2018	2019	2020	2021	2022	2023	Material Variations and Comments

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants

"population "means the resident population estimated by council

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant "means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

3.3 Other Information

For the year ended 30 June 2019

1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 1989* and Local Government (Planning and Reporting) Regulations 2014.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's strategic resource plan. The Local Government (Planning and Reporting) Regulations 2014 requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its strategic resource plan on 24 June 2019 and which forms part of the council plan. The strategic resource plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The strategic resource plan can be obtained by contacting council.

3.3 Certification of the performance statement

For the year ended 30 June 2019

Ref

R18(1) In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 1989* and the Local Government (Planning and Reporting) Regulations 2014.

David Harrington, Chartered Accountant **Principal Accounting Officer Dated:** ##/##/2019

R18(2) In our opinion, the accompanying performance statement of the *(council name)* for the year ended 30 June 2018 presents fairly the results of council's performance in accordance with the *Local Government Act 1989* and the Local Government (Planning and Reporting) Regulations 2014.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity. At the date of signing, we are not aware of any circumstances that would render any particulars in the

We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2014 to certify this performance statement in its final form.

performance statement to be misleading or inaccurate.

Cr. Susan Cassidy Councillor Dated: ##/##/2019

Cr. Michael Neoh Councillor Dated: ##/##/2019

Peter Schneider Chief Executive Officer Dated: ##/##/2019

REFERENCES

ⁱ Local Government Planning & Reporting Better Practice Guide 2014

ⁱⁱ Local Government Better Practice Guide – Performance Reporting Framework Indicator Workbook 2018-2019

iii Local Government Better Practice Guide – 2017 – Report of operations

^{iv} Local Government Better Practice Guide – Performance Statement 2017-18

5.3. LAND IDENTIFIED SURPLUS TO NEED - 177B FAIRY STREET

PURPOSE:

This report is to provide detail for Councilors consideration in respect of:

• The outcome of advertising of Council owned land, Lot 1 TP113832K, being a parcel of land located at 177B Fairy Street, Warrnambool as being surplus to need and available for possible sale.

EXECUTIVE SUMMARY

- 3. The Fairy Street parcel Lot 1 TP113832K, is held by Council as freehold title
- 4. The Fairy St parcel was considered surplus to need and subject to a process seeking public submissions associated with the administrative process required to prepare it for sale.
- 5. Council called for public submissions in respect of the proposed disposal of the parcel of land.
- 6. Council received a submission in support of the proposal as an expression of interest to purchase the site.

MOVED: CR. PETER HULIN SECONDED: CR. DAVID OWEN

That having received no submissions to the proposed sale of Lot 1 TP 113823K, being a parcel of land located at 177B Fairy Street Warrnambool, Council declare it surplus to need and appoint an Agent to dispose of the property by way of Public Auction and in accordance with the Local Government Act sale of Land Best Practice Guidelines.

CARRIED - 7:0

BACKGROUND

At a Council meeting held on 6th June 2019, Council began the formal process for the consideration of disposal of a parcel of land located at 177B Fairy Street Warrnambool. As the initial part of the sale of land process it gave public notice of the proposal and called for written submissions by public notices in the Warrnambool Standard on Saturday 29th June and Saturday 6th July 2019.

ISSUES

Council should ensure that any land, if offered for sale, is done so in a manner that will ensure the maximum price is achieved while protecting both Council and public interests. This is usually done by public auction. Private treaty sale is referenced as an option in the guidelines as opposed to a public process but is usually only used where justifiable grounds exist. These might include such matters as discontinued road reserves and inappropriate subdivisions to allow for consolidation.

The calling of public submissions in respect of the "proposed sale" in accordance with Section 223 of the Local Government Act 1989 is considered the initial step of the process. Had Council received submissions it would be required to consider submissions before formally deciding to proceed with any sale process. On this occasion no submissions have been received other than a further expression to purchase the land from Council from the original proponent that indicated a desire to purchase the land, resulted in Council commencing this disposal process.

FINANCIAL IMPACT

Any amount raised from the sale of this parcel of land would add income not currently included in Council's 2019/2020 annual budget. These proceeds would be held in a reserve and be available for allocation by council to appropriate projects. Council has worked to date that windfalls from capital sales are generally direct to capital rather than recurrent projects as the income source is a one-off gain.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

Any proposed sale would proceed under the Local Government Act Sale of Land Best Practice Guidelines

TIMING

To be considered as part of the 2019/2020 Activities and Initiatives of Council

COMMUNITY IMPACT/CONSULTATION

Council has consulted with the community on the sale of this parcel of land. No submissions were received under the Section 223 process conducted. Several expression of interest were generated through the consultation process

CONCLUSION

Council should continue to review asset held with the view to ensure financial sustainability through the effective use of Councils resources and assets.

ATTACHMENTS

Nil

5.4. NATIONAL HYDROGEN STRATEGY: WARRNAMBOOL, MARIESTAD, SWEDEN DELEGATION

Cr. Hulin declared an interest and left the meeting at 6.02pm.

PURPOSE:

This report seeks Councils approval to lead a delegation of academia, industry and multitiers of Government to Mariestad, Sweden to strengthen Warrnambool's alignment with the National Hydrogen Energy Strategy and the Victorian Hydrogen Investment Program.

EXECUTIVE SUMMARY

- The Coalition of Australian Government (COAG) Energy Council has established a dedicated Working Group, chaired by Dr Finkel (Australia's Chief Scientist), to develop a National Hydrogen Strategy for 2020-2030 to realise the vision of Australia to be a major player in the global hydrogen energy industry.
- The Swedish municipality of Mariestad is the first in the world to inaugurate an off-grid solarpowered hydrogen producing and filling station.
- The municipality of Mariestad has also successfully integrated many sustainable technology
 projects and has recently launched their 'ElectriVillage' initiative. This initiative is integrating
 sustainable transport and energy systems (e.g. Solar and hydrogen powered buildings, off grid
 hydrogen fuelling stations, roadbed inductive electric road etc) throughout their city, making
 them a testing ground for Europe around sustainable technology.
- A recent inbound visit to Warrnambool from Mariestad allowed Warrnambool and Mariestad to form a strategic link formalised through a Memorandum of Understanding (MOU) to share renewable energy practices and connect resources and knowledge to assist Warrnambool to accelerate the learnings of Mariestad in renewable energy practices and particularly their use of Hydrogen technology.
- The resultant Memorandum of Understanding with Mariestad and ongoing engagement with Federal and State tiers of Government is aligned strongly with the National Hydrogen Strategy, Victorian Hydrogen Investment Program, Warrnambool 2040 Community Plan, Green Plan and the City's Economic Development and Investment Strategy.
- It is proposed that Council lead a Warrnambool delegation of industry, academia and multi-tiers of Government to Mariestad in late 2019. Engagement with Mariestad stakeholders is ongoing to co-ordinate a date that maximises representation from Deakin University, Industry and Government at State and Federal tiers.
- It is envisaged that the delegation would be led and co-ordinated by the Mayor, Chief Executive, and a Council officer, or a combination thereof. Funding is being sought from the State Government to assist with the flights and accommodation costs of the visit.
- Council approval is sought to proceed towards finalising the planning for the outbound Warrnambool delegation to Mariestad, Sweden.

The meeting was adjourned in accordance with Local Law No. 1 - Governance (Meeting Procedures) Local Law, Section 97 - Disorderly Meeting at 6.08pm.

The meeting was then resumed at 6.17pm.

MOVED: CR. DAVID OWEN SECONDED: CR. KYLIE GASTON

That Council lead a Warrnambool delegation to Mariestad, Sweden in late 2019.

BACKGROUND

Linking strategically with the COAG energy council, Warrnambool 2040, Council and Green Plan, Warrnambool hosted an inbound delegation from the Municipality of Mariestad in April\May 2019.

From Mariestad, Sweden the delegation included:

Municipality of Mariestad:

- Mayor Mariestad, Johan Abrahamsson
- Director Business Development Mariestad Municipality, Jonas Johansson

Nilsson Energy:

- Technical Director/ Partner, Hans-Olof Nilsson
- Business Admin, Birgitta Nilsson
- CEO/Partner, Pontus Lundgren
- Market/PR Director/Partner, Martina Wettin

The inbound delegation from Mariestad provided an opportunity to highlight key sustainable activities implemented in Mariestad while also building an international cooperative sharing framework between Mariestad and Warrnambool. A Memorandum of Understanding (MOU) was entered into by both cities which is not a legal agreement nor a sister city agreement but a pledge to share links between our cities on the priniples of mutual understanding, sharing of renewable energy practices, particularly the use of hydrogen energy.

Stakeholders whom participated in the inbound delegation visit included:

- 7. Community Presentation Powering the Future Deakin University
- 8. Warrnambool City Council Presentation and discussion with Councillors
- 9. Youth Presentation Brauer, Emmanuel College Emmanuel College
- 10. Sustainability Victoria Melbourne, Victoria
- 11. Department of Environment, Land, Water and Planning (DELWP) Melbourne, Victoria
- 12. Invest Victoria Melbourne Victoria
- 13. Department of Jobs, Precincts and Regions Melbourne Victoria.
- 14. Hydrogen Mobility Australia Melbourne Victoria
- 15. Clean Energy Council Melbourne, Victoria

The Federal Government is currently developing the National Hydrogen Strategy, which will determine a coordinated way forward to maximise Australia's competitive advantages, including becoming a major global hydrogen player. Strong interest was raised from The National Hydrogen Energy Taskforce in Warrnambool's approach to build community participation and encourage conversation in potential renewable technologies, including the use of Hydrogen energy. This interest led to an invitation to Warrnambool City Council to contribute to a National industry roundtable of 28 persons Australia wide on the 7th of May 2019.

The Mayor, Chief Executive and Economic Development and Investment Manager at Warrnambool City Council were invited to present in Canberra to Australia's Chief Scientist - Dr Alan Finkel and the national hydrogen energy taskforce on the international collaboration initiative with the municipality of Mariestad.

FINANCIAL IMPACT

Council has sought financial support from State Government to fund the Warrnambool delegation to Mariestad for flight and accommodation expenses. At the time of writing, the funding request remains under assessment. State Government previously financially supported the inbound Mariestad delegation to Warrnambool in April 2019.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

National and Victorian Legislation and Policy:

Australian, state and territory governments have agreed that hydrogen presents an opportunity for Australia to lead in the emerging global market for low and zero emissions energy.

The COAG Energy Council established the Hydrogen Working Group to develop a national strategy to:

- build a clean, innovative and competitive hydrogen industry
- position Australia's hydrogen industry as a major global player by 2030
- Chaired by Australia's Chief Scientist, the working group is:
- developing the national strategy
- coordinating the approach to projects that support hydrogen industry development

Warrnambool 2040 Plan:

- Alignment with Warrnambool 2040 OUR ENVIRONMENT:
 - Warrnambool will be Australia's most sustainable city.
 - Alignment with Warrnambool 2040 OUR ECONOMY:
 - Warrnambool will be Australia's most resilient & thriving regional economy

Warrnambool Green Plan:

- ZERO Warrnambool:
 - o Warrnambool will have zero net greenhouse gas emissions.
 - Warrnambool is an active and sustainable transport leader in regional Australia.
 - Warrnambool facilitates sustainable travel and transportation through infrastructure and education.

TIMING

Planning is well advanced regarding a potential outbound delegation to Mariestad for late 2019.

NEXT STEPS

A key focus of the delegation and international partnership with Mariestad, was to identify community, industry, education and technology exchange opportunities to promote Warrnambool as a future model area for sustainability. This has led to the following early actions and initiatives:

- Brauer College requesting meeting with Warrnambool City Council's Sustainability Officer to discuss how they can develop a school to school, Warrnambool to Mariestad future energy and sustainability project.
- Meetings have been scheduled with Emmanuel and Warrnambool College to discuss the connection with Mariestad and potential educational projects.
- A DRAFT Letter of Intent (LOI) presented from Umeå University to Deakin University requesting a university to university research link on renewable and sustainable energy.
- A request from the National Hydrogen Energy Taskforce for a presentation in Canberra on the Mariestad and Warrnambool partnership.
- A request from the Mayor of Mariestad to host a delegation in their municipality in 2019 to showcase the cooperative project with Warrnambool and strengthen our city's understanding of their ElectriVillage project.

ATTACHMENTS Nil

Cr. Hulin returned to the meeting at 6.23pm.

5.5. LOGANS BEACH DEVELOPMENT PLAN ADDENDUM

Cr. Herbert declared an interest, vacated the Chair and left the meeting at 6.24pm.

Cr. Owen nominated Cr. Neoh to take the Chair.

PURPOSE:

This report considers an Addendum Report for proposed Stages 6 & 7 of the approved 'Logans Beach Coastal Village Development Plan' and recommends that the addendum report be endorsed.

EXECUTIVE SUMMARY

- Myers Planning Group have submitted an 'Addendum Report' (Addendum) to accompany the approved Logans Beach Coastal Village Development Plan (DP).
- The addendum relates to an area set aside within the DP for "Open Space Cluster Lots'.
- The area is approximately 3.34 hectares of residential land that is proposed to be subdivided into 29 lots areas between 800m² to 2000m².
- The addendum has been exhibited for a period of two (2) weeks and no submissions have been received.
- The submitted Report is consistent with the approved DP, the requirements of the Development Plan Overlay (DPO12) and other relevant provisions of the Warrnambool Planning Scheme.

MOVED: CR. PETER HULIN SECONDED: CR. ROBERT ANDERSON

That Council endorse the 'Addendum Report' to form part of the Logans Beach Coastal Village Development Plan in accordance with the requirements of Clause 43.04 (Schedule to DP12) of the Warrnambool Planning Scheme.

CARRIED - 6:0

BACKGROUND

The subject land is located on the south side of Hopkins Point Road on the eastern boundary of the Urban Settlement Boundary. Entry to the Coastal Village is via Southern Ocean Boulevard. Whale Avenue and Le Couteur Street have also been constructed within the development, that has been named the 'Logans Beach Coastal Village'.

The subject land was rezoned from Farming (FZ) to Neighbourhood Residential (NR1Z) through Planning Scheme Amendment C75 gazetted 13 February 2014. This amendment also introduced the Development Plan Overlay (Schedule 12) to the subject land.

The Logans Beach Coastal Village Development Plan (DP) was subsequently endorsed by Council on 3 March 2015. The DP was accompanied by technical reports including a Stormwater Management Plan, Traffic report, Engineering services report, Flora & Fauna reports and a Cultural Heritage Management Plan.

The DP provides for three (3) different character areas within the Coastal Village being; Environmental Cluster, Open Space Cluster and Residential Transition Area.

The DP sought to facilitate subdivision in the areas designated for 'Environmental Cluster Lots', but anticipated the need for Council to approve an addendum to the DP for the area allocated for 'Open Space Cluster Lots Area'.

Various planning permits have been approved within the Environmental Cluster Lot area allowing for the creation of Stages 1 to 3. A minor amendment to the DP approved 25 January 2018 also allowed for the creation of nine (9) lots in stages 4 & 5. To date approximately 44 lots have been developed within the Coastal Village.

ISSUES

A planning permit for the subdivision of land in Stages 6 & 7 has been lodged with Council (PP2019-0062). However, the Development Plan Overlay (and approved DP at Section 2 page 33) require Council to endorse an addendum before making a decision on any permit application on the subject land.

On 26 April 2019 Myers Planning Group submitted an 'Addendum Report' to accompany the approved Logans Beach Coastal Village Development Plan. Refer to **Attachment 1**.

The addendum provides an appropriate response to the Development Plan Overlay (DPO12), including acknowledgement of the Coastal/ Hopkins River Environment Structure Plan 2008 and its objectives specific to this site. These include concentrating housing opportunity close to Hopkins Point Road and providing a diversity of lot sizes within heavily vegetated areas while ensuring views are available between buildings.

In addition to meeting the requirements of DPO12, the addendum also seeks to implement the design objectives of the Design and Development Overlay (DDO17) which also applies to the land. In this regard the addendum includes 'design guidelines' for building design, setbacks, fence height and alignment, external materials and landscaping, all of which must be addressed by applicants in planning applications for development on the land.

The addendum provides an indicative subdivision layout for land within the 'Open Space Cluster Lots' and 'Residential Transition Area'. The layout incorporates 'two 15 metre wide Protected View Corridors' and the '10m wide Residential Transition Area', being two important issues raised by neighbours during the rezoning of the land to residential.

It is noted that the layout includes vegetation envelopes around the perimeter of proposed lots 16 through to 31, but only vegetation envelopes to the front of proposed lots 5 through to 15. It is understood that the reason for this is to provide for a different design response for dwellings on the smaller lots compared with the larger lots. Landscaping will continue to be a dominant feature from the street. The design guidelines in the addendum combined with the application requirements of the Design and Development Overlay still call for landscaping of the lots, including the provision of canopy trees.

The addendum is not accompanied by any additional technical reports. The reports submitted with the Logans Beach Coastal Village DP continue to be valid for the area subject to the addendum. An assessment of the addendum concludes that no further information is required.

The addendum is therefore consistent with the vision and theme of the endorsed DP.

An assessment of the Addendum is provided at **Attachment 2**.

FINANCIAL IMPACT

Costs associated with the review and assessment of the Addendum have been included in the 2019/2020 City Strategy and Development Budget.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

2 Foster a healthy welcoming City that is socially and culturally rich

2.2 Increase participation, connection, equity, access and inclusion

3 Maintain and improve the physical places and visual appeal of the City

3.1 Enhance movement in and around the city including better connections for cyclists and pedestrians

3.3 Build Infrastructure that best meets current and future community needs.

4 Develop a smarter economy with diverse and sustainable employment

4.1 Grow the Cities population through local economic growth

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.1 Provision of opportunities for the community to actively participate in Council's decision-making through effective promotion, communication and engagement

5.2 Develop policies, strategic plans and processes to address local and regional issues, guide service provision and ensure operational effectiveness

TIMING

In accordance with the provisions of the Planning and Environment Act, 1987.

COMMUNITY IMPACT/CONSULTATION

The addendum has been subject to referral and non-statutory public exhibition for a period of two (2) weeks commencing 1 June 2019.

Exhibition of the DP is a non-statutory requirement but enables Council to make an informed decision on the future development of the site.

No submissions have been received.

Referral responses

In the same way as the Logans Beach Coastal Village Development Plan, the Addendum was referred to:-

Wannon Water; Country Fire Authority; Department of Environment Land Water and Planning; Public Transport Victoria; servicing authorities. All provided commentary on requirements for future servicing and provision within the development plan and/or for future consideration at planning approval stage.

Council's City Infrastructure; City Strategy; City Sustainability and Environment have provided advice in terms of their respective areas which has been reflected within the current Development Plan document.

LEGAL RISK/IMPACT

The Addendum has been processed and assessed in accordance with the requirements of the Warrnambool Planning Scheme.

OFFICERS' DECLARATION OF INTEREST

None

ATTACHMENTS

- 1. Attachment 1 Logans Coastal Village Development Plan (Stage 6 & 7) April 2019 [**5.5.1** 23 pages]
- 2. Attachment 2 Logans Beach 6 & 7 DP assessment [5.5.2 13 pages]

Cr. Herbert returned to the meeting at 6.30pm and resumed the Chair.

LOGANS BEACH COASTAL VILLAGE DEVELOPMENT PLAN

ADDENDUM REPORT

Coastal Hopkins River Growth Area Warrnambool | Victoria

April 2019



Quality Information			
Title	Version	Date	Authors
Draft Development Plan	V4	24 April 2019	SM

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Visit www.kuc.org.au for more information.

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1. Introduction

This addendum to the Logan's Beach Coastal Village Development Plan has been prepared by Myers Planning Group on behalf of the landowners of the Logan's Beach Coastal Village.

The Logan's Beach Coastal Village Development Plan includes two residential development typologies - 'Environmental Cluster Lots' with a minimum lot size of 2,000 square metres and 'Open Space Cluster Lots' with a minimum lot size of 400sqm.

To-date, 44 lots have been approved within the estate with development at various stages. More than half of these lots have been developed within the 'Open Space Cluster Lots' area.

The development of the estate is guided by the Logan's Beach Coastal Village Development Plan, approved March 2015, and subsequently amended January 2018. This development plan relates to land identified within Stages 6 & 7 on the endorsed Staging Plan.

1.1 Development plan vision

The Logans Beach Coastal Village vision is:

"Logan's Beach Coastal Village is an exemplary contemporary coastal development. With spectacular views over a seven hectare coastal reserve, east to Childers Cove, west to Warrnambool Harbour and Port Fairy, and south over Logan's Beach to the Southern Ocean, Logan's Beach Coastal Village provides an extraordinary coastal living environment within four kilometres of central Warrnambool.

Through substantial site revegetation on private lots, road reserves and common property, low profile buildings designed and built in accordance with detailed design guidelines are integrated within the coastal landscape.

View sharing for residents is achieved through establishing building envelopes on lots, and view corridors where appropriate. Great public spaces for walking, riding and recreating are provided on the site and in the publicly owned Coastal Reserve. Walking and riding trails provide links to the Warrnambool foreshore and harbor and the central business district." The following development objectives assist in delivering the vision:

- Development adopts the highest contemporary standards of coastal development.
- A publicly owned coastal reserve provides access to the coast for the whole community.
- The coastal reserve incorporates walking, cycling and coastal viewing in a heavily vegetated environment.
- Development will be progressively integrated with the landform and vegetation.
- The use of dark colours, natural muted materials and low profile buildings.

2. Planning context

2.1 Zone

Neighbourhood Residential Zone

The development plan area is zoned for residential purposes (Neighbourhood Residential Zone) which seeks to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

<u>Use</u>

Under the Neighbourhood Residential Zone, a planning permit is not required to use land for a 'Dwelling'.

<u>Subdivision</u>

A planning permit is required to subdivide land. An application to subdivide land must meet the requirements of Clause 56 of the Warrnambool Planning Scheme.

Construction and extension of one dwelling of a lot

A permit is required to construct a dwelling on a lot less than 300 square metres in area. A permit is required to construct or extend a front fence of the fence exceeds the maximum height specified in Clause 55.06-2 of the Warrnambool Planning Scheme.

<u>Construction and extension of two or more dwellings on a lot</u> A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

2.2 Overlays

Design and Development Overlay

The development plan area is included within Schedule 17 to the Design and Development Overlay (DDO17 - Coastal/Hopkins River Environment Growth Area).

Of relevance to this development plan, DDO17 contains the following design objectives:

Vegetation

To re-establish the vegetated setting for the site using indigenous _ coastal species.

Landscape Setting

- To ensure landscaping is designed and sited to provide views to the ocean.
- To re-establish vegetation dominated views of the area. _
- To maximise building and structure absorption within the landscape _ setting.

Views

- To provide for the reasonable sharing of views to the ocean, coastal _ dunes, river and the surrounding landscape.
- To minimise the visual impact of development from key public viewing _ locations.

Siting

- To ensure buildings and structures are sited so as to minimise visual intrusion on views to the ocean.
- To ensure buildings and structures are sited to avoid steep slopes. -
- To integrate buildings and works into the river corridor and rural dune landscapes.
- To minimise the visual impact of development along the ridgeline.
- To ensure buildings and structures are strategically sited so as to maximise the degree to which the development is absorbed in the landscape.

Height and building form

- To ensure development is designed to allow views across and between buildings to the ocean.
- To ensure buildings and structures sit within the coastal dune landscape and vegetation setting.

Site coverage

- To develop a spacious building setting with space for planting.
- To minimise the dominance of car parking structures and outbuildings.
- To ensure that buildings and structures are absorbed within the landscape setting.

Environmentally Sustainable Design

- To encourage good environmentally sustainable practices including maximising solar access and rainwater harvesting.
- _ To incorporate the use of Water Sensitive Urban Design principles.

Materials and design detail

- To ensure buildings demonstrate a high standard of contemporary design and complement the coastal setting.

A planning permit is required to construct a building or carry out works, including the following:

- Construction of a front fence which is not post and wire construction.
- Where land adjoins a public reserve (such as pedestrian links), a
 permit is required to construct a boundary fence which adjoins
 the reserve and is not of post and wire construction.
- Where land adjoins land not covered by this overlay (i.e. adjoining residential development along Hopkins Point Road)), a permit is required to construct a boundary fence which is not post and wire construction.
- Construction of a tennis court or swimming pool.

Development Plan Overlay

The development plan area is included within Schedule 12 to the Development Plan Overlay.

The purpose of this overlay is to ensure subdivision and development within the growth area is generally in accordance with the layout, design and density objectives of Coastal / Hopkins River Structure Plan.

A development plan must address the following elements:

- Subdivision and building envelopes
- Movement network
- Open Space and landscape
- Service provision and drainage.

The objectives and requirements contained in Schedule 12 to the Development Plan Overlay are set out in following section.

3. Schedule 12 to the Development Plan Overlay

The Coastal / Hopkins River Structure Plan provides the strategic basis for the design and development provisions of Schedule 12 to the Development Plan Overlay. The Coastal / Hopkins River Structure Plan contains to the following vision:

"The Coastal / Hopkins River Environment provides a superior quality residential environment that responds to local characteristics and context. The area functions as a neighbourhood of Warrnambool and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings.

A strong sense of community is created by a network of walking and bicycle paths that provide links between the open spaces and residential areas. Convenient access to shops and services is available to many, with a concentration of housing opportunities located close to Hopkins Point Road, and more spacious living opportunities located in environmentally and visually sensitive areas.

The residential area sits in harmony with the existing landscape with roads and buildings located to minimise alterations to the natural topography. Looking back from the surrounding areas, the Coastal / Hopkins River Environment appears as heavily vegetated with dwellings just visible between trees and open spaces, and a low-lying vegetated ridge forming the skyline.

Coastal, estuary and river views are available for everyone to enjoy with the public open spaces located at the primary vantage_points in the area. The careful siting and design of buildings ensures that views are available between buildings, within streets, and from residential allotments.

There is a focus on protecting and enhancing the local environment throughout the area. Hopkins River and its environs is revegetated and incorporated into public open space, as is Logans Beach, the coastal fringe and the ridge area. Improvements to water quality are achieved through appropriate stormwater management filtration systems in streets and open spaces, and through best practice environmentally sustainable development within private allotments."

3.1 Objectives of the Development Plan

Schedule 12 to the Development Plan Overlay seeks to ensure development plans address the following objectives:

Overall objectives

To implement the vision of the Coastal Hopkins River Environment Structure Plan to create a quality residential environment that responds to local characteristics and context, and provides a range of living opportunities through a diversity of residential densities situated in a variety of landscape settings, with specific reference to the following plan elements:

- Subdivision and building envelopes.
- Movement network.
- Open space and landscape.
- Service provision and drainage.

<u>Subdivision and building envelope objectives</u> To provide a neighbourhood that:

- Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting.
- Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation.
- Returns the coastal reserve to public ownership.
- Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site.
- Has wide nature strips to allow planting that dominate the roadside setting.
- Incorporates the use of Water Sensitive Urban Design principles.

Design considerations:

- This development plans provides a diversity of lot sizes with a range of lots between 400m² to 1,200m².
- Lot sizes allow space for landscaping along property boundaries.
- Roads incorporate wide nature strips to allow substantial vegetation.

Movement network objectives

To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:

- Responds to the topography.
- Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.
- Enhances pedestrian and bicycle links between public open spaces within and beyond the study area and between existing and future residential development in the Coastal / Hopkins River Environment area.
- Ensures that development is designed to be integrated with existing public transport systems.
- Manages the impacts of residential development on the existing road network.

Design considerations:

- This development plan provides a permeable network of roads and paths which respond to topography and enable people to access to Hopkins Point Road and the surrounding areas.
- Access arrangements to Hopkins Point Road have been designed to ensure there is no impact on road safety (only one lot is proposed to gain access directly from Hopkins Point Road).

Open space and landscape objectives

To provide an interlinked open space network that:

- Uses native coastal species for revegetation on common property areas, nature strips and public open space.
- Undertakes extensive site revegetation with native coastal species.
- Provides pedestrian/cycle links to Logans Beach Road.
- Manages and limits access to the beach to avoid erosion of the coastal dunes.

Design considerations:

- Extensive landscaping will be undertaken within streets, predominately containing native coastal species.
- Lot sizes allow space for landscaping along property boundaries.
- Future development will need to provide at least one to three canopy trees (with at least one canopy tree in the front garden).

Service provision and drainage objectives

To provide physical services and infrastructure that:

- Meets the needs of the future community and the development.
- Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.
- Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.

Design considerations:

- This development plan provides efficient delivery of services and infrastructure which improves environmental performance of proposed subdivision.
- All lots will be provided with soak pits to manage on-site stormwater.

4. Approved development plan

Warrnambool City Council Agenda for Ordinary Meeting

This addendum report builds upon the approved development plan. The development plan was approved in March 2015 (replicated opposite). This report relates to land within the 'Open Space Cluster Lots' area (as outlined in blue on the opposite plan).

Of relevance to this development plan, the approved development plan sets out the following requirements:

- Open space cluster lots, with a minimum lot size of 400m² are located on the northern part of the development plan area between Hopkins Point Road and the east-west ridge.
- A minimum lot size of 1,000m² on lots with an interface to the Residential Transitional Area has been provided.
- A 10 metre wide setback has been provided for each lot adjoining the Residential Transitional Area.
- Two 15 metre wide Protected View Corridors to the south of the Residential Transitional Area have been provided.
- A maximum building height of five metres above natural ground level has been provided to minimise the visual intrusion of development.

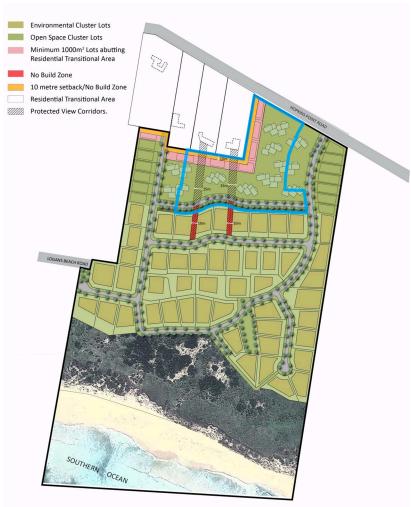


Figure 1: Approved development plan (source David Lock Associates)

5. Design response

This addendum report should be read in conjunction with the approved development plan. Movement network standards (such as road cross sections), pedestrian path standards, open space and landscape standards, service provision and drainage standards, and design guidelines set out in the approved development plan are applicable to this addendum.

The approved development plan identifies three subdivision elements and built form outcomes in the 'Open Space Cluster Lots' area. The development plan notes further development plans will be prepared prior to subdivision within the Open Space Cluster Lots area.

Of relevance to this development plan, the approved development plan sets out the following anticipated development outcomes.

5.1 Western and eastern boundaries, where there is an interface with farming to the east and rural living to the west

The development plan sets out the following anticipated development outcomes:

"In these two areas it is proposed to develop more conventional lots of approximately 1,000m2, with vegetation envelopes on the interface boundaries. There will be a landscape separation between houses and a road reserve with substantial landscaping at the front. Houses will be located behind front landscaping. This will achieve the objective to locate houses within a vegetated setting."

The approved development plan includes 14 lots within the Open Space Cluster Lots area (seven along the western boundary and seven along the eastern boundary) with areas ranging between 855m² and 1,139m². In January 2018, a further development plan was approved within the Open Space Cluster Lots area. The approved development plan allows for an additional nine lots with areas ranging between 895m² and 1,232m² (refer to Addendum 1 to the approved development plan).

5.2 Lots adjoining the 'Residential Transitional Area'

The approved development plan sets out the following anticipated development outcomes:

"These lots will have an area of 1,000m2 with a minimum 10 metre setback from the adjoining boundary. The maximum height of any houses built on these lots will be 5 metres and, houses and outbuildings must not be built in the Protected View Corridors. Driveways will connect these lots to the road reserves and the Design Guidelines will apply to these lots."

This development plan includes a 10 metre landscaping envelope along the boundary adjoining the 'Residential Transition Area' which can only be used for vegetation and cannot be used for footpaths, driveways or outbuildings. This area may only be planted with plants from the Approved Plants List (see Appendix 2 to the approved development plan).

Design considerations:

- All lots with an interface to the 'Residential Transitional Area' have a minimum area of 1,000m².
- A 10 metre landscape envelope has been provided along the boundary to the Residential Transitional Area'. The landscape envelope can only be used for vegetation and cannot be used for footpaths, driveways or outbuildings.
- The maximum height of future development will be five metres.

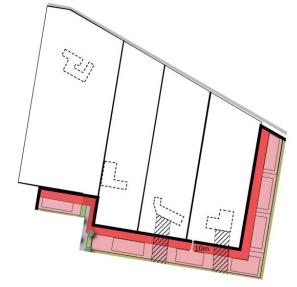


Figure 2: Lots adjoining the Residential Transition Area (source David Lock Associates)

5.3 All other Open Space Cluster Lots

The approved development plan sets out the following anticipated development outcomes:

"Pods of houses will be clustered together, within vegetated areas that will separate the pods. The houses may be connected and may be on lots of 400m²."

This development plan proposes an alternative to the clustering of pods of houses together. This development plan proposes more conventional residential development with dwellings on separate lots, each with frontage to a public road. Smaller lots have been clustered together with substantial landscaping provided within the road reserve.

In order to ensure development is nestled in a landscape setting, most lots have a landscape envelope around the entire boundary of the site. Future development will need to provide at least one to three canopy trees (with at least one canopy tree in the front garden).

Landscaping envelopes can only be used for vegetation and cannot be used for footpaths, driveways or outbuildings. These areas may only be planted with plants from the Approved Plants List (see Appendix 2 to the approved development plan).

Application requirements

- A landscape plan for each lot must be submitted as part of each planning permit application.
- The landscape plan must incorporate plants from the Approved Plants List.
- In addition to landscaping within the landscaping envelope, the landscape plan must include:
 - at least three canopy trees, one in the front garden and two in the rear garden (lots of 600m² or greater);
- at least one canopy tree in the front garden (lots less than 600m²).
- All buildings to be a maximum of 5 metres above natural ground level.

time of subdivision.

5.4 Building	g envelopes / setbacks	5.5 Fencing		
The following setbacks apply:		The following fencing requirements will be managed via covenants registered on each lot.		
Front	Dwellings to be setback no less than 4.0 metres from any street alignment. Porches, verandahs, masonry chimneys, etc. may encroach into the setback distance by no more than 1.0 metre.	Front fence	Front fencing is not allowed.	
	Eaves, fascias and gutters may encroach into the setback distance by no more than 600mm.	Wing fence	Side wing fences must be setback at least 0.5 metres from the building facade and must be minimum 50%	
Rear	No less than 1.0 metre ¹ .		transparency. Solid fencing is not allowed.	
Side	No less than 1.0 metre ² .	Side fence	Fencing to a side street alignment or pedestrian link must	
Garages	Garages should be setback no less than 5.0 metres from the street frontage and should be setback no less than 1.0 metre behind the front building line.		be setback at least 2 metres to provide a landscaping strip along the street alignment/pedestrian link. Side fencing must be no greater than 1.5 metres high and must be minimum 50% transparency.	
The buildin	g envelope and setback requirements will be registered on title at			

¹ Excluding Lots 5, 6, 7, 8, 10, 11, 12, 13, 14 and 15 as outlined on the development plan.

² Excluding Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 24A, and 24B as outlined on the development plan.

5.6 Design guidelines

The design guidelines set out in the approved development plan apply to all lots within this development plan. Relevant sections of the guidelines are replicated below:

Buildings

- All buildings must adopt contemporary coastal architecture and design (dominated by visual simplicity, clean and uncluttered buildings lines, visual lightness and freedom from visually complex, excessive angles and jarring elements and features).
- Without over complexity, the building form is to be articulated to create subtle architectural interest and detail and to reduce the impression of building bulk (i.e. use of varied textures, variations in setback, verandahs, balconies, pergolas, glazing and window proportions and entrance treatments.
- The siting of basements and garages partially below natural ground level is encouraged.
- Period replica design and suburban type design will not be supported.

Designs for corner lots

- Designs for corner allotments must address both street alignments.
 Side elevations must be given equal attention to create 'multi-sided' buildings. The design should ensure habitable room windows overlook the side street/ pedestrian link.
- The frontage³ of dwellings should be oriented to the following streets:
 - Lot 5 La Perouse Way
 - Lot 12 La Perouse Way
 - Lot 13 La Perouse Way
 - Lot 16 La Perouse Way
 - Lot 29 Side street
 - Lot 31 La Perouse Way.

 $^{^{\}rm 3}$ The elevation of the building which includes the front entrance. Garages may be oriented towards either frontage.

<u>Roofs</u>

- Roofs are not to be dominant building design element.
- Low profile, discrete roofs without fussy detail or decoration are preferred.
- Flat roofs with parapets are encouraged.
- Curved roofs are not permitted.
- Roofs with gables and / or hips are not permitted.

Building materials, finishes and colours

- Roofs must be made of Colourbond corrugated profile metal decking.
- Roofs must be coloured using low reflective subdued darker colours such as slate grey, armour grey or similar.
- Permitted external materials are natural timbers, Colourbond steel and zinc cladding, painted weatherboard, natural stone, lightweight natural materials, bagged or painted brick works or stone.
- Darker low reflective natural colours with matte finishes that will best immerse the built form with the landscape and revegetated landscape must be used.
- Bright coloured finishes are not permitted.
- Face brickwork / block work must not be a dominate feature of a building.
- Visually dominant smooth untextured walls, or visually dominant walls of conventional brickwork or conventional blockwork will not be permitted.
- Only darker coloured mortar and joints will be permitted.

Design integration

- Any outbuilding must be design and constructed with materials so that it architecturally and visually complements and integrates with the main dwelling.
- Any garage, including garage door(s), must be designed and constructed with materials, so that it architecturally and visually complements and integrates with the main dwelling.
- Roller doors may be used if they are not visible from a road.
- Panel lift doors must be used for garages where they are visible from a road.
- Gutters, down pipes and external plumbing must be coloured to complement the wall / roof on which it is located.

Windows and glazing

- External glazing must have low reflectivity and its colour must enable best immersion of the built form with the landform and revegetated landscape.
- Clear glazing is preferred.
- Light colours tinted glass is not permitted.
- Dark coloured tinted glass is permitted only if it is shown that it will immerse with the natural environment.

<u>Landscaping</u>

- An application must be accompanied with a landscape land prepared by a suitably qualified and skilled professional detailing the landscape / vegetation treatments.
- Only plant species specified on the approved plants list are to be planted and allowed to grow within a landscape envelope (see Appendix 2 to the approved development plan).
- Any part of a lot not included within a landscaping envelope may be planted with nay plant species other than a plant on the prohibited species list (see Appendix 5 to the approved development plan) provided the plant will not, at maturity, stand taller than the maximum vegetation height specified in any controls.
- Vegetation on street frontage must be planted within six (6) months of the date of first occupation of the main dwelling and all other vegetation must be planted within 12 months of the date of first occupation of the main dwelling.

Fences

- Any fence visible from a street or coastal reserve must be at least 50 percent transparent.
- All fences, other than fences between a lot and a public reserve, must be constructed of timber, brush or a similar natural material, or timber post and wire.

Please refer to the design guidelines set out in the approved development plan for more details and precedent images.

5.7 Protected view corridors

There are two existing houses within the 'Residential Transitional Area' (47 & 49 Hopkins Point Road) which potentially could have their views affected by subdivision and development of land within the development plan area.

The approved development plan establishes two 15 metre-wide 'Protected View Corridors' which extend from the northern boundary of the development plan area to the southern side of La Perouse Way. The development plan sets out a 3 metre height limit for vegetation within the view corridors.

The 'Protected View Corridors' have largely been incorporated within the road reserve to permanently protect view corridors. Privately owned land within the view corridors will be protected through a covenant on the titles (no build zone). Two court bowls are proposed to be constructed (at lengths of 58 metres and 47 metres) which are below the maximum permissible length of 60 metres prior to a court bowl treatment being required to accommodate the turning of a CFA truck under CFA guidelines. With regards to Council waste collection, bin collection areas have been provided on La Perouse Way, within easy walking distance of these dwellings. Residents will be required to wheel their bins to the bin collection area on collection days. Once emptied, residents will be required to return their bins to their dwelling.

Application requirements

 Applications for subdivision must be accompanied with a road reserve landscape plan which includes vegetation no greater than 3 metres in height within the 'Protected View Corridor'.



Figure 3: Protected View Corridors (source David Lock Associates)

Attachment 5.5.1



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APPENDIX D - ASSESSMENT OF DEVELOPMENT PLAN AGAINST DPO12 REQUIREMENTS

The following table details:

- Objectives and requirements in schedule 12 to the Development Plan Overlay (DPO12) under the Warrnambool Planning Scheme with specific regard to the area set aside for 'Open Space Cluster Lots'.
- Whether referral / consultation with government agency is required.
- Council officer discussion and comments.
- An assessment on whether the DPO12 objective / requirement has been satisfied.

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Subdivision and building envelope ob To ensure a comprehensive developmen		t:	
Clusters allotments along contours to ensure future buildings and structures can be nestled within the landscape setting.	No	For the area within the endorsed Development Plan set aside for 'Open Space Cluster Lots' there as a suggestion that built form would be clustered together with reliance on shared open space and an emphasis on landscaping. Although the addendum provides for something different, the landscape setting is maintained through the use of landscape envelopes and 'no build areas'. A key driver for the layout as shown was the need to protect 'view corridors' to existing properties to the north- this led to the creation of the two court bowls in the western half of the site.	Yes
Ensures future buildings and structures can be sited to incorporate space for the planting of substantial vegetation.	No	The Addendum includes landscape envelopes on all lots within the 'Open Space Cluster lot' area while reducing the need for side and rear landscaping on smaller lots to facilitate a different built form outcome. The purpose of the landscape envelopes is to encourage revegetation of lots with native coastal vegetation. The Addendum is considered to meet the objective of the structure plan in this regard.	Yes
Returns the coastal reserve to public ownership.	No	The Addendum refers to an area to the north of the Logans Beach Coastal Village while the proposed reserve is to the south. The endorsed Development Plan notes that this reserve will be created and vested in Council ownership as part of later stages of the subdivision. It is noted that this continues to be the case despite the staging of the subdivision having been subject to change.	Yes (in endorsed DP)

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Locates roads to minimise the extent of cut and/or fill that is visible from areas outside the site.	No	The Addendum locates roads in locations that protect 'View Corridors'. The location of these roads would also minimise the extent of cut and/or fill required. The remaining roads within the Coastal Village generally follow the contours within the site and will require minimal cut and/or fill.	Yes
Has wide nature strips to allow planting that dominate the roadside setting.	No	The Addendum is generally consistent with the Development Plan and proposes road reserves of 15m wide (incorporating 4.5m wide reserves), 16m wide (with 5m wide reserves) and 20m wide with 10m wide reserve abutting properties on Whale Avenue. The reserve design incorporating space for drainage (open swale drains) footpaths and extensive vegetation.	Yes
Incorporates the use of Water Sensitive Urban Design principles.	No	The 'Engineering Services Report' prepared by Brian Consulting (dated 28 October 2014) continues to be relevant to this site. The report includes water sensitive design requirements (i.e. bio-retention swales / infiltration systems). 100-year storm flows will be conveyed through the road network. It is noted that the future coastal reserve, due to its low-lying nature, will also act as storm filtration area. No works are proposed within the future coastal reserve. It's also likely that a condition of any permit for subdivision within the area will require the submission and approval of a stormwater plan.	Yes
Movement network objectives To provide a movement network, including a connector road, local street and pedestrian/cycle path network that:			
Responds to the topography.	No	The proposed road, pedestrian and cycle network generally responds to the topography of the site.	Yes

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Establishes a permeable street network which allows for safe and convenient pedestrian, bicycle and vehicle movement.	No	The proposed road, pedestrian and cycle network provides adequate permeability throughout the proposed development. Pedestrian and/or cycle connections are provided to the proposed coastal reserve and Logans Beach Road.	Yes
Enhances pedestrian and bicycle links between public open spaces within and beyond the development plan area and between existing and future residential development in the Coastal / Hopkins River Environment area.	No	The 'Open Space Cluster Lots' are well connected to other pedestrian and cycle paths within the Coastal Village. Connectivity is also provided to Hopkins Point Road where opportunity exists for connection through to land to the north. The Addendum will provide adequate linkages to the proposed coastal reserve and Logans Beach Road.	Yes
Ensures that development is designed to be integrated with existing public transport systems.	YES- PTV	The endorsed Development Plan was accompanied by a Traffic Impact Assessment prepared by Traffix Group (dated January 2015). The report includes a summary on public transport provision (Section 5.6). Public Transport Victoria (PTV) has been referred the Addendum and not objected.	Yes (in endorsed DP)
Manages the impacts of residential development on the existing road network.	No	The endorsed Development Plan is accompanied by a Traffic Impact Assessment prepared by Traffix Group (dated January 2015). The report assesses traffic volumes for the entire Coastal Hopkins Growth Area. The Addendum is supported by the TIA and Council's Infrastructure Unit.	Yes (in endorsed DP)
Open space and landscape objectives To provide a landscape setting that:			

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Uses native coastal species for revegetation on common property areas, nature strips and public open space.	No	The endorsed Development Plan is accompanied by a Landscape Plan prepared by Lisa Stafford Design (see pages 44-47 within the Development Plan). The landscape plan recommends the use of native coastal species within road reserves and public open space areas. The endorsed Development Plan is also accompanied with a list of approved and prohibited vegetation (Appendix 2 and 6 respectively). Species have been selected to ensure mature vegetation height will provide a landscape setting to future development while ensuring views from dwellings with the development (and dwellings in the adjoining 'Residential Transition Area') are not significantly impacted. The list of approved species continues to be applicable for the area subject to the Addendum	Yes
Undertakes extensive site revegetation with native coastal species.	No	The Addendum proposes extensive plantings of native costal species within road reserves. Vegetation envelopes in addition to the provisions of the Design and Development Overlay will also encourage significant planting.	Yes
Provides pedestrian/cycle links to Logans Beach Road.	No	The proposed layout provides pedestrian and cycle links to Logans Beach Road via other roads and pathways through the Coastal Village.	Yes
Manages and limits access to the beach to avoid erosion of the coastal dunes.	No	The Addendum refers to an area to the north of the Logans Beach Coastal Village while the proposed reserve is to the south. Access to the beach has been considered in the endorsed Development Plan.	Yes (in endorsed DP)
Service provision and drainage object To provide physical services and infrastru			

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Meets the needs of the future community and the development.	YES- Wannon Water, Powercor, Downer Utilities.	The endorsed Development Plan was accompanied by an Engineering Services Report prepared by Brian Consulting (dated 28 October 2014). The Engineering Services Report details sewerage and water provisions (in accordance with Wannon Water requirements), telecommunications and gas. The growth area can be serviced with all essential reticulated services (water, sewerage and telephone). The Engineering Services Report notes that the applicant is in negations with SP Ausnet regarding provision of gas and NBN Co regarding the provision of broadband infrastructure.	Yes (in endorsed DP)
Provides for the efficient, staged delivery of services and infrastructure to ensure all lots are provided with adequate services.	No	The endorsed Development Plan was accompanied by an Engineering Services Report prepared by Brian Consulting (dated 28 October 2014). The Engineering Services Report provides recommendations on the staged delivery of water and sewerage services within the growth area. This includes the area subject to this addendum.	Yes (in endorsed DP
Incorporates a Water Sensitive Urban Design approach to stormwater management to protect water quality.	No	The endorsed Development Plan was accompanied by an 'Engineering Services Report' prepared by Brian Consulting (dated 28 October 2014). The report includes water sensitive design requirements (i.e. bio-retention swales / infiltration systems). The proposed Landscape Plan utilises water efficient coastal native plant species. The Addendum provides an outcome that is consistent with the endorsed DP.	Yes

DEVELOPMENT PLAN

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
A development plan should be generally consistent with the requirements of the Coastal/Hopkins River Environment Structure Plan May 2008 and the Coastal/Hopkins River Outline Development Plan in Clause 21.05.	No	The Addendum is consistent with the endorsed Development Plan – which was prepared in accordance with the requirements of the <i>Hopkins River Environment Structure Plan May 2008</i> and the <i>Coastal/Hopkins River Outline Development Plan</i> as contained in Clause 21.05.	Yes
Site Analysis A development plan must include a detail	ed site analysi	s that includes the following items to the satisfaction of the responsible authority:	
An environmental assessment of the flora, fauna and habitat significance of the land which includes recommended actions for management, revegetation and restoration of any identified conservation and vegetation protection areas where relevant. The assessment must also make recommendations with regard to management of noxious weeds as identified by the <i>Catchment and Land Protection Act 1994</i> .	No	The endorsed Development Plan was accompanied by a Flora and Fauna report prepared by CPG Australia (dated April 2010). This document continues to be relevant to the Addendum. No native vegetation is proposed to be removed as part of the proposed subdivision.	Yes (in endorsed DP)

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
An archaeological survey and heritage assessment which includes recommendations for the protection, restoration and interpretation of significant sites, and where appropriate, design measures to sensitively integrate sites. The assessment must also identify areas where a Cultural Heritage Management Plan is required by the <i>Aboriginal Heritage Act 2006</i> .	No	The endorsed Development Plan is accompanied with an approved Cultural Heritage Management Plan (approved 11 June 2014) which covers the area subject to this addendum.	Yes
A landscape assessment that defines any important landscape views or vistas and any landscape features.	No	The endorsed Development Plan accurately describes landscape, topography and visual character (Section 3.3) and includes a site analysis plan that details key features.	Yes (in endorsed DP)
An environmental audit identifying any environmental hazards or contamination on the land and proposed treatments, if any; or a qualified statement indicating the absence of such hazards or contamination.	No	The endorsed Development Plan is accompanied by a Preliminary Site Investigation report prepared by Environmental Earth Services (dated July 2014). The report concludes that potential contaminants (if any) are considered low and not a cause for concern. The development plan includes references to recommendations contained in the Preliminary Site Investigation report i.e. that evidence of the removal and disposal of the former dairy in accordance with the recommendations of the Preliminary Site Investigation report be provided prior to seeking a planning permit for subdivision (Stage 5). Note that the original Stage 5 is in the location of new stages 6 & 7 and if required this can be a requirement of any permit.	Yes
A consolidated site analysis plan that depicts all relevant site analysis information.	No	The endorsed Development Plan included a consolidated Site Analysis Plan (Figure 2 on page 7). The plan depicts all relevant site analysis information.	Yes (in endorsed DP)

DESIGN RESPONSE

A development plan must comprise:

- A design response that responds to the site analysis, and is generally consistent with the objectives and requirements of Coastal/Hopkins River Environment Structure Plan May 2008. And the Coastal/Hopkins River Outline Development Plan in Clause 21.05.
- A written report and plans addressing the objectives described in this schedule. The written report and plans must include (where relevant):

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Subdivision and building envelopes An indicative lot layout plan in accorda		Coastal/Hopkins Outline Development Plan in Clause 21.05 and the following requirements:	
Open Space Cluster Lots:			
Lots which range in area from 400 square metres to 1,000 square metres, and have a minimum area of 400 square metres.	No	The addendum report provides for a different outcome for the area to that which was originally shown in the Development Plan e.g 'pods of housing' consisting of several dwellings on small lots (400 square metres).	Yes
of 400 square metres.		Fifteen (15) lots are proposed that range in area from 415m ² to 766m ² . Fourteen (14) lots have areas that range between 900m ² and 1373m ² .	
 Lots which are clustered within revegetated areas. 	- No	 The endorsed Development Plan notes that housing will be located within extensively vegetated open areas. The addendum provides for a more conventional pattern of subdivision, notwithstanding areas have been set aside for significant landscaping along the boundary of the 'Residential Transition Area' and at the front of each lot. For the smaller lots to the west there is minimal control over vegetation on the rear and side boundaries prompting a different design response. A combination of planting on the road reserve and within private property will ensure the vegetation remains a prominent theme in the area. 	Yes
 Lot size and orientation which responds to topography and provides opportunities for view sharing. 	No	All lots have been orientated to ensure future buildings and structures can respond to topography and can nestle within a landscape setting. Roads have been located in those areas identified as 'protected view corridors'.	Yes

Objective / Requirement con	ternal mments O uired S/NO	fficer discussion and comments	DPO objective / requirement satisfied YES/NO
• A minimum lot size of 1,000 square metres should be achieved on lots with an interface to the Residential Transitional Area.	No	All lots with an interface to the 'Residential Transition Area' have a minimum area of 1,000 square metres.	Yes
Opportunities for integration with the Residential Transitional Area and future residential areas to the west should be provided. Movement network	Νο	The endorsed Development Plan notes that there are four existing lots with an interface with the 'Residential Transition Area' The endorsed development plan notes that safe access and egress can be provided off Hopkins Point Road to properties 1, 2 and 3. Safe access off Hopkins Point Road is difficult to achieve for property 4. Opportunity for access to property 4 would be via the extension of Le Couteur Street.	Yes
Street layout plan (informed by a Traffic Management Plan) that details all aspects of the movement network, including streets, intersection treatments, traffic management devices, public transport routes and pedestrian/cycle paths.	No	The endorsed Development Plan was accompanied by a Traffic Impact Assessment prepared by Traffix Group (dated January 2015). The proposed street layout has been informed by the Traffic Impact Assessment in addition to further work carried out by Brian Consulting in collaboration with Council's City Infrastructure unit.	Yes
The design and location of infrastructure such as pedestrian/cycle paths within the coastal reserve and any proposed beach access must take into account Coastal Hazard Vulnerability modelling to reduce risks associated with coastal erosion.	No	The Addendum refers to an area to the north of the Logans Beach Coastal Village while the proposed reserve is to the south. A Coastal Hazard Vulnerability Assessment was provided as part of the endorsed Development plan.	Yes

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	
Typical cross-sections for all streets.	No	 The streets within the 'open space cluster' area have been informed by the endorsed Development Plan but modified slightly to suit the context. Roads within the view corridors will be 15m wide (incorporating 4.5m wide reserves). The longer road in the east will be 16m wide (with 5m wide reserves) and the east-west road will be 20m wide with 10m wide reserve abutting properties on Whale Avenue. Final design of the streets in this part of the site can be dealt with by condition of a permit. 	Yes
Shared paths (minimum 2.5 metre wid are to be provided on any existing and/or proposed collector road (including Hopkins Point Road).	de) No	The endorsed Development Plan includes a 2.5 metre wide shared concrete path along the frontage to Hopkins Point Road (from the eastern boundary of the site to the eastern boundary of the 'Residential Transition Area'). The addendum does not affect this requirement.	Yes
Road alignment and infrastructure are to be low visual impact including narro road pavements, rollover kerbs and wide nature strips where possible.		The appearance of infrastructure to be provided in the 'open space cluster' area will be expected to mirror that elsewhere in the Coastal Village. Final details of road design will be required to be approved by Council Infrastructure unit.	Yes
Road reserves are to contain significal space to provide a vegetated backdrop/foreground to future building and structures.	No	The appearance of road reserves in the 'open space cluster' area will be controlled by a landscape plan approved by Councils Infrastructure unit. Final detail is expected to mirror the design elsewhere in the Coastal Village being relatively informal. The proposed landscaping in wide nature strips in addition to landscaping on private lots will provide a vegetated backdrop/foreground to future buildings and structures.	Yes

Objective / Requirement co	kternal omments quired ES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Vehicle access is to be provided within the Residential Transition Area to allow future development opportunities for the Residential Transition Area.	No	There are four existing lots within the 'Residential Transition Area' (north of the Logans Beach Coastal Village with frontage to Hopkins Point Road).Access to these properties is available from either Hopkins Point Road or the extension of Le Couteur Street.It is noted that a further Development Plan will be required for this area.	Yes
A pedestrian / cycle linkage is to be provided to Logans Beach Road.	No	The endorsed Development Plan provides pedestrian and cycle links to the Logans Beach Road via a proposed shared path and park. The addendum does not affect this requirement.	Yes
Open space and landscape	Open space and landscape		
An open space plan generally in accordance with the Open Space Network contained in the Coastal/Hopkins River Outline Development Plan in Clause 21.05.	No	The endorsed Development Plan includes a seven-hectare open space reserve (coastal reserve). Further landscaping and open space infrastructure is proposed to be incorporated within the proposed drainage reserve. The provision of open space is generally in accordance with the Open Space Network contained in the Coastal/Hopkins River Outline Development Plan (Clause 21.05). Further detail on proposed landscaping should be provided as part of a planning permit application for each respective stage, including the area affected by the addendum.	Yes

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
A landscape masterplan for any proposed open space area and a stree tree theme for streets and any commo property accessways, including nomination of suitable species.		The endorsed Development Plan is accompanied by a Landscape Plan prepared by Lisa Stafford Design (dated October 2014). The landscape plan includes guidance on entry features, road materials, nature strip treatments and landscaping, path materials, pedestrian crossing design and open space / road reserve landscaping. The Landscape Plan is also accompanied by an 'Approved Plants List' and a 'Prohibited Species List'. The Landscape Plan provides guidance on species to be planted within road reserves / open space. The Development Plan notes that a detailed landscape plan will be prepared to accompany future planning permit applications. The area subject to the addendum report will continue to be bound by the approved species list.	Yes
A plan detailing any vegetation to be preserved on site, vegetation to be removed and any revegetation works required in accordance with the recommendations of the flora and faur assessment, including the types of species to be used.	No	The endorsed Development Plan is accompanied by a Flora and Fauna report prepared by CPG Australia (dated April 2010). The Flora and Fauna report notes that the subject site is largely cleared agricultural land covered by a range of planted agricultural pasture species. The report also identified areas of significant native vegetation in the southern quarter of the site (to be incorporated as part of the proposed coastal reserve). The report does not make any specific recommendations for the area subject to the addendum.	Yes

Objective / Requirement	External comments required YES/NO	Officer discussion and comments	DPO objective / requirement satisfied YES/NO
Details of fencing treatments propose for land abutting open space areas.	d No	The addendum includes design guidelines to reinforce the provisions of the Design and Development Overlay in regard to fencing, including that all fencing abutting open space areas will be constructed of post and wire construction.	Yes
Service provision and drainage		· ·	
A drainage report detailing how stormwater will be collected and treat including adoption of Water Sensitive Urban Design principles; overland flov paths, and treatment and storage of stormwater.	No	The endorsed Development Plan was accompanied by an 'Engineering Services Report' prepared by Brian Consulting (dated 28 October 2014). The report includes water sensitive design requirements (i.e. bio-retention swales / infiltration systems). The proposed Landscape Plan utilises water efficient coastal native plant species.Council's Infrastructure unit has reviewed the addendum and will likely require a stormwater plan as a condition for any subdivision of the land.	Yes
A physical services report detailing th provision of water, sewerage, drainag and other utility services in accordanc with requirements of relevant service authorities.	e	The endorsed Development Plan was accompanied by an 'Engineering Services Report' prepared by Brian Consulting (dated 28 October 2014) that provides guidance on the staged delivery of water and sewerage services within the growth area. The report will also apply to subdivision of land within the 'Open space cluster area'.	Yes



No Does not meet DPO requirements

5.6. PLANNING APPLICATION 89-91 & 95 VERDON STREET - CHILDCARE CENTRE

PURPOSE:

This report recommends that Council issue a Notice of Decision to Grant a Planning Permit for a new Childcare Centre at 89-91 and 95 Verdon Street, Warrnambool.

EXECUTIVE SUMMARY

- A planning application has been submitted to Council by Breese Pitt Dixon for the construction and use of a childcare centre at 89-91 and 95 Verdon Street, Warrnambool.
- The childcare centre is proposed to accommodate up to 124 children and 23 staff at any one time, during the hours of 6.30am to 6.30pm.
- Public notice and referral has been carried out and eight (8) objections from residents have been received.
- Councillors, objectors, the applicant and Council Officers have met on-site to discuss the proposal and the concerns of residents.
- The detail contained in the application is considered sufficient to enable Council to support the proposal against the relevant provisions of the Warrnambool Planning Scheme
- On balance, assessment of the proposal is considered to satisfy the requirements of the Warrnambool Planning Scheme.

MOVED: CR. SUE CASSIDY SECONDED: CR. PETER HULIN

That Council:-

having caused notice of Planning Application No. PP2019-0022 to be given under Section 52 of the *Planning and Environment Act 1987* and or the Planning Scheme and having considered all the matters required under Section 60 of *the Planning and Environment Act 1987* decides to issue a <u>Notice of Decision to Grant a Planning Permit</u> under the relevant provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 4 and Lot 6 PS 3653 PSH WAN TSH WARR, 89-91 and 95 Verdon St WARRNAMBOOL VIC 3280, for the Use and development of a child care centre, associated demolition and works, and alteration of access to a Road Zone Category 1 in accordance with the endorsed plans, subject to the following conditions:

Amended Plans

- 1. Prior to the commencement of the development, three (3) copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted but modified to show:
 - a. The submission of a demolition plan showing all existing buildings to be demolished.
 - b. A notation that no stopping signs will be installed along Phillips Street adjacent to the development on both sides of the road between hours of 6:30am and 6:30pm Monday to Friday.

- c. A new timber paling or Colorbond fence at the cost of the subject site owner adjacent to the eastern boundary of the site at a maximum height of 1200mm extending back from the street for approximately 3000mm to enable satisfactory sight lines for vehicles egressing the site subject to the approval of the adjoining property owner
- d. The landscaping plan must be generally in accordance with the landscape plan received by Council 14 February 2019 prepared by Package Landscapes Australia, except that the plan must show:
 - i. A landscaping control area where within 5000mm of the Verdon St frontage adjoining the driveway of 87 Verdon St, plants are limited to a maximum height of 1m at maturity.
 - ii. A planting schedule which only includes trees with a maximum mature height of 10m.
 - iii. Any landscaping in the north-western corner of the site to take into account sight lines within a 3x3m splay area in accordance with Condition 22 hereof.
 - iv. Identification of the location of all site fire services required by the CFA. The location of services must be to the satisfaction of the Responsible Authority.

Endorsed plans

2. The use and development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

Hours of operation

- 3. Unless otherwise approved in writing by the Responsible Authority, the use hereby permitted may only operate during the following times:
 - Monday to Friday 6:30am to 6:30pm

Maximum number of children and staff

- 4. No more than 124 children shall attend the child care centre at any one time, to the satisfaction of the Responsible Authority.
- 5. No more than 23 staff shall be on site at the child care centre at any one time, to the satisfaction of the Responsible Authority.
- 6. Before the development is first brought into use Lot 4 and Lot 6 of PS003653 PSH WAN TSH WARR must be consolidated.

Environmental Audit

- 7. Before the commencement of any works the following further investigations must be undertaken to the satisfaction of the responsible authority, and must be submitted to and approved by the responsible authority:
 - a. Ripping of the surface soils in parallel lines to approximately 0.5 m occurs in the vicinity of the former tank pit and bowser to ensure that all pipe work has been removed.

- b. Testing of soil in the vicinity of the bowser where hydrocarbon staining was observed.
- c. Groundwater be tested to determine whether site activities have impacted groundwater quality. One bore should be installed down gradient of the tank pit and bowser. Shallow soil vapour bores to approximately 6m should be installed in the tank pit and at the bowser to confirm the absence of BTEX at concentrations of concern.
- d. A further 10 samples of soil be taken from the vicinity of where the elevated arsenic concentration was measured, to confirm that arsenic is not present at concentrations of concern. Activities at the garden centre should be reviewed to determine if there was a location where arsenical herbicides may have been made up, and sampling included in any such area.
- e. Four surface samples are tested for a NEPM suite of contaminants, including arsenic and herbicides and pesticides; these samples can be composites of 4 sub-samples to provide greater coverage of the site soils.
- f. The degraded asphalt area adjacent to the garden supply centre constituting an aesthetic impact, and is removed from site prior to it being suitable for the proposed redevelopment.

Quality control procedures that comply with AS4482.1 2005 and the NEPM 1999 are to be implemented during further investigations.

The above is required to determine the concentration and extent of hydrocarbon contamination that is present, and whether remediation and/or management is required. If remediation and/or management is required, this must be undertaken prior to the development commencing.

The investigations contained herein and any remedial work(s) must be reviewed by an appointed environmental auditor under the *Environment Protection Act 1970*, to the satisfaction of the responsible authority.

Waste Management Plan and Collection

8. Prior to commencement of any works, a waste management plan for the development must be submitted and approved by the Responsible Authority. The Waste Management Plan must detail how all waste and recyclables generated by the development are sorted, stored on site and how waste collection trucks may access the site and empty waste, recycling and FOGO containers.

Delivery times

9. Deliveries to and from the site must only take place between 8am and 6pm Monday to Friday, to the satisfaction of the Responsible Authority.

No External Sound Amplification

10. No external amplified equipment, loud speakers or public address system shall be used in conjunction with the use hereby permitted.

Security Lighting

11. Prior to the commencement of the use, low intensity lighting must be provided to the satisfaction of the Responsible Authority to ensure that car park areas and pedestrian accessways are adequately illuminated during evening periods without any loss of amenity to occupiers of nearby land, to the satisfaction of the Responsible Authority.

12. Any outdoor and/or security lighting provided must be designed to prevent adverse light spill on adjoining land or road reserve to the satisfaction of the Responsible Authority.

Acoustic Walls

- 13. All acoustic walls nominated on site must be constructed prior to the use commencing to the satisfaction of the Responsible Authority and be generally in accordance with the recommendations of the Acoustic Engineering Report (prepared by Cogent Acoustics) received by Council 14 February 2019. Acceptable materials for the acoustic fencing include:
 - Minimum 20 mm thick timber or plywood;
 - Minimum 9 mm thick fibre cement sheet;
 - Minimum 10 mm thick polycarbonate;
 - Or any other suitable material with a minimum mass of 12 kg/m2.

Parking and Traffic Management Plan

- 14. Before the commencement of any work on the site, a Parking and Traffic Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. Traffic and parking operations on and adjacent to the site must conform to this endorsed plan. The plan must include:
 - a. The location of all areas on and/or off-site to be used for staff and patron parking.
 - b. Specification of staff numbers adequate to enable efficient operation of car parking areas both on- and off-site.
 - c. No stopping signs along Phillips Street adjacent to the development on both sides of the road between hours of 6:30am and 6:30pm Monday to Friday.
 - d. The means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on- and off-site.
 - e. Measures to preclude staff parking in designated patron car parking areas.
 - f. Staffing and other measures to ensure the orderly departure and arrival of patrons especially any large groups departing at closing time.
 - g. Servicing of the drainage and maintenance of car parking areas.
 - h. Internal Car park & Trafficable Areas.
 - i. Appropriate bicycle parking.
 - j. How staff and parents/carers will be encouraged to utilise on-site car parking.

Car Parking & Traffic Management Construction

- 15. Before the Use or Occupation of the development the traffic management, and parking areas must be constructed to the satisfaction of the Responsible Authority, and must:
 - a. Be in accordance with the endorsed Parking and Traffic Management Plan.
 - b. Be in accordance with endorsed Road Construction Plans.
 - c. Be finished with an all-weather sealed surface.
 - d. Be drained.
 - e. Include appropriate signage, lighting and line marking.
 - f. Include appropriate loading facilities for the development.

- g. Include vehicle crossings.
- 16. Car spaces, access lanes, pedestrian paths and driveways must be kept available without obstruction for these purposes and at all times when the use hereby permitted is being conducted.

Stormwater Management Plan

- 17. Before the commencement of any construction activity, a detailed Stormwater Management Plan is to be submitted to and endorsed by the Responsible Authority. The works must be designed in accordance with the current Responsible Authority's Design Guidelines, the endorsed application plans and the approved Development Plan and must include:
 - a. Identification of any existing drainage on the site.
 - b. Details of how the works on the land are to be drained and/or retarded.
 - c. Computations in support of the proposed drainage.
 - d. A proposed Legal Point of Discharge.
 - e. An underground stormwater network to the legal point of discharge.
 - f. Limitation of the storm water discharge from the development to predevelopment runoff for a 10% AEP storm event.
 - g. Water Sensitive Urban Design treatments to protect downstream drainage and waterways in compliance with the Performance Objectives of the Urban Stormwater Best Practice Environmental Management Guidelines.
 - h. Evidence that storm water runoff resulting from a 1% AEP storm event is able to pass through the development via reserves and/or easements, or be retained within lots without causing damage or nuisance to adjoining lots.

Stormwater Works

18. The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to the use or occupation of the development (whichever occurs first).

Vehicle Access

19. Before the use of the development, the applicant must provide vehicle access to the satisfaction of the Responsible Authority. This includes the removal of existing redundant vehicle crossings and reinstatement of affected kerb, nature strip and footpath. Satisfactory clearance is to be provided to any stormwater pit, power or telecommunications pole, manhole cover, marker, or street tree. Any relocation, alteration or replacement required shall be at the applicant's expense.

Project Management Plan

- 20. Before the commencement of any works for each stage of the development (including any preliminary site preparation and establishment works, demolition or material removal) a Project Management Plan to the satisfaction of the Responsible Authority must be submitted for review. The Project Management Plan must include and address the following:
 - a. Health & Safety Management Plan
 - i. Description of Works
 - ii. Site Security / Signage
 - iii. Worksite Safety / Public Safety
 - b. Environmental Management Plan (EMP) in accordance with the Environment Protection Authority document Environmental Guidelines for Major Construction Sites, February 1996 or its successor document, including:

- i. Operating Hours, Noise and Vibration Controls;
- ii. Air and Dust Management;
- iii. Stormwater and Sediment Control; and
- iv. Waste and Materials Reuse Management.
- v. Amenity Considerations
- vi. Protection Zones (Flora, Fauna, Weeds, Pests and Cultural Heritage)
- c. Construction Management Plan
 - i. Company Structure / Site Contacts
 - ii. Company Policies (if applicable)
 - iii. Responsible Authority Approvals
 - iv. Insurances
 - v. Asset Condition Report
 - vi. Quality Management
 - vii. Construction Program
- d. Traffic Management Plan.
 - i. Traffic Guidance Schemes
 - ii. Site Compound Map
 - iii. WCC Road Reserve Works Permit
 - iv. VicRoads MoA (if applicable)

The Project Management Plan must be implemented to the satisfaction of the responsible authority for the duration of the works. The Warrnambool City Council template may be used if completed correctly and in full.

Quality Assurance

21. Throughout construction works, the Contractor or Developer's Representative is responsible for completion of Inspection and Test Plan (ITP) and hold point documentation to the satisfaction of the Responsible Authority. Completed ITP documentation is to be submitted prior to practical completion.

Sight Distance at Intersection

22. No building, fence, sign, structure, vegetation, car park or any other obstruction to safe sight distance at the Phillips St – Verdon St intersection will be permitted within 3 m of the property boundary intersection corner (3 x 3 splay).

Landscaping works

23. The landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority prior to the use or occupation of the development.

General Amenity

- 24. The amenity of the area must not be detrimentally affected by the use or development through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Appearance of any building, works or materials;
 - c. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d. Presence of vermin;

Environment Protection Authority Conditions

- 25. Effective noise levels from the use of the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011) or as amended.
- 26. All soil is to be handled in accordance with EPA Publication IWRG621 Soil Hazard Categorisation and Management 2009 or as amended.
- 27. All industrial waste generated during construction must be managed in accordance with EPA's Industrial Waste Resource Guidelines 2009.

Expiry

- 28. This permit as it relates to the use and development hereby approved will expire if one of the following circumstances applies:
 - a. The development of the building(s) hereby approved has not commenced within two (2) years of the date of this permit.
 - b. The development of the building(s) hereby approved is not completed within four (4) years of the date of this permit.
 - c. The use has not commenced within four (4) years of the date of this permit.

In accordance with section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

CARRIED - 7:0

BACKGROUND

An application has been lodged by Breese Pitt Dixon and relates to the site at 89-91 and 95 Verdon Street, Warrnambool for the following use and development:

- Use the land for the purpose of a child care centre.
- Undertake buildings and works associated with the child care centre use.
- Demolish a building and construct and carry out works in the Heritage Overlay.
- Alter access to a Road Zone, Category 1.

The application is supported by the following documents:

- Proposed plans and context plans (prepared by Insite Architects)
- Landscape Plan (prepared by Package Landscapes Australia)
- Town Planning Report (prepared by Breese Pitt Dixon)
- Traffic Report (prepared by CMA).
- Acoustic Engineering Report (prepared by Cogent Acoustics).
- Waste Management Plan (prepared by Leigh Design).
- Preliminary Site Investigation Report (prepared by Tonkin & Taylor).
- Soil Investigation Report (prepared by Tonkin & Taylor).
- Aboriginal Cultural Heritage Letter of Advice (prepared by Ecology & Heritage Partners).
- Approved Cultural Heritage Management Plan (prepared by CHMG).
- Preliminary Assessment [European] Heritage Significance (prepared by Ecology & Heritage Partners).
- Heritage Statement (prepared by Insite Architects).

Application documents are at **attachment 2**

The site contains two allotments, where combined has an irregular shape and has a total area of approximately 2900 square metres. The site currently contains:

- A former garden supplies centre which has been cleared entirely apart from the building in the south-western corner.
- Existing dwelling and associated outbuilding at 95 Verdon St on the corner of Verdon and Phillips St.
- Two crossovers on Verdon St, one providing access to 89-91 Verdon St and one providing access to 95 Verdon St.
- A gradual upwards slope from north to south (approximately 5m over the depth of the site)
- A small canopy tree exists to the rear of 95 Verdon Street; however, the balance of both sites do not contain any vegetation.

ISSUES

A permit is required pursuant to the following Clauses of the Warrnambool Planning Scheme :-

Clause 32.08-2 (GRZ) – Section 2 – Use of land for child care centre. Clause 32.08-9 (GRZ) – Buildings and works for a Section 2 use. Clause 43.01-1 (HO) – To demolish or remove a building. Clause 43.01-1 (HO) – To construct a building or carry out works. Clause 52.29 – To create or alter access to a Road Zone, Category 1.

Notification of the application has resulted in eight (8) objections being received (**Attachment 3**) The key issues that were raised in the eight (8) objections are, as summarised:

- Landscaping
- Traffic and car parking issues
- Building design aesthetics and neighbourhood character
- Heritage
- Overdevelopment
- Loss of amenity (noise, overlooking/privacy)
- Boundary fencing
- Loss of views
- Land use within residential area and demonstrated need for use.

One (1) of the eight objections has requested that the following conditions be added to a permit:-

- That the fence height between 87 Verdon St and 89-91 Verdon St be reduced in height as to result in better sight lines for egressing vehicles from driveway at 87 Verdon St.
- Landscaping adjacent to the boundary of 87 Verdon St within the front setback be reduced in height to 1 metre mature height and be setback 5m from the frontage.

The application was referred internally to the following departments who have offered no objection to the proposal subject to conditions:

- Health
- Infrastructure
- Building
- Sustainability
- City Strategy
- Heritage Advisor
- Community Planning and Policy
- Children and Family Services

The application was referred to VicRoads who had no objection, with no conditions and to the EPA who have no objection, subject to conditions.

The application must be assessed in consideration of the above objections and referral responses, the purpose of the zone, decision guidelines, Planning Policy Framework, Local Planning Policy Framework, including the Municipal Strategic Statement and Particular Provisions of the Warrnambool Planning Scheme. The assessment is at **Attachment 1**.

FINANCIAL IMPACT

The costs associated with the assessment of the application and any subsequent reviews have been allowed for in the City Strategy and Development budget.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

2 Foster a healthy welcoming City that is socially and culturally rich

2.3 Increase community health and social connections.

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

4 Develop a smarter economy with diverse and sustainable employment

4.1 Grow the Cities population through local economic growth

4.5 Create stronger links between education providers, business and industry.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.1 Provision of opportunities for the community to actively participate in Council's decision-making through effective promotion, communication and engagement

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

In accordance with the provisions of the Planning and Environment Act 1987.

COMMUNITY IMPACT/CONSULTATION

In accordance with the provisions of the Planning and Environment Act 1987, and an on-site meeting was held on 07/08/2019 with Councillors, objectors, the applicant and Council Officers. No additional matters were raised and resulted in no change to the application.

LEGAL RISK/IMPACT

Risk is managed through assessment of the proposal in accordance with all relevant requirements of the Planning Scheme and the Planning and Environment Act 1987.

OFFICERS' DECLARATION OF INTEREST

None.

CONCLUSION

Council has considered the proposal having regard to relevant State and Local policy objectives and is satisfied that on balance, the proposal would result in the proper and orderly planning of the area.

The detailed planning assessment is at **Attachment 1**.

ATTACHMENTS

1. Attachment 1 Verd St Appn Assment [**5.6.1** - 31 pages]

- Attachment 2 Application Documents [5.6.2 485 pages]
 Attachment 3 Objections [5.6.3 23 pages]

Detailed Planning Assessment

Proposal

An application has been lodged on the 14 February 2019 for the following at 89-91 and 95 Verdon Street, Warrnambool:

- Use the land for the purpose of a child care centre.
- Undertake buildings and works associated with the child care centre use.
- Demolish a building and construct and carry out works in the Heritage Overlay.
- Alter access to a Road Zone, Category 1.

Details of the proposal are as follows:

Child care centre use

Operations

- Monday to Friday between hours of 6:30am to 6:30pm.
- Maximum of 124 children at any one time.
- Maximum of 23 staff at any one time.

Car parking and vehicle access

- 27 car parking spaces provided on site in an under croft arrangement beneath the child care centre. Some car parking spaces are proposed to be in tandem formation. Includes accessible (disabled) spaces.
- Vehicle access to the site is proposed via an existing crossover on Verdon St currently servicing 89-91 Verdon St (6000mm wide). The crossover servicing 95 Verdon St is proposed to be decommissioned and restored to nature strip.

Waste collection

• Waste collection and management on site will be undertaken through a private waste collection contractor. Bin storage is nominated in an enclosed area within the car park.

Buildings and works

Demolition

• The application proposes to demolish all existing buildings on site, which includes the former Bells Garden Supplies building towards the rear of 89-91 Verdon St and the demolition of the existing heritage dwelling at 95 Verdon St.

Built form

- The proposed building is of a contemporary design using flat and angled roofing with large areas of glazing.
- The building appears two storey from the Verdon St elevation due to the undercroft car parking arrangement but appears single storey to both Philips St and rear elevations due to the site slope.
- Entry stairs and ramps are proposed to Phillips St for pedestrian access as well as stairs and a lift from the car parking area underneath the foyer.
- The building incorporates the following setbacks:

- Stepped setback from Verdon St varying from 6.78m to 23.98m. It is noted that a raised outdoor play area is above the car parking area within this setback varying from 2.60m to 1.60m due to the angle of the front boundary.
- o 4.20m setback from Phillips St
- o 9.31m rear setback
- o 3.0m setback to existing properties to the south-west
- 7.25m setback from eastern boundary
- The maximum height of the building is to be 7.3m from NGL towards the front of the site and 3.6m to the rear of the site.

Colours, materials and finishes

- The materials selected display a range of colours and finishes, and the building facades are well articulated with screens and projecting elements which include:
 - Face brickwork
 - Rendered brickwork
 - o Colorbond Klip-lok roofing
 - Express joint sheet cladding throughout.
 - Glass balustrading and power coated aluminium battens
 - o Aluminium window frames and doors
 - Timber and other solid fencing for acoustic purposes
 - o Concrete pylons to car parking area
 - Steel posts supporting metal sheet awning areas extending from main building.
 - Extensive glazing

Layout

- The building consists of two levels on account of undercroft car parking below and the slope of the site.
- Main pedestrian access point to Phillips St as well as from the car parking area with a foyer/lobby area at entry.
- Staff rooms including offices, meeting rooms, laundry, kitchen and reception are within close proximity to the entry in the western portion of the building.
- A main corridor extends through the building providing access to child minding and group areas (x7). Shared store rooms and children's toilets are throughout.
- Child minding areas have access to outdoor play areas from their respective rooms. Outdoor play areas are to the east and south of the building as well as to the north above the car parking area. Fencing, battens and balustrading surround each of the play areas.
- Accessible ramps and steps are provided throughout the site as required.
- A walk-through storage shed is provided outside in the south western portion of the site.

Landscaping

- A large variety of plantings which include trees, shrubs, ground covers and climbers are nominated across the site as shown on the submitted landscape plan.
- Landscaping is primarily shown in all open space areas of the site, including the front setback between Verdon St and the car park and main building.
- Landscaping is also designed around the outdoor play areas to create play spaces.

The application is supported by the following documents:

- Proposed plans and context plans (prepared by Insite Architects)
- Landscape Plan (prepared by Package Landscapes Australia)
- Town Planning Report (prepared by Breese Pitt Dixon)
- Traffic Report (prepared by CMA).
- Acoustic Engineering Report (prepared by Cogent Acoustics).
- Waste Management Plan (prepared by Leigh Design).
- Preliminary Site Investigation Report (prepared by Tonkin & Taylor).
- Soil Investigation Report (prepared by Tonkin & Taylor).
- Aboriginal Cultural Heritage Letter of Advice (prepared by Ecology & Heritage Partners).
- Approved Cultural Heritage Management Plan (prepared by CHMG).
- Preliminary Assessment [European] Heritage Significance (prepared by Ecology & Heritage Partners).
- Heritage Statement (prepared by Insite Architects).

Subject site & locality

An inspection of the site and the surrounding area has been undertaken (September 2018 and August 2019).

The site consists of two allotments, where combined has an irregular shape and has a total area of approximately 2900 square metres. The site currently contains:

- A former garden supplies centre which has been cleared entirely apart from the building in the south-western corner.
- Existing dwelling and associated outbuilding at 95 Verdon St on the corner of Verdon and Phillips St.
- Two crossovers on Verdon St, one providing access to 89-91 Verdon St and one providing access to 95 Verdon St.
- A gradual upwards slope from north to south (approximately 5m over the depth of the site)
- A small canopy tree exists to the rear of 95 Verdon Street; however, the remainder of both sites do not contain any vegetation.

The main site/locality characteristics are:

- To the north is Verdon Street and Raglan Parade (Princes Highway).

- To the east, south and west are residential dwellings.
- The site is adjacent to the Raglan Parade Verdon Street intersection which is part of a VicRoads reserve (Road Zone, Category 1).
- The subject site adjoins the boundary of seven other properties on Phillips St, Verdon St and Hillside Avenue.
- The site is approximately 2km east of the Warrnambool CBD and is 200m west of the Guyetts Funerals' site (former McDonalds).
- The site is at a relative high point in Warrnambool (approx. 30-35 AHD).
- Verdon St and Phillips St is dominated by single dwellings on conventional sized lots.
- Dwellings consist of both single and double storey and vary in style and materials. Pitched and flat roofs are seen in the area.
- Verdon Street consists of a relatively consistent streetscape with many references to Tag Walter architecturally designed homes (Verdon Street Precinct HO326 discussed later in this report).
- Examples of car parking (garages) located underneath dwellings to Verdon St.
- Open garden character is a strong trait in the area with generally either low or no front fencing.
- Power poles, powerlines and other service infrastructure such as telecommunications pits exist within the nature strips adjoining both of the subject sites.

- There are limited street trees in the immediate area except several on Phillips St. Norfolk Island Pines are located further east on Verdon St.



Image 1: Aerial Image of subject site and locality (Image source: Exponare 2019)



Image 2: Site interface with eastern boundary (August 2019)



Image 3: 95 Verdon St outbuilding (August 2019)



Image 4: North eastern corner of site (August 2019)



Image 6: Verdon St looking west (August 2019)



Image 5: Site looking east (August 2019)



Image 7: Site looking south from Verdon St (August 2019)



Image 8: Existing dwelling at 95 Verdon St (August 2019)



Image 9: Verdon St, Phillips St intersection (August 2019)



Image 10: Verdon St, Phillips St intersection (August 2019)



Image 12: Existing dwelling at 95 Verdon St (August 2019)

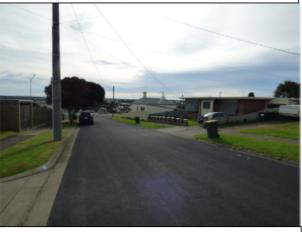


Image 11: Phillips St looking north (August 2019)



Image 13: Phillips St looking south (August 2019)

Permit/Site History

The history of the site includes:

- Planning Application No.3013 was refused 8 December 1975 which proposed 14 flats at 89-91 Verdon St, Warrnambool.
- Planning Permit No. 4069 was issued 7 September 1977 for the construction of a front fence at 95 Verdon Street, Warrnambool.
- Planning Permit N.4489 was issued 17 May 1978 for the construction of a garage at 95 Verdon Street, Warrnambool.
- Planning Permit No. 1281-91 was issued 17 February 1992 to erect a front fence at 89-91 Verdon Street, Warrnambool in accordance with the endorsed plans.

ABORIGINAL CULTURAL HERITAGE

- Is the site in an area of significance? Yes
- Is the proposed development exempt? No
- Has the site been significantly disturbed in the past? No
- Is a Cultural Heritage Management Plan required? Yes
- Has the applicant provided an approved Cultural Heritage Management Plan? Yes

Under the Regulations, certain types of activities trigger the requirement for a cultural heritage management plan (CHMP) to be prepared prior to statutory authorisations being issued. The proposed activity must activate **both** of the following triggers:

- a) That the activity is specified as a *high impact activity* under the *Aboriginal Heritage Regulations 2018* and;
- b) That all or part of the activity is an *area of cultural heritage sensitivity* which has not been subject to *significant ground disturbance*.

Considering the first trigger (a) above, the activity of using land for a child care centre is considered to be a high impact activity under Regulation 46(1b) (Division 5) of the *Aboriginal Heritage Regulations 2018*.

The first trigger is activated.

Considering the second trigger (b) above, under the *Aboriginal Heritage Regulations 2018* there is an area of *cultural heritage sensitivity* on 89-91 & 95 Verdon St, Warrnambool.

The second trigger is activated.

As the proposal at Verdon St, Warrnambool activates both of the required triggers; **there is a statutory requirement for a CHMP to be prepared.**

<u>The applicant has submitted an approved CHMP</u> dated 1 July 2019 (received by Council with the application 19 July 2019 for 89-91 and 95 Verdon Street, Warrnambool. The CHMP is written by Cultural Heritage Management Group (CHMG) – John Stevens. The CHMP number is 16316.

Under the Aboriginal Heritage Act 2006 the Notice of Approval was signed by Aboriginal Victoria on 12 July 2019 by Sally Smith. Considerations of Clause 15.03-2S – Aboriginal Cultural Heritage are considered to be met.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

• Sending notices to the owners and occupiers of adjoining land.

and/or

• The display of signs on site.

The notification has been carried out correctly. A statutory declaration was received 23/04/2019.

Council has received eight (8) objections to date. The key issues that were raised in the eight (8) objections are, as summarised:

- Landscaping
- Traffic and car parking issues
- Building design aesthetics and neighbourhood character
- Heritage
- Overdevelopment
- Loss of amenity (noise, overlooking/privacy)
- Boundary fencing
- Loss of views
- Land use within residential area and demonstrated need for use.

One (1) of the eight objections could be considered to be withdrawn on the request that the following conditions be added to any given permit:-

- That the fence height between 87 Verdon St and 89-91 Verdon St be reduced in height as to result in better sight lines for egressing vehicles from driveway at 87 Verdon St.
- Landscaping adjacent to the boundary of 87 Verdon St within the front setback be reduced in height to 1 metre mature height and be setback 5m from the frontage.

Assessment of the objections is undertaken within the assessment section of this report.

Consultation

An on-site meeting was held on 07/08/2019 with Councillors, objectors, the applicant and Council Officers. No additional matters were raised, rather the written objections were reiterated by the surrounding neighbours who attended the site meeting.

Referrals

Referral type	Response
VicRoads (Section 55 – Determining)	No objection. No conditions.
EPA (Section 52 – Recommending)	No objection subject to conditions

The application was referred internally to the following departments who have offered no objection to the proposal subject to conditions:

- Health
- Infrastructure
- Building
- Sustainability

- City Strategy
- Heritage Advisor
- Community Planning and Policy
- Children and Family Services

Assessment

Policy context

The Planning Policy Framework (PPF)

The below clauses found within the PPF are considered to be the most relevant to the planning application:

- Clause 11 Settlement
 - o Clause 11.01-1S Settlement
 - Clause 11.01-1R Settlement Great South Coast
- Clause 13 Environmental Risk and Amenity
 - o Clause 13.04-1S Contaminated and potentially contaminated land
- Clause 15 Built Environment and Heritage
 - Clause 15.01 Built Environment
 - Clause 15.01-1S Urban Design
 - Clause 15.01-5S Neighbourhood Character
 - Clause 15.03 Heritage
 - Clause 15.03-1S Heritage Conservation
 - o Clause 15.03-2S Aboriginal Cultural Heritage
- Clause 17 Economic Development
 - o Clause 17.02-1S Business
- Clause 18 Transport
 - Clause 18.01-1S Land Use and Transport Planning
 - Clause 18.02-4S Car Parking
- Clause 19 Infrastructure
 - o Clause 19.02-2S Educational Facilities

Assessment

The proposal is considered to respond to and finds strategic support within the abovementioned clauses of the PPF. The childcare centre in this location enables educational facility services within the City to respond to the needs of existing and future communities. Planning should facilitate the development of communities where convenient access is offered to these types of services. The site selection of this proposal has regard to this aspect and will provide residents in the area with choice and opportunity for good access to childcare (Clause 11 – Settlement and Clause 19 – Infrastructure).

It is considered that the proposal responds well to design elements and considerations sought by the PPF (Clause 15 – Built Environment and Heritage). The application is supported by documents which discuss the demolition of the existing heritage dwelling (refer

to heritage assessment section of this report) and demonstrates that the heritage values of the precinct are preserved.

The corner site selection and its relationship to the Verdon St, Phillips St and Raglan Pde intersection has provided a context which requires particular consideration, having regard to traffic and car parking. The application is considered to be able to meet the objectives of Clause 18 (Transport), subject to conditions.

Contaminated and Potentially contaminated land

Clause 13.04-1S, prompts consideration that the subject site was originally thought to be subject to potential contamination due to the former use and the possibility of underground tanks. A child care centre is considered to be a sensitive use within the *General Practice Note - Potentially Contaminated Land*, published by the Victorian Department of Sustainability and Environment, dated 2005. As a result of this, the following were submitted with the application:

- A Preliminary Site Investigation Report (prepared by Tonkin & Taylor).
- Soil Investigation Report (prepared by Tonkin & Taylor).

The investigations on site confirmed that the site had former tanks on site and concluded the following:

- The site is suitable for a sensitive land use (including child care centre).
- A Statutory Environmental Audit is not necessary.

An independent assessment of the information supplied by the permit applicant has been carried out. A number of data gaps and issues to resolve have been identified within the report and methodology for the results.

Ultimately it has been found that over the bulk of the site, the contamination that has been identified poses a low risk to the proposed use as a child care centre. There is potential for contamination to be present associated with the former presence of an underground storage tank at the site that could adversely affect the proposed use of the land and, while the investigations carried out suggest that such contamination is not present, it is recommended that an additional check be carried out to confirm that an area where staining was observed does not pose an unacceptable risk. Additional sampling for arsenic should be undertaken to confirm that arsenic is not present at concentrations of concern.

The nature of the below recommendations and the contamination status of the land is such that these do not require a statutory environmental audit, although it would be prudent for Council to require an auditor to review the further investigation undertaken to confirm that BTEX and arsenic is not present at concentrations that would adversely affect the proposed use of the site.

The below recommendations as part of further investigation works should be included as conditions on any given planning permit as required to the satisfaction of Council:

- Ripping of the surface soils in parallel lines to approximately 0.5 m occurs in the vicinity of the former tank pit and bowser to ensure that all pipe work has been removed.
- Testing of soil in the vicinity of the bowser where hydrocarbon staining was observed.
- Groundwater be tested to determine whether site activities have impacted groundwater quality. One bore should be installed down gradient of the tank pit and bowser. Shallow soil vapour bores to approximately 6 m should be installed in the tank pit and at the bowser to confirm the absence of BTEX at concentrations of concern.

- A further 10 samples of soil be taken from the vicinity of where the elevated arsenic concentration was measured, to confirm that arsenic is not present at concentrations of concern. Activities at the garden centre should be reviewed to determine if there was a location where arsenical herbicides may have been made up, and sampling included in any such area.
- Four surface samples are tested for a NEPM suite of contaminants, including arsenic and herbicides and pesticides; these samples can be composites of 4 sub-samples to provide greater coverage of the site soils.
- The degraded asphalt area adjacent to the garden supply centre constituting an aesthetic impact, and is removed from site prior to it being suitable for the proposed redevelopment.
- Quality control procedures that comply with AS4482.1 2005 and the NEPM 1999 are implemented during further investigations.

Municipal Strategic Statement:

The below clauses found within the MSS are considered to be the most relevant to the planning application:

- Clause 21.01 Municipal Profile, Council Vision and Strategic Directions
- Clause 21.02 Settlement
- Clause 21.06 Built Environment and Heritage
- Clause 21.10 Infrastructure

Assessment

The proposal finds support within the objectives and strategies contained within the MSS.

Population growth is identified as a key issue for consideration within Clause 21.01. Planning should facilitate this issue through the provision of development respectively, but not at the cost of other planning considerations.

The proposal follows orderly settlement patterns for this type of use given that many other childcare centres and kindergartens are located in residential areas across the Municipality with similar contexts.

The built form of the proposal is one which responds appropriately to the area and finds support within Clause 21.06.

Council's Community Planning and Policy and Children and Family Services departments did not object to the application.

In addition, the Warrnambool Community Services Infrastructure Plan (CSIP) demonstrates, albeit not directly, a need for a childcare centre use with demographic projections forecasting the number of children aged 0-4 to increase from 2660 to 2837 between 2021 and 2026.

This proposal can accommodate this need and responds to the growth of the municipality, whilst not being at the expense of valuable heritage or character. The site's former use should be considered in this context.

Local Policies:

There are no local planning policies which are relevant to the planning application.

Zoning:

General Residential Zone (GRZ1)

The subject site is within the GRZ1. The purpose of the GRZ1 includes the following:

• To implement the Municipal Planning Strategy and the Planning Policy Framework.

- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Pursuant to Clause 32.08-2 (Table of uses) a planning permit is required to use land for a child care centre (Any other use not in Section 1 or 3).

Pursuant to Clause 32.08-9 a planning permit is required for buildings and works associated with a Section 2 use (child care centre).

Child care centre is nested under Education Centre (Clause 73.04-4) and is defined as 'land used to care for five or more children who are not permanently resident on the land' (Clause 73.03).

Decision guidelines to assist in the assessment of the application under the GRZ1 are listed at Clause 32.08-13 and are included below with a planning officer's response:

Decision Guideline	Officer response
General	
The Municipal Planning Strategy and the	Complies.
Planning Policy Framework.	The proposal generally complies with the MSS (to be the MPS) and the PPF.
The purpose of this zone.	Complies. The proposal does not prejudice the purpose to the GRZ, in that the use can service a need of the community and can respond to neighbourhood character.
The objectives set out in a schedule to this zone.	N/A
	There is no schedule to this zone.
Any other decision guidelines specified in a	N/A
schedule to this zone.	There is no schedule to this zone.
The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.	Complies. The proposal will not overshadow any existing solar panels on adjoining properties.
Non-residential use and development	
Whether the use or development is compatible	Complies.
with residential use	Childcare centres are able to be absorbed into a residential context as evident across the municipality. The proposal is considered compatible.
Whether the use generally serves local community needs.	Complies. Refer to MSS response.
The scale and intensity of the use and	Complies. The proposal responds to the topography of the

Clause 32.08-13: Decision Guidelines (GRZ1)

development.	land and provides for an efficient use of the land given its location.
The design, height, setback and appearance of the proposed buildings and works.	Complies. The proposal appears double storey from Verdon St but single storey from Phillips St. It is considered reflective of other Verdon St homes and the building setback and overall height is not considered excessive under the zone.
The proposed landscaping.	Complies. Landscaping is considered to be satisfactory for the site and will assist with screening of the development and urban greenery.
The provision of car and bicycle parking and associated accessways.	Complies. Refer to Clause 52.06 assessment. Planning permit conditions can be added to address some car parking issues.
Any proposed loading and refuse collection facilities.	Complies. No specific areas are proposed; however, bin collection will be undertaken by a private contractor. Bin storage areas are underneath the development in the car parking area.
The safety, efficiency and amenity effects of	Complies.
traffic to be generated by the proposal.	Traffic impacts are considered to be a key issue of the application. The traffic report submitted supports the application based on traffic generation for the proposal and peak period waiting times at adjacent intersections.
	Council's Infrastructure team have recommended conditions which could be added to any given permit to deal with traffic and parking issues.
	It is noted that VicRoads has not objected to the application. Council cannot impose changes on the applicant which have an impact on Raglan Pde (Road Zone 1).

Assessment

On balance, the proposal is generally considered to respond well to the provisions of Clause 32.08 (GRZ).

Overlays:

Heritage Overlay (HO326)

The subject site is within the Heritage Overlay (HO326). It is noted that the HO applies to the 95 Verdon Street portion of the site as illustrated in the below map:

HO326 - Verdon Street Precinct Map

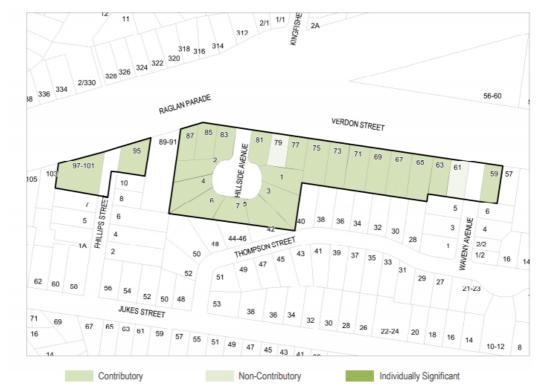


Image 14: Verdon Street Precinct HO326 (Source: Heritage Guidelines WCC 2015)

The purpose of the HO includes the following:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

Pursuant to Clause 43.01-1 a planning permit is required for the following:

- To demolish or remove a building.
- To construct a building or carry out works.

Decision guidelines to assist in the assessment off the application under the HO are listed at Clause 43.01-8 and must be considered prior to a decision. The relevant decision guidelines and response are found below:

Clause 43.01-8: Decision Guidelines (HO)

Decision Guideline	Officer response
The Municipal Planning Strategy and the Planning Policy Framework.	Complies. The proposal responds well to the MSS (to be MPS) and the PPF.
The significance of the heritage place and	Complies.
whether the proposal will adversely affect the natural or cultural significance of the place.	The significance of the heritage precinct has been considered.
	The proposal will not adversely affect the cultural significance of the place due to the appropriate demolition (refer to below) and subsequent new building which is suitably sized and sited having regard to the aspects the heritage overlay seeks to protect within the Verdon Street Precinct.
Any applicable statement of significance (whether	Complies.
or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.	The statement of significance is written within the Verdon Street Precinct (HO326) Heritage Guidelines. The proposal is not contrary to this statement in that the key elements of the precinct which are considered to be valuable are still retained. The dwelling to be removed is not an example of post-World War II housing stock and the new building does not negatively impact the precinct or the architectural significance of the Tag Walter and Tag Walter-esque homes.
Any applicable heritage design guideline	Complies.
specified in the schedule to this overlay	The proposal incorporates an appropriate design response to the heritage design guidelines.
Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.	Complies. The proposal incorporates setbacks which respects the significance of the heritage place more broadly. The height and visual bulk of the building is not excessive for the precinct and can be absorbed due to the slope of the site. The building appears double storey to Verdon St and single storey to Phillips St.
Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.	Complies. The proposal draws upon design references found within other dwellings in the Verdon St precinct. Flat roofs and large areas of glazing to facades is referenced as well as opportunities for car parking underneath is seen. The design results in a development which can be considered to be in sympathetic to the existing heritage housing stock.
Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.	Complies. A review of the dwelling against the statement of significance for HO326 has found that the dwelling at 95 Verdon St has limited relevance to

	the Verdon St heritage precinct. The application has demonstrated that the demolition will not adversely impact the significance of the heritage precinct.
	Council's Heritage Advisor has agreed with the information presented and does not object to the demolition of the dwelling and outbuilding at 95 Verdon St.
Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.	Complies. There will be limited works to accommodate the new building. The works would not have an impact upon the significance, character or appearance of the heritage place.

Verdon Street Precinct (HO326)

Statement of Significance

The Verdon Street Precinct is located on the eastern side of Warrnambool, 2.5 kilometers from the city centre and immediately south of the Princes Highway. It includes the cul de sac of Hillside Avenue as well as properties facing Verdon Street. The Precinct is entirely residential, and a mixture of single and two storey dwellings. The housing dates from the post Second World War period...

...The Verdon Street Precinct is of historical significance as the best surviving example of post-World War II development in Warrnambool, reflecting its prosperity at the time and various influences from America. It is of architectural significance for its consistent row of suburban 'dream homes', including those of the cul-de-sac, Hillside Avenue.

There is further significance in the houses which were architect designed, specifically those designed by the local architect, Tag Walter [extract].

The Verdon Street Precinct incorporates a number of design guidelines and suggested approaches. The following is relevant for different aspects of the proposal:

Demolition

Demolition of Contributory Place dwellings is not supported, as this would result in a loss of heritage fabric.

New Buildings

New development should respect the established spatial/ built form pattern of the precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.

The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is consistent with the predominant character of the precinct.

Consistent front setbacks and low fencing is appropriate for new development. No fencing should be proposed for Hillside Avenue properties.

Assessment

The proposal is generally in accordance with the provisions of Clause 43.01 (HO) and the Warrnambool City Council Heritage Guidelines 2015 for HO326 – Verdon Street Precinct.

Whilst the dwelling to be demolished is listed as a contributory dwelling to the precinct it is considered suitable for demolition for the following reasons:

- The dwelling predates the phase of development for the precinct.
- The dwelling does not comprise the elements and details which are identified as contributing to the character of the precinct.
- The dwelling would also not warrant an individual heritage overlay in that it has been significantly altered (chimney removal, cladding alterations, non-original verandah), no longer exhibits particular aesthetic significance nor is it a rare example of its time.

The new building is an appropriate design response in the place of the dwelling to be demolished based on its size, siting, articulation and use of materials. Whilst modern materials are used the building as well as render and face brick, the proposal is consistent with the suggested approach for new buildings within the Heritage Guidelines insomuch that:

- The proposal incorporates flat roofs.
- The proposal is of a scale which is transitional from the surrounding dwellings (single and double storey).
- Car parking beneath is the building.
- The proposal includes large areas of glazing to the façade.
- Setbacks respect the varying street average.
- There is no front fencing.
- There is proposed landscaping to assist the blending in and screening of the building.



Figure 3: Submitted Verdon St perspective Relevant Particular Provisions

Clause 52.06 – Car Parking

The provisions of Clause 52.06 apply to a new use and must be provided before a new use commence.

The purpose of the car parking provisions of the Warrnambool Planning Scheme includes the following:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Table 1 to Clause 52.06-5 identifies that a child care centre must provide 0.22 car parking spaces to each child:

Table 1: Car parking requirement

Use	Rate	Rate	Car Parking Measure
	Column A	Column B	Column C
Amusement parlour	4	3.5	To each 100 sq m of net floor area
Art & craft centre	4	3.5	To each 100 sq m of net floor area
Betting agency	4	3.5	To each 100 sq m of leasable floor area
Bowling green	6	6	To each rink plus 50 per cent of the relevant requirement of any ancillary use
Child care centre	0.22	0.22	To each child

The proposed child care centre is to accommodate for 124 children. As such 27 car parking spaces are required to be provided on-site (0.22*124=27.8). It is noted that the calculation rounds down to the nearest whole number.

Therefore, under Clause 52.06 the proposal is considered to comply and no permit is required for a reduction in the amount of car parking spaces to be provided.

<u>Assessment</u>

No permit is required for a car parking reduction given that the number under Table 1 to Clause 52.06-5 has been met. Regarding access, conditions will require that the redundant crossover be removed and made good with kerb channel and nature strip to the satisfaction of the Responsible Authority.

Whilst the car parks in part are in tandem arrangement the design standards of the Warrnambool Planning Scheme have been met. It is expected that this aspect be managed internally (ie: staff parks only) and be demonstrated through a parking management plan.

A satisfactory access way at 6000mm wide provides access to the under croft car park from Verdon St.

General Provisions:

Clause 65.01 – Approval of an Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

Decision Guideline	Officer response
The matters set out in section 60 of the Act.	Complies.
	The matters in Section 60 have been considered.
The Municipal Planning Strategy and the	Complies.
Planning Policy Framework.	The proposal is in accordance with the MSS and PPF.
The purpose of the zone, overlay or other	Complies.
provision.	The proposal meets the purpose to the relevant zone, overlay and provisions
Any matter required to be considered in the zone,	Complies.
overlay or other provision.	The proposal complies with the relevant matters.
The orderly planning of the area.	Complies. In considering all aspects of the proposal it can be reasoned that the outcome would result in orderly planning of the area, subject to conditions.
The effect on the amenity of the area.	Complies.
	The impact on amenity will be negligible subject to conditions. Noise and other impacts such as overlooking have been ameliorated through the proposal.
The proximity of the land to any public land.	Complies. The proposal is not within close proximity to public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	Complies. The proposal is not anticipated to create any of these issues.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	Complies. Through conditions of any given planning permit the proposal would be required to meet stormwater management standards through a stormwater management plan.
The extent and character of native vegetation and	Complies.
the likelihood of its destruction.	There is minimal vegetation on site. The proposal results in a net increase in vegetation on site if the landscape plan is endorsed and implemented.
Whether native vegetation is to be or can be	N/A
protected, planted or allowed to regenerate.	No native vegetation on site.
The degree of flood, erosion or fire hazard	N/A
associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	The site is not located in a bushfire prone area or an area prone to flooding.

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	
	Traffic issues can be dealt with through conditions to any given planning permit.

<u>Assessment</u>

The proposal finds support within the General Provisions at Clause 65.01. The proposal presents a reasonable outcome against planning policy frameworks and responds to the physical setting of the site.

Assessment of objections

Landscaping

Concerns were raised about the location of landscaping and its potential height, where it may have the potential to block views or for branches to fall off any larger canopy trees (safety concern).

Generally the landscaping within the proposal provides a good planning outcome and will provide for greening of the site and some screening once the vegetation reaches maturity. Tree maturity for the canopy trees chosen on site should be clarified through the amendment of the landscape plan.

Additionally to address the objection of 87 Verdon St, landscaping within the first 5 metres of the front setback adjoining the driveway at 87 Verdon St will be restricted to 1m maximum maturity height the applicant has also indicated support for any such condition. Mature heights of canopy trees can be restricted generally to respond to concerns of their height.

Traffic and car parking issues

A key concern of objectors is that the amount of traffic and flow on affects such as intersection congestion and safety will be a problem.

Planning should generally seek that residential amenity should be protected from significant increases in traffic and demand for on street car parking.

The submitted Traffic Impact Assessment states that when operating at peak capacity the childcare centre is expected to generate around 96 vehicle movements per hour (two-way) over the 8-9am and 5-6pm periods equating to around 2 cars per minute during the busiest periods. Traffic flows outside of these peak hours will see much lower traffic generated from the proposal.

The objectors have substantial concerns about the intersection at Raglan Pde, Verdon St and Phillips St and the potential impacts an increase in traffic will have; however, VicRoads has not objected to the application or raised concern about the traffic generation or flow, nor have they indicated any conditions to go on a planning permit.

Council's City Infrastructure Management Branch has not objected to the application subject to conditions.

As per Clause 52.06 assessment section of this report, the development meets the car parking requirements within the Warrnambool Planning Scheme.

Subject to conditions which control on street car parking (such as no stopping signs) and an onsite car parking management plan the proposal is considered to have an acceptable impact on the road network. Planning permit conditions relating to traffic can only relate to

Phillips St (Council owned) and the subject site.

There are VCAT Tribunal decisions for child care centres and other non-residential uses which discuss issues of traffic and car parking. The consensus is as summarised:

- If the application meets the car parking requirement then there is no permit trigger under Clause 52.06. Further consideration of the amount of car parking would be outside the scope of the Warrnambool Planning Scheme.
- Applicants cannot be expected to resolve existing street network issues.
- Characteristics of traffic flow associated with a child care centre is generally considered to be less than other uses such as schools or kindergartens.
- It has been found to be beneficial to require a parking management plan depending on the layout of car parking spaces (ie: staff and parent car parking)
- In scenarios where some parents do park on the street, it is not unacceptable on a public road and could be further managed by the introduction of car parking restrictions by Council.
- Weight is placed on submitted Traffic Reports and the views of the Road Authority (VicRoads).

Estia Health Pty Ltd v Glen Eira CC (Red Dot) [2014] VCAT 994 ARR Property Pty Ltd v Greater Geelong CC [2018] VCAT 1626 (19 October 2018)]

Minnows Child Care Centre Pty Ltd v Kingston CC [2011] VCAT 1199 (24 June 2011)

Kyrillos Nominees Pty Ltd v Maroondah CC [2017] VCAT 1432 (18 September 2017),

Building design aesthetics and neighbourhood character

The building design was questioned by objectors and whether or not it is appropriate to the neighbourhood character of the area. Consideration of aesthetics of a building has been considered by the Tribunal in the following:- :

Riley & Ors v Whitehorse CC [2012] VCAT 1409

The planning scheme recognises that residential ages care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass). I therefore find the capacity and need for this development to fully address this preferred neighbourhood character is limited due to the function of the building and the specific site context.

Estia Health Pty Ltd v Glen Eira CC (Red Dot) [2014] VCAT 994

We agree with Mr Sheppard that the footprint, height, scale and dimensions of the building is atypical in this locality, but that because of the institutional use of the building this is an almost inevitable outcome. Mr Sheppard put to us therefore, that the starting point for our assessment of the acceptability of the building, should be that the proposed development cannot be expected to match the neighbourhood's existing character but that it should respond to the character of the area. We agree with this evidence.

It is also noted that the Warrnambool Planning Scheme does not incorporate a neighbourhood character policy for this area which may have expressed existing, preferred and emerging character.

<u>Heritage</u>

Concerns were raised for the removal of the dwelling within the heritage overlay at 95 Verdon St. No further evidence was provided with objections as to why the dwelling should be retained. The heritage assessment section of this report has found that the removal of the dwelling and the building in its place is an appropriate response to the HO in this instance.

Overdevelopment

Issues were raised regarding the overdevelopment of the site. Whilst appearing large form the Verdon St frontage (two storey) it is considered that the development uses the site efficiently with undercroft car parking. The built form footprint is only 53% of the site and the building affords comfortable setbacks on the majority of interfaces.

Loss of amenity (noise, overlooking/privacy)

Noise: An acoustic report has been submitted to address noise concerns. The recommendations of this report can be included as conditions on any given planning permit. Acoustic walls can be implemented as required on site boundaries.

Overlooking: Objections were received regarding potential overlooking from the development into other properties (namely 6 Hillside Avenue and 97-101 Verdon St).

Between the development and 6 Hillside Ave there is a 2.5m high acoustic wall to be constructed which will also minimise the potential for overlooking.

Between the development and 97-101 Verdon St (across Phillips St) there is a large street tree on the western side of the road reserve and the presence of an existing 1800mm high brush fence to minimise overlooking potential.

Additionally, taking the distance of 9m (borrowed from ResCode requirements) the building is of an acceptable distance away from the properties concerned about overlooking.

Overall, amenity impacts causes by the development and use of the land are considered to be tolerable.

Boundary fencing

Concerns have been raised about boundary fencing by way of blocking vehicle sight lines. The fence adjoining the driveway of 87 Verdon St is not specified. As such a planning permit condition will require the fencing to be specified adjacent to the driveway and allow for sufficient site lines for egressing vehicles.

Loss of views

An objection has claimed that views are lost to the north towards the Warrnambool Racecourse and beyond (500m away). Whilst it is acknowledged that the site is within a relative highpoint within Warrnambool, currently there are no controls within the Warrnambool Planning Scheme (within this area) which accommodate for view sharing or the protection of sight lines for this area of Warrnambool.

Land use within residential area and demonstrated need for use

Concerns were raised about the compatibility of the child care centre within the residential area and the potential that no child care centre is needed.

The GRZ provides for an application for a child care centre to be made. The majority of Warrnambool's childcare centres are within residential areas and are considered on their merits at the time of an application.

Having regard to the need to demonstrate the need for a child care centre in this area the below is relevant in terms of planning considerations:

ARR Property Pty Ltd v Greater Geelong CC [2018] VCAT 1626 (19 October 2018)

City of Greater Geelong resolved to refuse a 90-place childcare facility in Grovedale based on neighbourhood character, traffic generated and a lack of need within the area. The permit applicant then appealed Council's decision to VCAT where Member Megan Carew stated the following when determining that lack of need is not a relevant ground:

"Many Tribunal decisions have considered the relevance of need. Their primary finding is that a demonstrated need for a facility or use may be a relevant factor in a planning decision, but lack of a need will rarely, if ever, be a ground for refusing to grant a permit...

"When the word 'need' is used in a town planning sense, it must mean community need. It is not necessary to show an element of urgent community necessity for a facility. Rather, need connotes the idea that the wellbeing of a community or some part of it can be better and more conveniently served by the provision of a particular facility...Need is a relevant consideration, but not an essential requirement."

Tribunal decisions referenced:-

- 1. Kyrillos Nominees Pty Ltd v Maroondah CC [2017] VCAT 1432 (18 September 2017)
- 2. ARR Property Pty Ltd v Greater Geelong CC [2018] VCAT 1626 (19 October 2018)
- 3. Riley & Ors v Whitehorse CC [2012] VCAT 1409
- 4. Estia Health Pty Ltd v Glen Eira CC (Red Dot) [2014] VCAT 994
- 5. Minnows Child Care Centre Pty Ltd v Kingston CC [2011] VCAT 1199 (24 June 2011)

Conclusion

The proposal is generally able to be supported by the Warrnambool Planning Scheme subject to conditions for the following reasons:

- The proposal finds support within both the PPF and MSS.
- The proposal is supported the provisions of the General Residential Zone (Clause 32.08).
- The proposal provides an acceptable response to the Heritage Overlay (Clause 43.01).
- The proposal finds compliance with the relevant Particular Provisions such as Car Parking (Clause 52.06).
- The proposal is generally in accordance with the general provisions and decision guidelines under Clause 65.

Recommendation

That council having caused notice of Planning Application No. PP2019-0022 to be given under Section 52 of the *Planning and Environment Act 1987* and or the planning scheme and having considered all the matters required under Section 60 of *the Planning and Environment Act 1987* decides to issue a <u>Notice of Decision to Grant a Planning Permit</u> under the relevant provisions of the Warrnambool Planning Scheme in respect of the land known and described as ALLOT Lot 4 and Lot 6 PS 3653 PSH WAN TSH WARR, 89-91 and 95 Verdon St WARRNAMBOOL VIC 3280, for the Use and development of a child care centre, associated demolition and works, and alteration of access to a Road Zone Category 1 in accordance with the endorsed plans, subject to the following conditions:

Amended Plans

1. Prior to the commencement of the development, three (3) copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted but modified to show:

a. The submission of a demolition plan showing all existing buildings to be demolished.

b. A notation that no stopping signs will be installed along Phillips Street adjacent to the development on both sides of the road between hours of 6:30am and 6:30pm Monday to Friday.

c. A new timber paling or Colorbond fence at the cost of the subject site owner adjacent to the eastern boundary of the site at a maximum height of 1200mm extending back from the street for approximately 3000mm to enable satisfactory sight lines for vehicles egressing the site subject to the approval of the adjoining property owner

d. The landscaping plan must be generally in accordance with the landscape plan received by Council 14 February 2019 prepared by Package Landscapes Australia, except that the plan must show:

- i. A landscaping control area where within 5000mm of the Verdon St frontage adjoining the driveway of 87 Verdon St, plants are limited to a maximum height of 1m at maturity.
- ii. A planting schedule which only includes trees with a maximum mature height of 10m.
- iii. Any landscaping in the north-western corner of the site to take into account sight lines within a 3x3m splay area in accordance with Condition 22 hereof.
- iv. Identification of the location of all site fire services required by the CFA. The location of services must be to the satisfaction of the Responsible Authority.

Endorsed plans

2. The use and development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

Hours of operation

- 3. Unless otherwise approved in writing by the Responsible Authority, the use hereby permitted may only operate during the following times:
 - Monday to Friday 6:30am to 6:30pm

Maximum number of children and staff

- 4. No more than 124 children shall attend the child care centre at any one time, to the satisfaction of the Responsible Authority.
- 5. No more than 23 staff shall be on site at the child care centre at any one time, to the satisfaction of the Responsible Authority.
- 6. Before the development is first brought into use Lot 4 and Lot 6 of PS003653 PSH WAN TSH WARR must be consolidated.

Environmental Audit

- 7. Before the commencement of any works the following further investigations must be undertaken to the satisfaction of the responsible authority, and must be submitted to and approved by the responsible authority:
 - a. Ripping of the surface soils in parallel lines to approximately 0.5 m occurs in the vicinity of the former tank pit and bowser to ensure that all pipe work has been removed.
 - b. Testing of soil in the vicinity of the bowser where hydrocarbon staining was observed.
 - c. Groundwater be tested to determine whether site activities have impacted groundwater quality. One bore should be installed down gradient of the tank pit and bowser. Shallow soil vapour bores to approximately 6m should be installed in the tank pit and at the bowser to confirm the absence of BTEX at concentrations of concern.
 - d. A further 10 samples of soil be taken from the vicinity of where the elevated arsenic concentration was measured, to confirm that arsenic is not present at concentrations of concern. Activities at the garden centre should be reviewed to determine if there was a location where arsenical herbicides may have been made up, and sampling included in any such area.
 - e. Four surface samples are tested for a NEPM suite of contaminants, including arsenic and herbicides and pesticides; these samples can be composites of 4 sub-samples to provide greater coverage of the site soils.
 - f. The degraded asphalt area adjacent to the garden supply centre constituting an aesthetic impact, and is removed from site prior to it being suitable for the proposed redevelopment.

Quality control procedures that comply with AS4482.1 2005 and the NEPM 1999 are to be implemented during further investigations.

The above is required to determine the concentration and extent of hydrocarbon contamination that is present, and whether remediation and/or management is required. If remediation and/or management is required, this must be undertaken prior to the development commencing.

The investigations contained herein and any remedial work(s) must be reviewed by an appointed environmental auditor under the *Environment Protection Act 1970*, to the satisfaction of the responsible authority.

Waste Management Plan and Collection

8. Prior to commencement of any works, a waste management plan for the development must be submitted and approved by the Responsible Authority. The Waste Management Plan must detail how all waste and recyclables generated by the development are sorted, stored on site and how waste collection trucks may access the site and empty waste, recycling and FOGO containers.

Delivery times

9. Deliveries to and from the site must only take place between 8am and 6pm Monday to Friday, to the satisfaction of the Responsible Authority.

No External Sound Amplification

10. No external amplified equipment, loud speakers or public address system shall be used in conjunction with the use hereby permitted.

Security Lighting

- 11. Prior to the commencement of the use, low intensity lighting must be provided to the satisfaction of the Responsible Authority to ensure that car park areas and pedestrian accessways are adequately illuminated during evening periods without any loss of amenity to occupiers of nearby land, to the satisfaction of the Responsible Authority.
- 12. Any outdoor and/or security lighting provided must be designed to prevent adverse light spill on adjoining land or road reserve to the satisfaction of the Responsible Authority.

Acoustic Walls

- 13. All acoustic walls nominated on site must be constructed prior to the use commencing to the satisfaction of the Responsible Authority and be generally in accordance with the recommendations of the Acoustic Engineering Report (prepared by Cogent Acoustics) received by Council 14 February 2019. Acceptable materials for the acoustic fencing include:
 - Minimum 20 mm thick timber or plywood;
 - Minimum 9 mm thick fibre cement sheet;
 - Minimum 10 mm thick polycarbonate;
 - Or any other suitable material with a minimum mass of 12 kg/m2.

Parking and Traffic Management Plan

14. Before the commencement of any work on the site, a Parking and Traffic Management Plan to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed and will then form part of the permit. Traffic and parking operations on and adjacent to the site must conform to this endorsed plan. The plan must include:

- a. The location of all areas on and/or off-site to be used for staff and patron parking.
- b. Specification of staff numbers adequate to enable efficient operation of car parking areas both on- and off-site.
- c. No stopping signs along Phillips Street adjacent to the development on both sides of the road between hours of 6:30am and 6:30pm Monday to Friday.
- d. The means by which the direction of traffic and pedestrian flows to and from car parking areas will be controlled both on- and off-site.
- e. Measures to preclude staff parking in designated patron car parking areas.
- f. Staffing and other measures to ensure the orderly departure and arrival of patrons especially any large groups departing at closing time.
- g. Servicing of the drainage and maintenance of car parking areas.
- h. Internal Car park & Trafficable Areas.
- i. Appropriate bicycle parking.
- j. How staff and parents/carers will be encouraged to utilise on-site car parking.

Car Parking & Traffic Management Construction

- 15. Before the Use or Occupation of the development the traffic management, and parking areas must be constructed to the satisfaction of the Responsible Authority, and must:
 - a. Be in accordance with the endorsed Parking and Traffic Management Plan.
 - b. Be in accordance with endorsed Road Construction Plans.
 - c. Be finished with an all-weather sealed surface.
 - d. Be drained.
 - e. Include appropriate signage, lighting and line marking.
 - f. Include appropriate loading facilities for the development.
 - g. Include vehicle crossings.
- 16. Car spaces, access lanes, pedestrian paths and driveways must be kept available without obstruction for these purposes and at all times when the use hereby permitted is being conducted.

Stormwater Management Plan

- 17. Before the commencement of any construction activity, a detailed Stormwater Management Plan is to be submitted to and endorsed by the Responsible Authority. The works must be designed in accordance with the current Responsible Authority's Design Guidelines, the endorsed application plans and the approved Development Plan and must include:
 - a. Identification of any existing drainage on the site.
 - b. Details of how the works on the land are to be drained and/or retarded.
 - c. Computations in support of the proposed drainage.
 - d. A proposed Legal Point of Discharge.
 - e. An underground stormwater network to the legal point of discharge.
 - f. Limitation of the storm water discharge from the development to predevelopment runoff for a 10% AEP storm event.
 - g. Water Sensitive Urban Design treatments to protect downstream drainage and waterways in compliance with the Performance Objectives of the Urban Stormwater Best Practice Environmental Management Guidelines.

h. Evidence that storm water runoff resulting from a 1% AEP storm event is able to pass through the development via reserves and/or easements, or be retained within lots without causing damage or nuisance to adjoining lots.

Stormwater Works

18. The endorsed Stormwater Management Plan is to be implemented to the satisfaction of the Responsible Authority prior to the use or occupation of the development (whichever occurs first).

Vehicle Access

19. Before the use of the development, the applicant must provide vehicle access to the satisfaction of the Responsible Authority. This includes the removal of existing redundant vehicle crossings and reinstatement of affected kerb, nature strip and footpath. Satisfactory clearance is to be provided to any stormwater pit, power or telecommunications pole, manhole cover, marker, or street tree. Any relocation, alteration or replacement required shall be at the applicant's expense.

Project Management Plan

- 20. Before the commencement of any works for each stage of the development (including any preliminary site preparation and establishment works, demolition or material removal) a Project Management Plan to the satisfaction of the Responsible Authority must be submitted for review. The Project Management Plan must include and address the following:
 - a. Health & Safety Management Plan
 - i. Description of Works
 - ii. Site Security / Signage
 - iii. Worksite Safety / Public Safety
 - b. Environmental Management Plan (EMP) in accordance with the Environment Protection Authority document Environmental Guidelines for Major Construction Sites, February 1996 or its successor document, including:
 - c. Operating Hours, Noise and Vibration Controls;
 - ii. Air and Dust Management;
 - iii. Stormwater and Sediment Control; and
 - iv. Waste and Materials Reuse Management.
 - v. Amenity Considerations
 - vi. Protection Zones (Flora, Fauna, Weeds, Pests and Cultural Heritage)
 - d. Construction Management Plan
 - i. Company Structure / Site Contacts
 - ii. Company Policies (if applicable)
 - iii. Responsible Authority Approvals
 - iv. Insurances
 - v. Asset Condition Report
 - vi. Quality Management
 - vii. Construction Program
 - d. Traffic Management Plan.
 - i. Traffic Guidance Schemes
 - ii. Site Compound Map
 - iii. WCC Road Reserve Works Permit
 - iv. VicRoads MoA (if applicable)

The Project Management Plan must be implemented to the satisfaction of the responsible authority for the duration of the works. The Warrnambool City Council template may be used if completed correctly and in full.

Quality Assurance

21. Throughout construction works, the Contractor or Developer's Representative is responsible for completion of Inspection and Test Plan (ITP) and hold point documentation to the satisfaction of the Responsible Authority. Completed ITP documentation is to be submitted prior to practical completion.

Sight Distance at Intersection

22. No building, fence, sign, structure, vegetation, car park or any other obstruction to safe sight distance at the Phillips St – Verdon St intersection will be permitted within 3 m of the property boundary intersection corner (3 x 3 splay).

Landscaping works

23. The landscaping works shown on the endorsed Landscape Plan must be carried out and completed to the satisfaction of the Responsible Authority prior to the use or occupation of the development.

General Amenity

- 24. The amenity of the area must not be detrimentally affected by the use or development through the:
 - a. Transport of materials, goods or commodities to or from the land;
 - b. Appearance of any building, works or materials;
 - c. Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour,
 - steam, soot, ash, dust, waste water, waste products, grit or oil;
 - d. Presence of vermin;

Environment Protection Authority Conditions

- 25. Effective noise levels from the use of the premises must not exceed the recommended levels as set out in Noise from Industry in Regional Victoria (NIRV; EPA Publication 1411, 2011) or as amended.
- 26. All soil is to be handled in accordance with EPA Publication IWRG621 Soil Hazard Categorisation and Management 2009 or as amended.
- 27. All industrial waste generated during construction must be managed in accordance with EPA's Industrial Waste Resource Guidelines 2009.

Expiry

28. This permit as it relates to the use and development hereby approved will expire if one of the following circumstances applies:

a. The development of the building(s) hereby approved has not commenced within two (2) years of the date of this permit.

b. The development of the building(s) hereby approved is not completed within four (4) years of the date of this permit. c. The use has not commenced within four (4) years of the date of this permit.

In accordance with <u>section 69 of the *Planning and Environment Act 1987*</u>, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

	Breese Pitt Dixon
	Civil Engineers, Land Surveyors,
Our Ref: 10068P	Town Planners & Urban Designers
13 February 2019	Breese Pitt Dixon Pty. Ltd. A.B.N. 34 005 950 103 1/19 Cato Street
Warrnambool City Council Town Planning Department	Hawthorn East, Vic 3123 Tel 03 8823 2300
PO Box 198 Warrnambool VIC 3280	www.bpd.com.au info@bpd.com.au
Dear Sir / Madam,	Warrnambool City Council
Re: 89-91 & 95 Verdon Street, Warrnambool Application for planning permit Proposed child care centre	1 4 FEB 2019 Ref No Officer Scanned Yes / No Ch\$3,330,70

We act on behalf of Veuve Property Group in submitting an application for a town planning permit for the proposed use and development of a child care centre for the above mentioned land. All application documents have been provided including a CD containing a soft copy of all consultant reports.

Should you wish to discuss any matter further please feel free to contact me on 8823 2373.

Regards,

Tim Hamilton Manager – Town Planning

.11	Office Use Only		
11/2-	Application No.:	Date Lod	ged: / /
WARRNAMBOOL	Application for	State State State	
city council	Planning Perm	it	
Planning Enquiries	If you need help to complete this form, read How		for Diagoing Dormit form
Phone: 03 5559 4800	Any material submitted with this application		
Web: http://www.warrnambool.vic.go au	v. available for public viewing, including elect the purpose of enabling consideration and and Environment Act 1987. If you have any	ronically, and copies may be review as part of a planning p	nade for interested parties for rocess under the <i>Planning</i>
	Questions marked with an asterisk (*) are ma	ndatory and must be completed	i.
Clear Form	A If the space provided on the form is insufficient	ent, attach a separate sheet.	
The Land			1997.00
1 Address of the land. Complete	the Street Address and one of the Formal Land	Descriptions.	
Street Address *	Unit No.: St. No.: 89-91 295	St. Name: Verdon S	treet
	01-11 215	Vertion	
	Suburb/Locality: Warrambool		Postcode: 3200
Formal Land Description *			
Complete either A or B.	A Lot No.: 4 OLodged Plan OTitle	Plan OPlan of Subdivisio	No.: 3653 3653
found on the certificate of title.	B Crown Allotment No.:	Section No.	
	Parish/Township Name:		
The Proposal You must give full details of your delay your application.	proposal and attach the information required to ass	ess the application. Insufficien	nt or unclear information will
 For what use, development or other matter do you require a permit? * 	Select the focus of this application and describe be	elow:	•
If you need help about		of a child ca	
	Atter access to verdo	n street bein	ga
the proposal, read:	ID 17		
the proposal, read: How to Complete the Application for Planning	Road Zone category Demolition of a billdi	I road.	ee and
the proposal, read: How to Complete the		I road. ug and brildin age overlay.	ge and
the proposal, read: How to Complete the Application for Planning	Demolition of a bildi	age <u>overlay</u> . I, including: plans and elevation il or outlined in a Council planni	s; any information required
the proposal, read: How to Complete the Application for Planning Permit Form	Demolition of a bildi warts under the Herit Provide additional information on the proposa by the planning scheme, requested by Counci required, a description of the likely effect of the	Age Overlay. I, including: plans and elevation il or outlined in a Council planni e proposal.	s; any information required ng permit checklist; and if
the proposal, read: How to Complete the Application for Planning Permit Form	Demolition of a bildi warts under the Herit Provide additional information on the proposa by the planning scheme, requested by Counci required, a description of the likely effect of the	age <u>overlay</u> . I, including: plans and elevation il or outlined in a Council planni	s; any information required ng permit checklist; and if
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4 Describe how the land is used and developed now * eg. vacant, three dwellings, medical centre with two	land is arrently vaca former commercial (se	aut. Dwelling brilding end
practitioners, licensed restaurant with 80 seats, grazing.	Provide a plan of the existing conditions. Pho	
Title Information	and the second second	
5) Encumbrances on title * If you need help about the title, read: <u>How to complete the</u> <u>Application for Planning Permit</u> <u>form</u>	section 173 agreement or other obligation su	now to proceed before continuing with this application.)
		h individual parcel of land forming the subject site. ch statement', the title diagram and the associated title ctive covenants.)
Applicant and Owner	Details i	
6 Provide details of the applicant a	nd the owner of the land.	
Applicant * The person who wants	Name: Title: First Name:	Surname:
the permit.	Organisation (if applicable):	
	Organisation (if applicable): Breese P Postal Address:	If it is a P.O. Box, enter the details here:
	Unit No.:] St. No.: 19	St. Name: Lato Street
	Suburb/Locality: Hawthway Eest	State: VIC Postcode: 3123
Where the preferred contact person for the application is	Contact person's details *	Same as applicant (if so, go to 'contact information')
different from the applicant, provide the details of that person.	Name: Title: M. Title First Name: Time	Surname: Hamilton
person.	Organisation (if applicable): Breese	Pitt Dixon
	Postal Address:	If it is a P.O. Box, enter the details here:
	Unit No.: St. No.:	St. Name:
	Suburb/Locality:	State: Postcode:
Please provide at least one contact phone number *	Contact information	
	Business Phone: 8023 2373	Email: Timb@ bpd.com.au
	Mobile Phone:	Fax:
		1 A A A A A A A A A A A A A A A A A A A

Owner *		and the state of the second	Same as applicant
The person or organisation	Name: Title: First Name:	Surname	
who owns the land			Contrast Status Process Party positivities (Laboratory proposition)
Where the owner is different from the applicant, provide	Organisation (if applicable): Bell Tami	ily Propertie	s Pty Ltd
the details of that person or	Postal Address: Unit No.: St. No.:	If it is a P.O. Box, ent	
organisation.			proit street
	Suburb/Locality: Narmanbool	State: VIC	Postcode: 3290
	Owner's Signature (Optional):		Date:
			day / month / year
Declaration			
7) This form must be signed by the	ne applicant *		
Remember it is against the law to provide false or	I declare that I am the applicant; and that all th	he information in this a	pplication is true and
misleading information,	correct; and the owner (if not myself) has been Signature:	n notified of the permit	
which could result in a heavy fine and cancellation	Signature.		Date: 13/2/2019
of the permit.	1 martial		day / month / year
	11		
		Αρρίασίο το ΓΡ	nung Permit 2012 VIC. Aug

rm, read <u>How to complete the Application for Planning Permit form</u> ning process is available at <u>www.dpcd.vic.gov.au/planning</u> nent to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient
ONO OVES If 'yes', with whom?: <u>Cameron</u> <u>MLNeill</u> Date: 20 9/18 & 21/11/19 day / month / year
 Filled in the form completely? Paid or included the application fee? Most applications require a fee to be paid. Contact Council to determine the appropriate fee. Provided all necessary supporting information and documents? A full, current copy of title information for each individual parcel of land forming the subject site A plan of existing conditions. Plans showing the layout and details of the proposal
Completed the relevant Council planning permit checklist? Signed the declaration (section 7)?
Warrnambool City Council PO Box 198 Warrnambool VIC 3280 25 Liebig Street Warrnambool VIC 3280 Contact information: Telephone: 61 03 5559 4800 Email: wbool_city@warrnambool.vic.gov.au DX: Ausdoc 28005
Deliver application in person, by fax, or by post: Print Form Make sure you deliver any required supporting information and necessary paymen when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body. Save Form:
Save Form To Your You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

Document Set ID: 10768188 Version: 1, Version Date: 15/02/2019 4 Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information. REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 VOLUME 02508 FOLIO 567 Security no : 124076115270P Produced 13/02/2019 08:07 AM LAND DESCRIPTION Lot 4 on Plan of Subdivision 003653. PARENT TITLE Volume 01024 Folio 627 Created by instrument 0342619 19/12/1893 REGISTERED PROPRIETOR Estate Fee Simple Sole Proprietor BELL FAMILY PROPERTIES PTY LTD of 177 KOROIT STREET WARRNAMBOOL VIC 3280 AG805316L 09/10/2009 ENCUMBRANCES, CAVEATS AND NOTICES MORTGAGE AD242299U 16/11/2004 DONALD JOHN BELL CAVEAT AR580545W 23/10/2018 Caveator VEUVE PROPERTY SERVICES PTY LTD ACN: 612122924 Grounds of Claim AGREEMENT WITH THE FOLLOWING PARTIES AND DATE. Parties THE REGISTERED PROPRIETOR (S) Date 14/09/2018 Estate or Interest FREEHOLD ESTATE Prohibition ABSOLUTELY Lodged by MACPHERSON KELLEY LAWYERS VICTORIA Notices to GUY ALBECK of 40-42 SCOTT STREET DANDENONG VIC 3175 Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below. DIAGRAM LOCATION SEE TP658872F FOR FURTHER DETAILS AND BOUNDARIES ACTIVITY IN THE LAST 125 DAYS NUMBER STATUS DATE CAVEAT Registered CONV PCT & NOM ECT TO LC Completed 23/10/2018 CAVEAT AR580545W (E) 07/01/2019 AR815845E (E) AR904950M (E) REMOVAL OF NOMINATION Completed 06/02/2019 -----END OF REGISTER SEARCH STATEMENT-----Additional information: (not part of the Register Search Statement) Street Address: 95 VERDON STREET WARRNAMBOOL VIC 3280

Document Set ID: 10768191 Version: 1, Version Date: 15/02/2019 ADMINISTRATIVE NOTICES

eCT Control 19337F FOGARTY LAWYERS Effective from 07/01/2019

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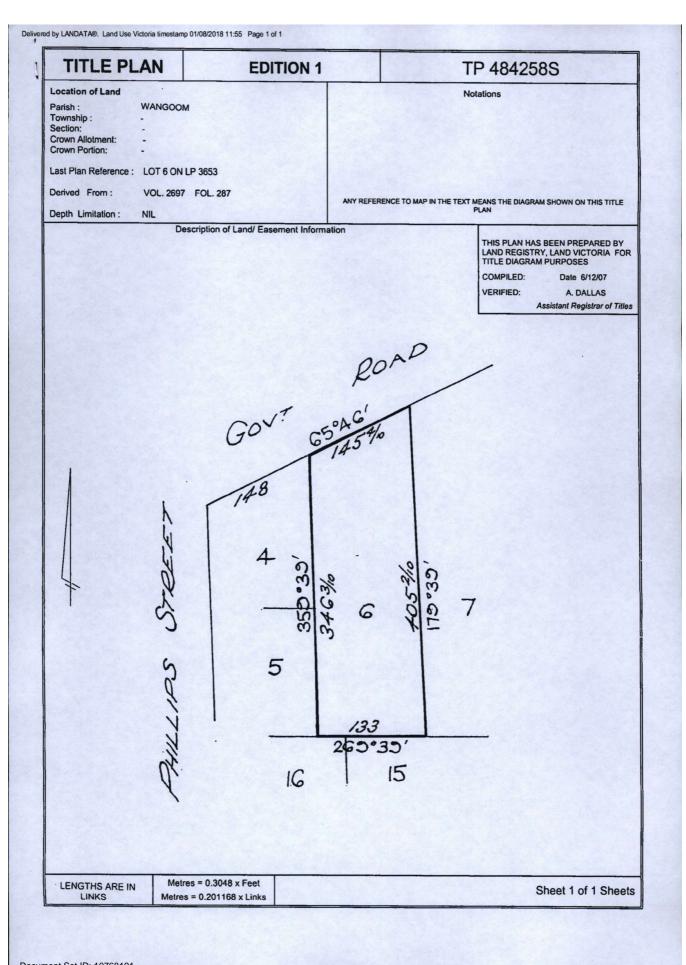
ADMINISTRATIVE NOTICES

AR905293S NOMINATION TO PAPER INST. 06/02/2019 eCT Nominated to Discharge of Mortgage TO AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

eCT Control 16165A ANZ RETAIL AND SMALL BUSINESS Effective from 23/10/2016

DOCUMENT END

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TOWN PLANNING REPORT

89-91 & 95 Verdon Street Warrnambool

Proposed use of land for a child care centre, associated buildings and works and alteration to access for RDZ1

Submission prepared by: Breese Pitt Dixon Pty Ltd February 2019

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cument Set ID: 10768192 ersion: 1, Version Date: 15/02/2019

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Breese Pitt Dixon

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89-91 & 95 Verdon Street, Warrnambool 10068

Breese Pitt Dixon

1.0 Introduction

BPD has been engaged by *Veuve Property Group* to prepare and submit an application for planning permit to Warrnambool City Council seeking planning permission to use and develop the land for the purpose of a child care centre.

Documents submitted as part of the application include the following:

Proposed Architectural Plans by Insite Architects

Site Context Plans by Insite Architects

Acoustic Report by Cogent Acoustics

Waste Management Plan by Leigh Design

Traffic & Car Parking Assessment by CMA

Environmental Assessment Reports - Tonkin & Taylor

Building Heritage Assessment by Ecology & Heritage Partners

Heritage Statement by Insite Architects

which conflicts with the single dwelling streetscape character.

- Prevailing building materials of the locality should be incorporated into the design.
- Car parking within the front setback should be avoided.
- A design response should provide for building setbacks to the north-west corner at the intersection of Verdon Street and Phillips Street to allow for the retention of view lines to the existing significant dwelling located at 97 Verdon Street.
- Council confirmed they do not require the completion of a CHMP upon submission of an application should one be required although will be requested as part of a further information request.
- Council stated general support for the potential of the site to support a new child care centre subject to a satisfactory design response and achieving compliance with the relevant provisions of the planning scheme. It was agreed that a further pre-application would be arranged should a proposal be advanced.

2.0 Background

Two pre-application meetings with Council have been held in advance of lodging this application for planning permit. The first meeting was on the 20th September 2018 and was attending by planning officer Cameron McNeill and Council's consultant heritage advisor. No plans were tabled at the meeting with key discussion on the appropriateness for the site to support a potential new child care centre, initial discussion on the application of the Heritage Overlay to 95 Verdon Street, general design considerations for any potential proposed redevelopment of the site and information requirements for any permit application. The meeting was undertaken following a site inspection by Council officers. A brief summary of the meeting is provided below.

- Following site inspection and subject to undertaking further heritage investigations the council stated that there appeared to be support for the ability to demolish the existing building which is subject to a heritage overlay.
- There was agreement that the heritage significance applied to the Verdon Street Precinct through the Heritage Overlay does not reflect the existing building on the site.
- Any permit application is be supported by a heritage assessment of the existing dwelling building and comment on the proposed design response in respect to the heritage characteristics and value of the Verdon Street Precinct.
- Council stated that any design should avoid an expansive dominant response across the site's frontage

89-91 & 95 Verdon Street, Warrnambool 10068 A second pre-application meeting with Council was held on 21 November 2018 following submission of preliminary architectural plans and prepared consultant reporting to Council for review to inform discussion during the meeting. A summary of discussion is provided below.

- Council stated general support for the prepared design.
- Council stated that the eastern raised portion of the north elevation could be reduced in height or in its width to avoid the potential for the building presenting as a 2 plus stories. This was a minor concern with further 3D modelled plans recommended to provide greater detail on the streetscape presentation. The proposal supports a reduction of this portion of the building as suggested by Council.
- Any application should provide discussion of support for reasons why the existing dwelling is not suitable for retention within the design response as the site is listed as a contributory site under local heritage guidelines.
- A detailed Landscape Plan will not be required for any application with preliminary indicative detail sufficient with permit conditions to require the preparation of landscape detail.
- Whilst the proposal would not trigger a permit for a reduction in car parking requirements a car parking and traffic analysis should be prepared as part of the application.

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Breese Pitt Dixon 3.0 Subject Land & Surrounds Subject Land 3.1 330 332 10 103 . 105 -. 5 47 3 4 Fig 1. Site cadastral plan

The site consists of two adjoining parcels located on the southern side of Verdon Street and Princes Highway at the sout-east intersection with Phillips Street in Warrnambool. Locally the site is positioned approximately 190 metres east of the intersection of Princes Highway and Derby Street/Bell Street, 400 metres west of the Warrnambool Holiday Park, 1.2km west of the Gateway Plaza and 1.9km east of the Warrnambool CBD. The location of the site is shown below.

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Fig 2. Melways site location plan

Site characteristics are as follows.

Title registration	89-91 Verdon Street registered as Lot 6 of Plan of Subdivision TP484258S 95 Verdon Street registered as Lot 4 of Plan of Subdivision TP658872F
Site shape	Consists of two allotments each of regular size. Collectively the site is irregular as shown below.
Site area	Approximately 2,870 square metres.
Boundaries	North 60m (front) West, 25m to Philips St (side) East, 83m (side) Rear 55m (rear & aggregate of each lot) *Approx only
Existing development	Light commercial structure associated with former landscape sales use on 87-89 Verdon Street of approximately 190 square metres positioned in the south-west corner of the site along the west boundary. The building was previously used as the sales office and servicing area of the former landscape supplies business. The balance of the former commercial site has been cleared of all previous structures. A single dwelling subject to heritage planning control is located on 95 Verdon Street. The dwelling is setback approximately 7 metres (minimum) from Verdon Street, 1 metre from Phillips Street and 3 metres from the southern rear boundary. A metal single space garage is located to the east of the dwelling and positioned forward of the dwelling along its frontage.
Existing/Previous use	The site is currently vacant. 87-89 Verdon Street previously supported a landscape supplies and soil shop business. 95 Verdon Street previously supported residential use.
Access	Vehicle crossing access is provided to each parcel along Verdon Street with 87-89 supported a double width crossing in support of its former commercial use.
Vegetation	Medium sized exotic tree close to shared boundary within 95 Verdon Street with small exotic tree to rear of dwelling. No vegetation of significance is located on the land.
Boundary Fencing	Concrete paneling of approximately 2.5 metres maximum height along the east boundary with timber pailings of 1.8 metres for side and rear boundaries. A cyclone fence of around 2.2 metres height is currently provided along the Verdon Street frontage as the site is currently vacant land.

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-	The site supports a rise to the rear south boundary of approximately 4 metres. Refer to the submitted
Topography	plan of survey for existing site level data.
Title	Title details show each parcel not being subject to a covenant, restriction, section 173 agreement or other form on encumbrance potentially limiting future use and development. Title details show no easement applying to either parcel.

The below shows an aerial view of the site and its immediate surrounds.



The following photos provide further details of the characteristics and description of the site.

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Photo 2: View to north-east corner within site





Photo 3: View to north-west from rear of site



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Photo 6: View north through 89-91 Verdon Street with former landscape supplies building.

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Photo 13: View south to 10 Phillips Street



Photo 14: East side of existing dwelling



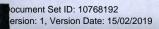
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Photo 17: Metal garage building located on 95 Verdon Street



Photo 15: Existing dwelling viewed from Phillips Street

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3.2 Surrounding Land

A description of the surrounding use and development context for the site is provided below.



Fig 4. Site & context aerial, Google

Two residential properties adjoin the west
boundary of 89-91- Verdon Street consisting of
two single storey dwellings which are accessed
to and fronted to Phillips Street. Dwelling are
setback approximately 7.5 metres from the site
supporting private open space and minor
plantings. Residential development in the form
of single dwellings continues to the west

Supports residential development. The rear boundary of 89-91 Verdon Street abuts a large open rear yard for its majority with a garage adjoining the boundary to the west with the dwelling setback approximately 6 metres from the site. A residential property adjoins the southwest corner boundary supporting a single dwelling with an outbuilding constructed to the shared boundary. North situ

Verdon Street and the Princes Highway is located north of the site with residential development situated approximately 65 metres to the north of the Princes Highway.

East

Three residential parcels abut the side boundary including one fronting Verdon Street and two fronting Hillside Avenue. The Verdon Street property supports a driveway and garage constructed along the shared boundary with a dwelling setback approximately 3 metres. Dwellings within Hillside Avenue appear to be setback approximately 10 metres and 15 metres respectively with 4 Hillside Ave supporting outbuildings located along the shared boundary and rear of the dwelling. 2 Verdon Street appears to support a number of established medium sized trees close to the shared boundary.

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Photos detailing the surrounding site context are provided below.

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South

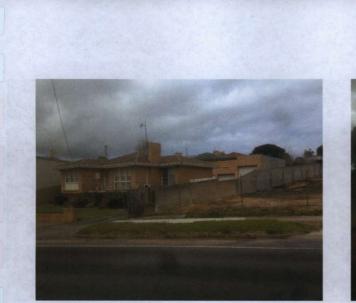


Photo 16: View to north-east corner of site and adjoining residential property from Verdon Street



Photo 17: View east along Verdon Street to residential dwellings

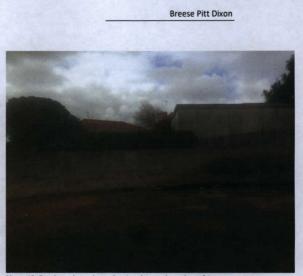


Photo 19: East boundary where abutting the rear boundary of 4 Hillview Ave



Photo 20: View to rear yard of 10 Phillips Street along south boundary



Photo 18: View of existing concrete wall along the east boundary abutting residential land



Photo 21: View to rear yard of 10 Phillips Street along south boundary

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Photo 23: View along shared boundary with 10 Phillips Street



Photo 26: Residential dwellings along the east side of Phillips Street



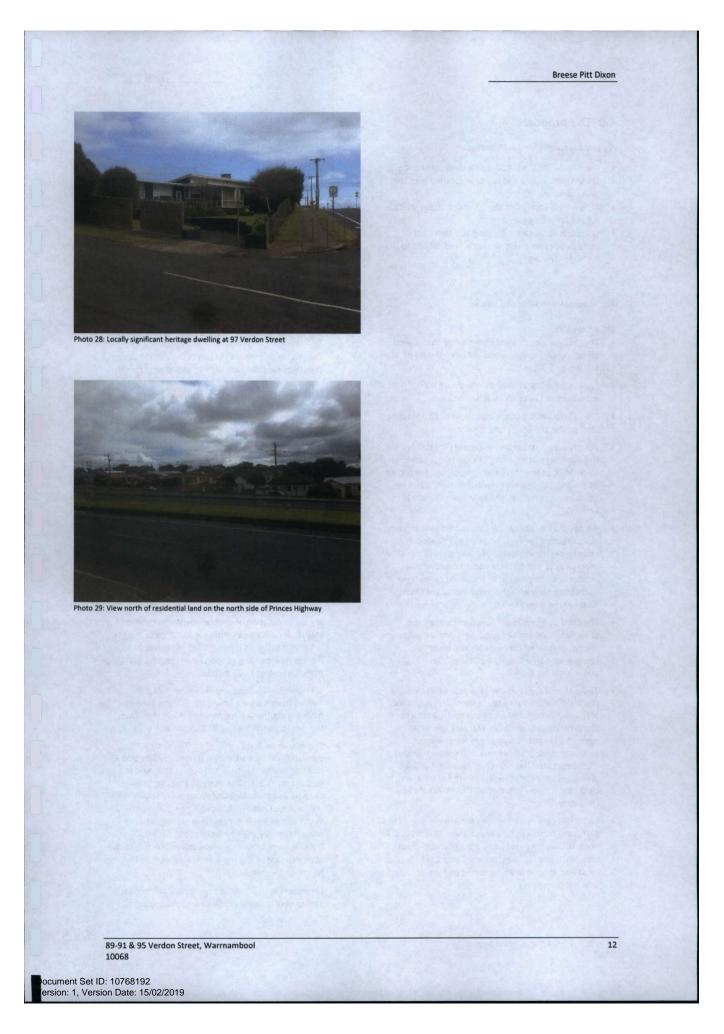


Photo 27: View west from Phillips along Verdon Street

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4.0 The proposal

A permit is sought for the following:

- Use of land for the purpose of a child care centre.
- Undertake building and works associated with the proposed use.
- Alter access conditions along Verdon Street which is a Road Zone Category 1 road.
- Demolish or remove a building and construct or carry out development works on land subject to the Heritage Overlay.

The proposal is summarised below:

Child Care Use

- The child care centre will operate five days a week being Monday to Friday and between the hours of 6:30am to 6:30pm.
- The centre will accommodate and care for a maximum of 124 children at any one time.
- The centre will support a maximum of 23 operating staff on the site at any one time.
- Vehicle access to the onsite car park is provided via the existing crossing along Verdon Street servicing 89-91 Verdon Street. The existing crossing servicing 95 Verdon Street will be decommissioned and reestablished as nature stirp to the satisfaction of Council.
- A total of 27 onsite car parking spaces are proposed in a basement car park. The car park supports satisfactory dimensioning of parking spaces and the accessway to provide safe and efficient vehicle movement. The number of proposed car parking spaces complies with the requirements of Clause 52.06 of the Warrnambool planning scheme.
- The child care centre will function through the provision of seven child minding rooms including cot rooms, co-located centre entry and reception, kitchen, laundry along with staff facilities and administration.
- The proposal supports the provision of 893 square metres of outdoor play space for children. Outdoor play space is provided along the north, east and south property boundaries The play spaces will support a range of play options for children including sandpit, use of toys and support various games and activities organised by staff. Outdoor play spaces are conveniently located in proximity to child care rooms allowing for efficient access and child supervision.
- Each child care room includes convenient access to bathroom facilities and storage areas. Rooms will allow for sleeping areas, toy storage and general play space and facilities. Rooms 1 and 2 are identified as baby minding rooms and are provided with cot rooms.

- Food preparation and storage will be undertaken within a fully equipped kitchen. All relevant approvals from Council's Environmental Health Department will be gained following planning approval.
- The children will enjoy shared use of the various play spaces through establishing a rotating timetable for their use.
- Waste collection and management will be undertaken through the appointment of a private waste collection contractor and will operate in accordance with the submitted Waste Management Plan prepared by *Leigh Design*.
- The proposed child care centre will operate in accordance with relevant legislation including the Children's Services Act 1996 and the Children's Services Regulations 2009.
- The proposal complies in respect to relevant design standards for child care centres including through providing a minimum of 3.25 square metres per child for each child minding room and at least 7 square metres of play space for each child along with achieving compliance with the various design requirements under the legislation.

Buildings and Works

- The proposal supports the demolition of the existing buildings and construction of a new building purposed to support child care use.
- The proposed building represents a contemporary architecture design which is responsive to the site's context and redevelopment opportunities including the heritage characteristics of the surrounding Verdon Street Heritage Precinct.
- The building supports a front setback to Verdon Street which varies along its frontage due to the angled orientation of the boundary. The outdoor play deck positioned within the frontage of the site is support setbacks ranging from 14 metres to 6 metres. The building supports front setbacks ranging from 7.5 metres to 26 metres.
- Side and rear building setbacks consist of 7.25 metres from the east boundary, 9.3 and 3 metres from the southern boundary and 4.2 metres from the west boundary along Phillips Street.
- The maximum building height is 7.3 metres consisting of the northern and front portion of the building supporting the child care centre over the basement car park. The design consisting of lower car park and main building above is consistent with the design of residential development along the south side of Verdon Street and responds to the natural topography which rises to the south. The building transitions to a single storey building to the southern rear of the site where it supports a building height of 3.6 metres.
- Consistent with Council's pre-application feedback, satisfactory building setbacks are adopted at the

89-91 & 95 Verdon Street, Warrnambool 10068

north-west corner to allow for continued views to 97 Verdon Street which is of local heritage significance.

- The building design adopts architectural elements which are found throughout the locality and contribute to the characterisation of the local heritage precinct. The proposal adopts design elements which include substantial use of windows to the building frontage, window style and proportions reflective of local examples, flat or gentle skillion roofing, double and sigle storey building scale, adoption of straight and squared elements, balustrade design reflective of local design to dwelling facades, an open frontage and a colour palette consistent with the local residential area.
- The proposal supports a contemporary design supporting albeit one which can be integrated into the local residential context. The design to Verdon Street presents as two main components seeking to respect the single dwelling character of the area and reference the separation of buildings. The design adopts subtle variation along its frontage for each main portion to provide design interest, improve the lateral interpretation of the building, reinforce the two portions and avoid an elongated streetscape presentation. The design response utilises a palette of materials and finishes which provides design interest and visual modulation to the building.
- The proposal's response to Phillips Street supports the main pedestrian access which maximises landscape opportunity along the Verdon Street frontage. The design is sympathetic to the local residential character being of single storey, supporting an appropriate combination of materials, an open and activated presentation whilst transitions affectively to the adjoining single storey dwelling.
- The proposal supports the use of external materials consisting of painted compressed cement cladding, exposed brickwork, treated and coloured window framing, painted concrete and colorbond roofing.
- A verandah extends around the majority of the periphery of the main building providing weather coverage and shading.
- The basement car park supports efficient and safe pedestrian access to stairwells and a lift providing access to upper floors.
- The ground floor internal layout consists of a prominent entry location along Phillips Street supporting an obvious point of address. A main corridor extends through the building providing access to child minding rooms along with kitchen and staff areas. All child minding rooms are provided with direct access to ground floor outdoor play space whilst also allowing for constant outdoor views and natural light penetration. Shared preparation and toilet facilities are provided as is commonly adopted for child care centres.
- Access to and from the building will have appropriate security features applied including entry

89-91 & 95 Verdon Street, Warrnambool 10068 code pad and raised locking devices as required. Access is provided in accordance with relevant DDA requirements.

- All child minding rooms are appropriately sized and dimensioned, are provided with required toilet, changing and service facilities and have easy and efficient access to play areas.
- Child minding rooms are provided with good levels of access to natural light and internal ventilation through the use of glazing treatments and utilising the sites orientation opportunities.
- Boundary fencing will consist of retention of the existing concrete boundary to the south and east boundary new boundary fencing of varied height as detailed on submitted plans consistent with the recommendations of the submitted acoustic report.
- The submitted landscaping plans shows preliminary detail for the external areas of the building including the positioning of tree and shrub plantings. The plan demonstrates engaging and interactive outdoor play areas with plantings along the sites boundaries and streetscape. The ultimate landscape plan and design will be prepared to respond to relevant conditions of the permit. The submitted plans is appropriate to communicate the objectives for landscaping and play space areas.

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5.0 Planning Consideration

5.1 Zone

The site is subject to the General Residential Zone 1 (GRZ1) as shown below. Use of land for the purpose of a child care centre is a non-specified use within the zone and consequently is a Section 2 use requiring a planning permit. Pursuant to clause 32.07-7 a permit is also required to construct a building or construct or carry out works.



The purpose of the RGZ1 includes:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Use of land for the purpose of a child care centre is a permissible use for the zone. Child care centres are commonly located within residential areas subject to one of the various residential zones. The appropriateness of residential zoned land to support child care centres has been discussed in various decisions of the Tribunal including *Feferkranz v Port Phillip [2013] 1931*, (para 9 & 10)

As to the appropriateness of the chosen location, I find that the subject land is well sited for a childcare centre of the size proposed. For a start, it is one property removed from a main road, proximate to a

89-91 & 95 Verdon Street, Warrnambool 10068 range of public transport options and well located close to community services and facilities including a number of activity centres, schools and recreation opportunities.

Childcare centres exist to serve residential communities. Numerous decisions of the Tribunal have confirmed that so long as an appropriate site is selected, a childcare centre is inherently a kind of use that could be compatible with residential living. On my observations, there is nothing about the scale, design or layout of this particular centre or its interface with adjoining or nearby properties that is in any way unusual or particularly sensitive.

Planning approval for child care centres located within residential zones is commonly found albeit is required to be suitably located and satisfactorily demonstrate that its use and development will maintain a reasonable level of amenity particularly to adjoining residential land. The location of non-residential uses within residential zones is typically preferred where good levels of access is provided, such as along major transport routes, in proximity to the public transport network, in areas

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subject to higher levels of activity and avoiding quieter residential neighbourhoods. The site is considered to be favourably located in this regard.

The application proposes the introduction of a nonresidential use which will assist in accommodating the local community needs for high quality child care. It is submitted that the proposal is entirely appropriate in respect to the purpose of the zone.

Whilst not technically applying to the proposed nonresidential use clause 32.08-10 nominates a maximum building height for a dwelling or residential building of 11 metres with a building not to contain more than 3 storeys. The proposal complies with the residential height controls of the zone consisting of a two storey building to its frontage and single storey for its majority and to the rear.

Clause 32.08-13 includes decision guidelines for application proposing non-residential use to be considered by Council. A response to these is provided below.

Whether the use or development is compatible with residential use.

It has been established through many planning decisions by local Council and VCAT that child care centres are a compatible use with surrounding residential land. This is conditional on the particular site location, its context and development response. In this instance, the site location and development response is favourable to support the proposed non-residential use within the GRZ. The fact the site has previously supported nonresidential use is considered to be notable in this regard.

The level of noise generated from the proposal child care centre will not cause unreasonable detriment to surrounding residential land. The majority of external noise will occur through use of the outdoor play areas throughout the middle of the day and not in the more sensitive times of the early morning or in the later afternoon towards. The level of noise generated from the proposal will be acceptable within the residential context as play areas are dispersed around the site with play areas located at a lower level to the majority of surrounding residential land assisting to mitigate noise transfer into residential land.

The application includes an acoustic assessment of the proposal undertaken by Cogent Acoustics which consists of a detailed assessment on the potential for the proposal to impact on the amenity of surrounding residential land due to the emission of noise along with analysis of applicable regulatory and industry adopted codes of practice. The proposal adopts the recommendations of the Acoustic Assessment Report with suitable acoustic boundary fencing incorporated into the proposal to ensure noise volumes emitted from outdoor play areas are managed to acceptable levels. The recommendations of the Acoustic Report are

89-91 & 95 Verdon Street, Warrnambool 10068 expected to form condition requirements on any permit issued.

The site is located along the arterial road network which are preferred locations for the establishment of nonresidential uses in areas subject to a residential zone. There are examples of non-residential use and development found locally along the Princes Highway. The location of the vehicle access remains consistent with the previous non-residential use whilst the convenient access onto Princes Highway is beneficial to non-residential use as this will reduce traffic associated with the proposal from travelling along local streets.

As the site is predominantly single storey there is no concern with respect to overlooking or overshadowing to any adjoining land. The outdoor play deck located along the frontage of the site will not impact the east adjoining land as it will be located opposite the existing garage constructed along the shared boundary for its majority.

It is submitted that the proposal is a compatible with the residential context.

 Whether the use generally serves local community needs.
 The provision of child care services will serve a local

community need.

 The scale and intensity of the use and development. The scale of the proposed building is appropriate for the site and its context. The proposal supports a building which is single storey for its majority and grades to a two storey building for the eastern portion of its frontage. The double storey portion along Verdon Street is consistent in building height and form to the locality with double storey dwellings being found along Verdon Street as shown below.



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The proposal supports generous building setback to all boundaries which easily exceed those of Rescode and allow for landscaping and tree plantings over the site indicating that the scale of the proposed development is satisfactory.

The intensity of the use is satisfactory with the proposed number of children being typical for child care centres. The site is suitably located on a major road to accommodate the anticipated level of traffic generation without extending into the residential area as detailed in the submitted traffic and parking assessment report.

The design, height, setback and appearance of the proposed buildings and works.
 As discussed within the proposal description and throughout this report, the design reflects a contemporary architecture example albeit one which responds to and is sympathetic to its residential setting and the heritage characteristics of the Verdon Street

Precinct. Further discussion on the Heritage Overlay provided within this report. As also stated, the proposal adopts a building maximum building height of 7.3 metres which is comfortably below the maximum residential building height of the zone of 11 metres. The proposed building height of one and two storeys is satisfactory.

The front setback is varied due to the angled alignment of the property boundary and consists of extended and reduced setting back to the building. Importantly, the proposal responds to the front setback of the dwelling to the east and reduces in distance as the site reduces in width to the west at the intersection of Verdon Street and Phillips Street whilst allows for appropriate landscaping potential.

Side setbacks are generous consisting of 7.2 metres to the east, 9.3 metres to the far south and 3 metres. Proposed setbacks allow for landscaping, exceed the minimum setback requirements of Rescode and demonstrate the comfortable positioning of the building on the site. The proposed landscaping.
 The proposed landscape treatment adopts an indigenous and native species theme which is suited to the landscape context. The landscaping plan demonstrates the ability to adopt suitable coverage of tree and shrub species over the site to complement the

The provision of car and bicycle parking and associated accessways.

building and screen side and rear boundaries.

The provision of car parking complies with the requirements of the planning scheme whilst the car park design also achieves compliance with the requirements of clause 52.06. The submitted Traffic and Transport Assessment Report provides further detailed discussion on this matter and concludes that the proposal is satisfactory.

Any proposed loading and refuse collection facilities.

Garbage collection will be undertaken by an appointed private contractor. Waste collection is to occur within the basement car park in accordance with the submitted Waste Management Plan to the satisfaction of Council.

 The safety, efficiency and amenity effects of traffic to be generated by the proposal.

The proposal is satisfactory in this regard and will not have a detrimental impact on local amenity. Refer to the submitted Traffic and Transport Assessment Report for further details.

The proposal is a satisfactory land use for the zone in this instance due to the following:

- The GRZ contemplates non-residential use and development such as child care centres in appropriate locations. The subject site is a suitable location to support non-residential use.
- The proposal continues the non-residential use of the land with a landscaping supplies centre previously operating on the site.
- The proposal will introduce a non-residential use at the edge of a residential area and along an arterial road supporting non-residential activity.
- The proposal adopts a considered design response to adjoining residential land to limit the impact of the proposed use and development.
- The proposal is responsive and sympathetic to the existing residential built environment.
- Existing land use on adjoining and nearby land will not restrict or impact the successful operation of a child care centre.
- The proposal land use is commonly located and supported within residential zones.

89-91 & 95 Verdon Street, Warrnambool 10068

5.2 Overlays

95 Verdon Street is subject to the Heritage Overlay 326 titled the 'Verdon Street Precinct' which applies to a number of residential properties within the locality.

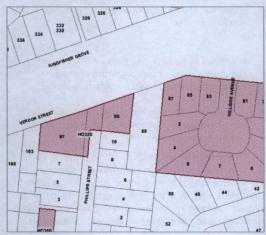


Fig 6. Zone map, DELWP

A permit is required for this application to demolish the existing building on 95 Verdon Street and construct or carry out development works. The decision requirements of the Heritage Overlay are to be considered by Council as part of its review of the proposal.

The site is identified as a contributory property as seen below with the council's *Heritage Guidelines and Precinct Statements (2012)* being a reference document under the planning scheme. The application is required to address the requirements of the Guidelines.

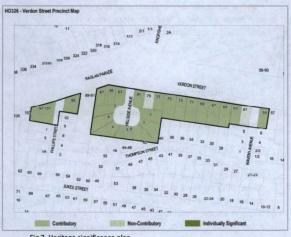


Fig 7. Heritage significance plan

89-91 & 95 Verdon Street, Warrnambool 10068 Ecology & Heritage Partners prepared a Heritage Assessment Statement which details the heritage values of the Verdon Street Precinct, an assessment of the existing dwelling on 95 Verdon Street, its contribution to the Heritage Overlay and Precinct along with the requirements of the overlay and Guidelines. The heritage assessment supports the demolition of the dwelling on 95 Verdon Street and the site's redevelopment as proposed.

The following sets out the key findings and conclusions of the heritage assessment.

- The Verdon Street Precinct is of historical significance as the best surviving example of post-World War II development in Warrnambool, reflecting its prosperity at the time and various influences from America. It is of architectural significance for its consistent row of suburban 'dream homes', including those of the cul-de-sac, Hillside Avenue.
- Contributory elements and details within the Verdon Street Precinct are identified as follows:
 - Post WWII with garages as a design element,
 - Consistent date, style, form, scale and materials,
 - Chimneys, patios and picture windows key design elements,
 - Domestic gardens,
 - Street trees and landscaped setting (WCC, 2018: p. 93).
- The property at 95 Verdon Street is a generally square corner allotment occupied by a single-storey rendered brick residence with a corrugated iron clad hipped roof. The roof is surmounted by a single rendered chimney. There is a bullnose verandah on the principle elevation which is similarly corrugated iron clad, and is supported by square timber posts. The verandah is enclosed on both sides (Figure 3). An irregular addition with a skillion roof has been added to the rear of the residence. The construction date of the residence has not been confirmed but it appears to date from the late nineteenth century.
- The statement of significance for the Verdon Street Precinct notes that the precinct is significant in demonstrating post WWII development in this part of Warrnambool. The residence at 95 Verdon Street predates the phase of development for the precinct and does not comprise the elements and details identified as contributory within the precinct. The residences which contribute to the significance of the precinct are generally consistent in terms of form, scale, materials and architectural style. The demolition of the residence at 95 Verdon Street will result in the loss of a late nineteenth century residence in Warrnambool but, given the date of construction and style of the residence, will not result in an adverse impact on the identified significance of the Verdon Street Precinct.

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- The residence at 95 Verdon Street is not a rare example of a late nineteenth century residence in Warrnambool.
- The residence at 95 Verdon Street appears to have been altered to the rear, and one of the chimneys (evident in the 1959 aerial image) has been removed.
- The scale of the residence is such that it is unlikely to be reasonably able to accommodate the proposed new use without extensive modification or additions, which would alter the presentation of the building.
- The preliminary details with regard to the proposed new building indicate that the building will generally present to Verdon Street as single-storey and extend across the majority of the width of the study area. The building will be set back from the Verdon Street property boundary behind the outdoor area and above the car park. The flat roof and expanse of glazing to the principal elevation indicated in the preliminary drawings appears to be an appropriate response to the characteristics of the surrounding precinct, however care should be taken to ensure that the scale and massing of the building does not overwhelm the surrounding residences.

The Guidelines provide the following expectations for the development of new buildings:

- Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and location of garaging.
- New development should respect the established spatial/ built form pattern of the precinct. New buildings should continue the scale and proportion of built form/ open space common to the locale.
- The scale, roof pitch and use of materials similar to those common to the area is encouraged. Flat or low pitch roofs, two storey structures and large, wide footprint development on allotments is consistent with the predominant character of the precinct.
- Consistent front setbacks and low fencing is appropriate for new development. No fencing should be proposed for Hillside Avenue properties.
- A response is provided below.
- The proposal has been prepared to achieve a compatible build form outcome to its context through the adopted building scale, height, massing, response to topography, form and materials.
- The siting of the building maintains comfortable levels of separation and building setbacks representative of the single dwelling character.

89-91 & 95 Verdon Street, Warrnambool 10068

- The building has been designed to present as two main elements to Verdon Street in an attempt to reference the single dwelling character and prevailing separation of buildings along this street.
- The adopted roof form is characteristic of surrounding dwellings and avoids excessive massing of the building to Verdon Street.

In addition to the submitted Heritage Assessment Statement the below provides further discussion in response to the decision guidelines to the overlay.

 Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.

Response – As previously discussed, the location of the site to support non-residential use is appropriate. As the existing building subject to the overlay is not representative of the heritage character of the surrounding Verdon Street Precinct its removal will not impact the heritage significance of the precinct.

 Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.

Response – The proposal adopts a building design which is sympathetic to the Verdon Street Precinct as previously discussed within this report and outlined to Council within pre-application meetings.

 Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

Response – The proposed redevelopment of the site will not result in a detrimental impact to the surrounding Verdon Street Precinct. The redevelopment of the site may have a positive effect on the locality as it will supersede a previous land use which would be prohibited under current planning controls.

5.3 Planning Policy Framework

The proposal furthers the following State planning policy objectives and strategies.

Clause 11.01-15 – Neighbourhoods - States the importance of planning for future social infrastructure with the provision of child care centres being a form of community facility and social infrastructure. The policy promotes the development of sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Clause 13.04-15 Contaminated and potentially contaminated land – Require applicants to provide

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Attachment 5.6.2

Breese Pitt Dixon

adequate information on the potential for contamination to have adverse effects on future land use if the subject land is known to have been used for industry, mining or the storage of chemicals, gas, wastes or liquid fuel.

The application provides detailed reporting and assessment which has been carried out on the land in respect to its potential contamination. The findings of the assessments are that the land is not contaminated and is in a suitable condition to support the proposed land use. The application has addressed and satisfied the requirements of *Ministerial Direction No. 1 - Potentially Contaminated Land General Practice Note 'Potentially Contaminated Land' (DSE, 2005).* Given compliance with the above and that no Environmental Audit Overlay applies to the land referral or notice to the EPA should not be required for the application.

Clause 15.01-15 Urban design - To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.

Clause 15.01-25 Building design - To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

New development should achieve high standards in architecture and urban design.

Clause 15.03-15 Heritage conservation – States to encourage appropriate development that respects places with identified heritage values and retain those elements that contribute to the importance of the heritage place.

Clause 15.03-25 Aboriginal cultural heritage – As shown in figure 8, the site is subject to Aboriginal cultural heritage sensitivity. The clause states to ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006. The proposal represents a high impact activity under the Act requiring preparation of a Cultural Heritage Management Plan prior to the issue a permit.

CH Management are currently finalising the preparation of a Cultural Heritage Management Plan. Field assessment has been completed for a complex level assessment which resulted in no cultural heritage material or artefacts being sourced onsite. We expect to

89-91 & 95 Verdon Street, Warrnambool 10068 be able to provide a copy of the approved CHMP to Council in the short-term. From pre-application discussions with Council we understand that the Council are satisfied on receiving the permit application with the CHMP submission to follow.

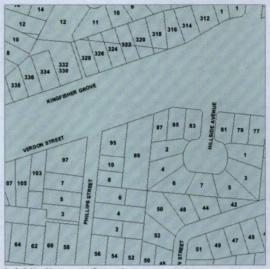


Fig 8. Cultural heritage significance plan

Clause 17.02-15 Business - To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.

Clause 18.01-1 Land use and transport planning -Ensuring access is provided to developments in accordance with forecast demand, taking advantage of all available modes of transport and to minimise adverse impacts on existing transport networks and the amenity of surrounding areas.

Clause 18.02-5 Car parking - To ensure an adequate supply of car parking and is appropriately designed and located.

Clause 19.02-4S Distribution of social and cultural infrastructure - To provide fairer distribution of and access to of social and cultural infrastructure.

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5.4 Local Planning Policy Framework

Clause **21.06-1** titled 'Urban environment' concerns ensuring the design of new development makes a positive contribution to the locality and is an appropriate response to its context. The proposal is consistent with the following strategies on achieving high quality urban design outcomes.

Support development that provides an appropriate degree of visual interest and design articulation and a high standard of amenity for residents.

Require the siting (including setbacks and site coverage) of new development to respond to the opportunities, constraints and features of the site.

Require new development to present integrated building forms that have a sense of address.

Support new development that applies design techniques (including façade variation, contrast/repetition, colour, texture and detail) that will integrate a building with its surrounds and create attractive and interesting forms.

Clause **21.06-3** concerns heritage with the following applying to any application.

Identify, protect and enhance Warrnambool's heritage including individual buildings, heritage precincts, landscapes, trees and other items of cultural heritage significance.

Require that new development is consistent with the predominant scale of heritage buildings.

Discussion concerning the existing dwelling located on 95 Verdon Street, its heritage significance under the Heritage Overlay and the proposal's design response to the heritage characteristics of the Verdon Street Heritage Precinct have been addressed.

Clause **21.08** details objectives for economic development with the following relevant to the application.

To 2031, substantial residential growth is expected to occur in the municipality, with the population increasing from 33,501 people to approximately 43,000 people. The level of population growth will drive historic changes to the city, by creating the opportunity to establish new higher-order retail stores, services and other facilities that serve the municipality as well as southwest Victoria.

Anticipated population growth within the municipality and within the Warrnambool township will continue to drive demand for conveniently located community services such as high quality child care. The proposal will

89-91 & 95 Verdon Street, Warrnambool 10068 contribute to the increasing demand for social services of the local community into the future.

As the site is located within a residential area clause **21.08-1.1** titled 'out of centre development' relates to the proposal and states;

Discretionary uses in residential zones should be located preferably in clusters within 400 metres of designated activity centres or convenience nodes, to minimise impacts on surrounding residential areas, contribute to accessibility, enhance the range of services available close to each centre and contribute to the diversification of its role.

Whilst the site is not located within 400m of an activity centre it is located with a high level of accessibility, being a corner site along an arterial road which is generally preferable in respect to minimising amenity impacts to residential land subject to the adoption of an appropriate design response. The proposal satifactorily responds to its built form context and replaces a previous non-residential use. Whilst the former land use in now a prohibited use under the zone the site is favorably located to support non-residential use and is a preferred use to the former.

Clause **21.10-2** is titled 'Distribution of social and cultural infrastructure' and introduces the Warrnambool Community Services and Infrastructure Plan (2013). The Warrnambool Community Services and Infrastructure Plan (2013) sets out the future demand for community services and infrastructure across Warrnambool. It shows that a range of issues will affect future demand for community services including a growing population; the increased use of services by older residents; the specific needs of children and young people; increased demand for early years services; the use of Warrnambool services by people living outside the municipality; and the growing demand for administrative, meeting and program spaces.

Further to the above, the scope of the Warrnambool Community Services and Infrastructure Plan (2013) states that the Plan considers the future needs for council owned community services and facilities rather than privately operated services. The Plan notes the following;

- Population trends will result in increased demand for community services including early years services, services for young people and programs and activities for older years residents.
- Increased demand for early years services with approximately 8% of the families with children enrolled in kindergartens and 13% of families using child care in the City living outside of Warrnambool.

The site is located along the boundary of the precinct area with the findings of the Plan to be considered

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against the direction of future population growth and residential development which is detailed in council's Strategic Framework Plan showing growth areas to the south-east and north-east of the site which will increase demand for local accessible services such as child care.

STRATEGIC FRAMEWORK PLAN

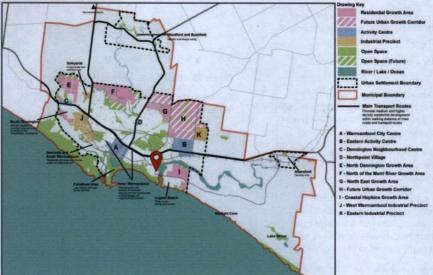


Fig 9. Extract of Warrnambool Community Services and Infrastructure Plan (2013

5.5 Particular Provisions

Clause 52.06 Car Parking

The application proposes a child care centre accommodating a maximum of 124 children in which the planning scheme requires the provision of 27 parking spaces to be provided on-site. The proposal supports the provision of 27 onsite parking spaces and therefore does not require a permit for a reduction of the car parking requirements of the planning scheme. Furthermore, no permit is required to provide some or all of the parking on another site.

A Traffic and Transport Assessment Report (TIAR) has been prepared by CMA and is submitted as part of the application. The report provides discussion on the local traffic and parking conditions of the area and the expected level of traffic and car parking to be generated by the proposal. The report provides a detailed assessment against the requirements for design of car parks and finds that the proposal achieves compliance with these requirements.

The submitted TIAR details how the car park will function whereby a number of parking spaces are identified to support staff parking, a number for visitor only parking and a number for shared use. Tandem

89-91 & 95 Verdon Street, Warrnambool 10068 parking spaces will operate with staff parking within the front spaces initially with rear spaces able to be utilised by customers during peak child pick-up and drop-off periods. As such, the car park will function as a typical car layout from the perspective of the centre customers. In simple terms the car park will operate with a number of staff arriving at the centre opening, gradually increase through the morning with around somewhere in the range of 60-80% of staff expected to be onsite at the peak hour time with the balance to arrive following the morning peak hour and vice-versa for the afternoon peak pick-up peak. The submitted TIAR sets out detailed traffic movements and peak parking estimates based on existing data for the operation of child care centres and finds that the proposal will operate satisfactorily as you would expect due to the fact that proposal supplies the required number of onsite parking spaces required by the planning scheme.

The TIAR provides a potential updating of the road linemarking at the intersection of Verdon Street, Phillips Street and the Princes Highway. The detailed linemarking is not required to support the proposal although it has been suggested that it may assist in the operation of this intersection. As Verdon Street and Princes Highway are subject to the Road Zone Category 1 the potential line-marking is a matter for VicRoads to consider and provide referral comment.

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In summary the TIAR makes the following conclusions.

- The requisite number of car parking spaces is provided onsite.
- The car park and access design complies with the planning scheme.
- Child drop-off and pick-up will occur over a period of around 3 hours with a morning peak time of between 8-9am and afternoon peak time of 5-6pm.
- The average time for a child drop-off is around 5 minutes.
- The peak parking demand expected to consist of a maximum demand of 9-12 spaces for around 15 minutes of the hour peak and an average demand of 2-4 spaces for the balance of the peak period.
- A significant overspill into surrounding streets is not expected. In the event this does occur there is capacity in the local street network.
- The proposal is expected to generate 96 vehicle movements (two way) during the peak hours when operating at maximum capacity which are able to be accommodated into the local street network resulting in no negative impact to the operation of the network.
- The proposal achieves compliance with the car parking and traffic considerations of the Warrnambool Planning Scheme.

Clause 52.29 Land Adjacent to a Road Zone Category 1 Road

We understand that a permit is required to alter access to a road subject to the Category 1 Road Zone and in this case consisting of Verdon Street. In adopting the interpretation for the permit trigger to alter access under VCAT decision *Peninsula Blue Developments Pty Ltd v Frankston CC*, (2015), VCAT 571, as detailed below, a permit is required for the application.

Any change to the use or development of land that may result in changes to the opportunity for traffic to approach or enter a road in a Road Zone Category 1 in terms of the volume, frequency or type of traffic whether this is more or less than the existing situation.

The proposed alteration consists of a change in the nature, frequency, volume and type of traffic accessing and departing the site via Verdon Street/Princes Highway. The submitted TIAR provides detailed assessment of the expected traffic volumes associated with the use including peak hour movement and operation within the local street network. The TIAR states that the expected level traffic generated from the proposal and the manner in which access is provided to the existing network will functions satisfactorily. As previously discussed in this report, the TIAR includes a potential updated of the line-marking at the intersection of Verdon Street, Princes Highway, and Phillips Street. The proposal does not relay on these changes being adopted although have been suggested by CMA for consideration by VicRoads upon its referral of the application.

5.6 General Provisions

Clause 65 - Decision Guidelines (Subdivision)

The following provides an assessment of the design issues for the proposed residential subdivision.

The matters set out in Section 60 of the Act.

The proposal will;

provide for the fair, orderly, economic and sustainable use, and development of land;

secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

to balance the present and future interests of all Victorians.

 The Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

Discussion on the PPF and LPPF has been provided within with the proposal representing a satisfactory planning outcome.

- The purpose of the zone, overlay or other provision.
- Discussion has been provided with the proposal representing a satisfactory planning outcome.
- The orderly planning of the area.

The proposal represents an appropriate and orderly planning proposal for the site, adjoining and surrounding land uses and will deliver an overall net community benefit through providing an important service to the community.

 The effect on the amenity of the area.
 The proposed child care centre will not have any unreasonable impacts on any existing land use or the broader local area.

89-91 & 95 Verdon Street, Warrnambool 10068

6.0 Conclusion

As has been expressed within the above, it is submitted that the proposal is an appropriate planning outcome having regard to the relevant state and local planning policy objectives and the applicable planning controls applying to the land. Subsequently the responsible authority can be confident in issuing a planning permit for the application.

89-91 & 95 Verdon Street, Warrnambool 10068

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Job No: 1008157 22 March 2019

Veuve Property Group PO Box 1293, Camberwell, VIC 3124

Attention: Matt Russell

Dear Matt

Summary of Environmental Site Condition - 89-91 & 95 Verdon Street, Warrnambool

Tonkin & Taylor Pty Ltd (T+T) was engaged by Veuve Property Group (the client) to conduct an environmental investigation¹ of the site at 89-91 Verdon Street, Warrnabool, Victoria (the 'site'). In the course of this investigation a former tank pit was identified onsite. Additional soil investigation works² were undertaken to determine the condition of the soils occupying the former tank pit.

Following the preliminary investigation, and the additional soil investigation works, no contamination was identified onsite that was considered to present a significant risk to potential ecological or human receptors.

T+T considers the level of environmental assessment undertaken at the site has been sufficiently adequate to characterise any potential contamination present. Based on our understanding of the site conditions and the findings from the works undertaken, T+T does not consider additional site investigation to be required, or that an environmental audit of the site is warranted, in the context of the intended site use.

Please feel free to contact the undersigned to discuss any of the above information, or contained within the site reports.

Yours sincerely,

Malie

Tom Madill Associate Environmental Scientist

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¹ T+T: Preliminary Site Investigation, 89 - 91 & 95 Verdon Street, Warrnambool (Oct. 2018).
² T+T:

Exceptional thinking together

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Quality Endorsed Company ISO 9001 SAI Global

BPD Ref: 10068 26 Mar 2019

Cameron McNeill Statutory Planner City of Warrnambool Email – CMcNeill@warrnambool.vic.gov.au

Dear Cameron,

RE: 89-91 and 95 Verdon Street, Warrnambool Application for Planning Permit PP2019-0022 Response to request for further information

I refer to the above application and Council's letter dated 15th March which requests the submission of further information under Section 54(1) of the Planning & Environment Act 1987. We set out our response to the requested items below.

Clause 53.18 – Stormwater management in urban development

Clause 53.18-3 sets out that the application must meet all of the objectives of 53.18-5 and 53.18-6 and should meet the standards of these clauses.

Clause 53.18-5 includes Standard W2 which states that the stormwater management system should be designed to:

 Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).

Any permit issued will include conditions requiring the preparation of detailed engineering plans for stormwater management requirements. At a preliminary stage we submit that there is sufficient ability to adopt a stormwater management strategy which satisfactorily addresses the requirements of the Guidelines. The manner in which stormwater is anticipated to be managed includes supporting stormwater outfall rates to Council satisfaction, gross pollutant control, efficient stormwater capture assisting pollutant levels and suitable sedimentation control through detention pits.

 Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.

Due to the nature of the proposed land use the proposal represents a low risk in respect to potential pollution from chemicals or other toxicants. It is expected that any permit issued will contain conditions requiring the preparation and approval of a Construction Management Plan in which the construction works will need to achieve compliance.

Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The application does not concern the creation of new public spaces or development of a strategic site and therefore this provision has minimal applicability. Notwithstanding, it is submitted that the proposal will contribute to local habitat from existing conditions through a comprehensive landscape response which will result in an enjoyable space for future users of the centre. Clause 53.18-6 concerns site management objectives and contains Standard W3 requiring an application to describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

Erosion and sediment.

Stormwater.

Litter, concrete and other construction wastes.

Chemical contamination.

Consistent with the above, any permit will require preparation of a Construction Management Plan which will detail the management of the above matters to the satisfaction of Council. Details as to how such matters will be managed should not be required at this time for Council's consideration of the application and can be satisfactorily addressed through conditions following permit issue.

Traffic management and car parking

In response to the matters raised by Council to the Traffic Report, which are more matters of clarification, a response to each item has been prepared by traffic consultant Chris Maragos & Associates. A copy of this response along with an updated Traffic Report providing further comment to the items is submitted.

Council has provided a copy of the response to the application prepared by EPA Victoria. We note that EPA Victoria are not a referral authority pursuant to Section 55 of the Planning & Environment Act 1987 or clause 66 of the Warrnambool Planning Scheme. We also note that the comments of EPA Victoria have not been provided in response to notice of the application under Section 52 of the Act. The comments and permit conditions detailed in the EPA Victoria letter are informal in nature with no statutory obligation for their inclusion into any permit.

Notwithstanding its status in the application, EPA Victoria states it does not object to the grant of a permit. It has recommended Council consider inclusion of three conditions in the event a permit is issued. As the conditions either repeat the recommendations of the submitted reports or reference codes of practice that will be adopted, if required, inclusion of the conditions is not necessarily required.

The further comments are provided in response to the further comments provided by EPA Victoria.

Noise

In the event a permit is granted it is anticipated that Council will include conditions requiring the recommendations of the submitted Acoustic Report be implemented to the satisfaction of Council. We have enclosed a response prepared by Cogent Acoustics to the comments of EPA Victoria.

Environmental Site Assessment

It is submitted that there should be no reason for the Council to be unsure of the quality of the submitted environmental assessment reports prepared by Tonkin & Taylor. Tonkin & Taylor are a highly reputable organisation within the field of environmental investigation with significance professional experience. This is evident in the quality of the submitted reports which detail the respective quality assurance measures and analytical programs, including Australian Standards, to ensure accurate reporting of the findings of their investigations. The findings of the submitted reports are unambiguous and conclusive and do raise further questions on the site's suitability to support the proposed use.

Upon Tonkin & Taylors undertaking background review of the previous uses of the site prior to site testing it was their view that the site represented a 'medium' potential for contamination. DSE General Practice Note 'Potentially Contaminated Land' (June 2005) recommends that a site assessment from a suitably qualified environmental professional be undertaken for a permit application supporting a child care centre for a site with medium potential for contamination. This level of assessment has been undertaken in compliance with the Practice Note.

As stated below, the environmental assessments submitted to Council confirm that no environmental audit is required to be undertaken with the level of assessment completed satisfying the requirements of the Practice Note.

Following the additional investigation of the former tank pit location, and in accordance with guidance provided within the General Practice Note 'Potentially Contaminated Land' (DSE, 2005), T+T do not consider an environmental audit of the site is required, under the current planning scheme.

We have enclosed a response prepared by Tonkin & Taylor to the comments of EPA Victoria.

Proximity to Princes Highway

We are of the understanding that the matter of air quality and traffic related pollution is not a material consideration of the application. We are of the assumption that there are no concerns relating to local air quality which have the potential to impact the proposed use. Furthermore, EPA Victoria has not provided any information or evidence suggesting that poor air quality may apply to the location.

Clause 13.06-1S of the Warrnambool Planning Scheme addresses air quality management with the objective of assisting the protection and improvement of air quality. The clause supports the following strategies to achieve the objective.

Ensure that land use planning and transport infrastructure provision contribute to improved air quality by:

- Integrating transport and land use planning to improve transport accessibility and connections.
- Locating key developments that generate high volumes of trips in the Central City, Metropolitan Activity Centres and Major Activity Centres.
- Providing infrastructure for public transport, walking and cycling.

Ensure, wherever possible, that there is suitable separation between land uses that reduce air amenity and sensitive land uses.

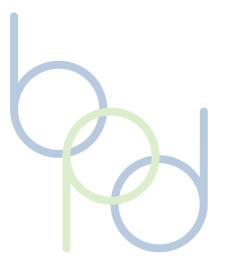
Whilst traffic along Princes Highway does produce emissions it is our view that the level of local traffic does not result in an exceeded level of air pollution which would have an impact on environmental quality on the site. There are many examples of sensitive land uses located along roads within metropolitan Melbourne which support higher traffic volumes which are not detrimentally impacted from air quality and do not require particular design measures in response to air pollution. It is our view that no design measures are required to ensure satisfactory internal amenity and environmental quality for the proposal and furthermore there is no requirement of the planning scheme for their adoption in this application.



We trust that this satisfactorily addresses the Council's request for further information to allow the application to proceed to notice. For further discussion please contact the undersigned on 8823 2373 or timh@bpd.com.au.

Yours faithfully for breese pitt dixon pty Itd

Tim Hamilton Manager – Town Planning





Cogent Acoustics Pty Ltd 11/27 Thornton Crescent Mitcham, VIC 3132 T: +61 3 8814 3250 www.cogentacoustics.com.au ABN 13 610 344 986

Ref: 18355-LTR01-R0

Matt Russell Veuve Property Group PO Box 1293 Camberwell VIC 3124 matt.russell@vpgroup.com.au

Date: 21 March 2019

Dear Matt,

Re: 89-91 & 95 Verdon Street, Warrnambool

We have reviewed the following document from the Environmental Protection Authority of Victoria regarding the proposed child care centre.

Table 1Reference Documentation

Document	Prepared by	Issue
EPA Letter	Carolyn Francis	6/03/2019
Document Ref No. 5009322	EPA Victoria	
RE: Planning Permit Application: PP2019-0022		

The Acoustic Engineering Report (issued 16 January 2019) presented an environmental noise assessment of the proposed child care centre with regards to the acoustic guidelines of EPA Publication 1411 – Noise from Industry in Regional Victoria (NIRV), State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) (State of Victoria, 2001) and the Association of Australian Acoustic Consultants – Guidelines for Child Care Centre Acoustic Assessment (AAAC, 2013).

It is considered that operation of the proposed child care centre will comply with the adopted guideline noise criteria, subject to the installation of solid noise barriers and acoustic fencing, as per the recommendations specified in Section 8 and Section 9 of the Acoustic Engineering Report.

If you need any clarification on this, please do not hesitate to contact us.

Yours sincerely,

Alex Tann Horng Graduate Acoustic Engineer 0425 543 544 alex@cogentacoustics.com.au

P-\01 PROJECT5\18355 89-91 & 95 VERDON STREET, WARRNAMBOOL\05 REPORT5\18355-LTR01-R0 89-91 & 95 VERDON STREET, WARRNAMBOOL 2019 03 21.DOCX

Cogent Acoustics

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19 March 2019

Ref: CM18041LET002RFI

City Development Warrnambool City Council PO Box 198, WARRNAMBOOL VIC 3280



222/87 Gladstone Street South Melbourne Vic 3205 P.O. Box 33207 Domain LPO Melbourne Vic 3004

Tel: 9690 0995 Email: cma@cmatraffic.com.au

Attention: Mr Cameron McNeill

Dear Cameron,

RE: 89-91 VERDON STREET, WARRNAMBOOL – COUNCIL REQUEST FOR INFORMATION

We refer to your correspondence addressed to Breece Pitt Dixon Pty Ltd and dated 15th March 2019 regarding the proposed childcare centre at the above location. We have reviewed the traffic engineering related comments prepared by your office and have added further details within the traffic report, see attached. We can also provide the following advice and comments:

Traffic Management and Car Parking

- 1. Section 4.2- the summary doesn't include other modes of travel or people that didn't work and therefore they don't add up to 100%. See attached summary of journey to work and workers place of residence information.
- 2. Section 6.1- Figure 4 refers to development traffic, i.e. how many cars will enter and exit the childcare centre, and their distribution on the nearby road network. The trips were assigned based on the observed traffic flows shown in Figure 2 of the traffic report. No cars were observed to turn left from Raglan Parade during the survey periods. In the case when some parents do turn left from the highway then there is sufficient space to accommodate the turn, see CMA drawing SP-51 revision A. The number of parents that may choose to make this turn is not expected to be a high proportion of the total number of entering cars.
- 3. Section 6.2 The delay calculated by the Sidra application assumes that cars out of Phillips Street must give way to bother east and westbound traffic simultaneously. It also assumed traffic turning into Verdon Street needed to give way to the same traffic. In reality cars turning right can stage their right turns within the median and therefore the actual delay will not be as great as stated in Table 2 of the traffic report. In any case the volume of traffic expected to make this turn is low and therefore will not result in significant queues.

СМА

- 4. Section 7.2 The use of tandem parking has been adopted at other childcare centres and can be managed to ensure only staff utilise the 1st space, thereby freeing up the 2nd space for use by visitors. The layout of tandem spaces satisfies Design Standard 2 of clause 52.06-9 specifies that they must be at least 10.3m long, i.e. 2x4.9m spaces plus 500mm.
- 5. Section 7.2 Diagram 1 is part of the Warrnambool PS. The location of columns are in accordance with the standard for 5.4m long spaces, as shown on SP-50.
- 6. Section 7.2 The SP-50 plan shows we have 10.8m total length for tandems. That exceeds the minimum standard of 10.3m.

Should you have any questions or require further information please contact the undersigned.

Yours sincerely,

To

Chris Maragos C. Maragos & Associates

CM18041LET002RFI

Residential location of local workers by LGA

Warrnambool City	20	2016	
LGA	Number	Percentage	
Warrnambool (C)	12,738	81.0	
Moyne (S)	2,337	14.9	
Corangamite (S)	302	1.9	
Southern Grampians (S)	55	0.3	
Glenelg (S)	53	0.3	
Greater Geelong (C)	35	0.2	
Colac-Otway (S)	18	0.1	
Ballarat (C)	13	0.1	
Melbourne (C)	12	0.1	
Wyndham (C)	11	0.1	
Ararat (RC)	10	0.1	

Source: Australian Bureau of Statistics, <u>Census of Population and Housing</u> 2016. Compiled and presented in profile.id by <u>.id</u>, the population experts.

Excludes residential locations with fewer than 10 people.(Usual residence data)



Warrnambool City - Employed persons (Usual residence)	2016 2011		2016		2011		Change
Main method of travel	Number	%	Regional VIC %	Number	%	Regional VIC %	2011 to 2016
Train	17	0.1	1.4	15	0.1	1.3	+2
Bus	86	0.6	0.7	136	0.9	0.8	-50
Tram or Ferry	6	0.0	0.1	10	0.1	0.1	-4
Taxi	37	0.2	0.1	31	0.2	0.1	+6
Car - as driver	10,995	70.4	67.3	10,385	68.6	64.6	+610
Car - as passenger	1,035	6.6	4.6	993	6.6	5.4	+42
Truck	82	0.5	0.8	98	0.6	1.0	-16
Motorbike	44	0.3	0.4	58	0.4	0.5	-14
Bicycle	143	0.9	0.7	172	1.1	0.9	-29
Walked only	663	4.2	3.9	676	4.5	4.5	-13
Other	156	1.0	1.2	120	0.8	1.3	+36
Worked at home	460	2.9	6.2	420	2.8	6.3	+40
Did not go to work	1,740	11.1	11.4	1,796	11.9	11.6	-56
Not stated	150	1.0	1.3	221	1.5	1.7	-71
Total employed persons aged 15+	15,614	100.0	100.0	15,131	100.0	100.0	+483

Method of travel to work

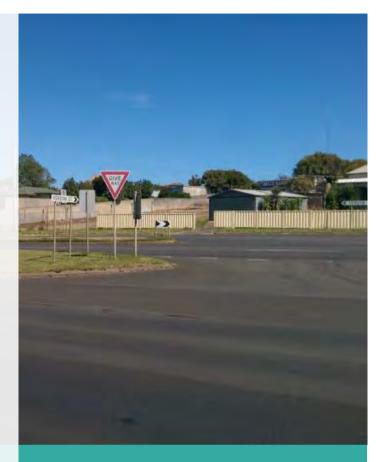
Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016. Compiled



and presented by <u>.id</u>, the population experts.

89-91 & 95 Verdon Street, Warrnambool

Traffic Report Update



19-Mar-19

Prepared by C. Maragos & Associates Pty Ltd For Veuve Property Group



C. Maragos & Associates Pty Ltd ABN 48 145 418 471

Unit 222, 87 Gladstone Street South Melbourne Vic 3205 PO Box 33207 Domain LPO MELBOURNE VIC 3004

Tel: (03) 9690 0995

89-91 & 95 Verdon Street, Warrnambool

Traffic Report

proposed childcare centre

Status/ Version	final
Date	19 March 2019
Author	Chris Maragos

File CM18018Rep001

Authorised

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CMA

89-91 & 95 Verdon Street, Warrnambool – Traffic Report Update

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1 INTRODUCTION

C. Maragos & Associates Pty. Ltd (CMA) was retained by Veuve Property Group to provide traffic engineering advice and prepare a report in relation to the proposed childcare centre at 89-91 and 95 Verdon Street, Warrnambool.

In the course of undertaking this assessment the subject site and its environs have been inspected, plans of the proposed development examined and relevant data collected and analysed.

2 EXISTING CONDITIONS

2.1 Site, Location & Land Use

The subject site, occupies an area of approximately 2,868sq.m., and is located on the south side of Verdon Street approximately 20m east of its intersection with Phillips Street. Verdon Street effectively operates as the southern service road along Princes Highway (Raglan Parade).

The site is made up of 2 lots, previously used as a garden supply business as well as a separate dwelling. Other land use in the area is predominantly residential. A funeral home is located to the east, with the Warrnambool CBD approximately 2.5km to the west of the site. Warrnambool East primary school is located approximately 700m southwest of the site. Warrnambool College is located approximately 1,100m northwest of the site.

Figure 1 shows the location of the site and the layout of the nearby road network.



Figure 1 Locality Plan

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2.2 Road Network

Raglan Parade consists of a divided carriageway catering for 2 lanes of traffic in each direction. A separate right turn lane is provided at the Phillips Street intersection.

The typical cross section of Raglan Parade is illustrated in Photographs 1 & 2.

East View

West View



Photographs 1 & 2 Raglan Street (Princes Highway)

Verdon Street consists of an undivided carriageway approximately 8m wide. It caters for a single lane in each direction and includes on-road bike lanes to the east of Phillips Street. Verdon Street operates one-way westbound to the west of Phillips Street and includes a shared user path in that section. Parking is permitted adjacent to the southern kerbline.

Photographs 3 & 4 illustrate the typical cross section of Verdon Street.

East View

West View



Photographs 3 & 4

Verdon Street

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2.3 Public Transport

The Warrnambool to Allansford and to Tower Hill bus routes operate along Simpson Street approximately 500m to the east of the site.

2.4 On-Street Parking

Unrestricted on-street parking is permitted along Verdon Street (south side) and Phillips Street in the vicinity of the site.

2.5 Traffic Flows

Traffic volume data was also collected on Friday 7th December 2018 at the intersection of Raglan Parade/ Verdon Street/ Phillips Street between 7am and 9am and from 4pm to 6pm.

The peak hour flows at the intersection are summarised in Figure 2.

In addition, SCATS data was obtained from the Vicroads data system for the signalised intersection of Raglan Parade/ Simpson Street / Glenrowe Avenue. The data was used to quantify the variation in traffic flows throughout the year and indicated that Raglan Parade carried a peak of approximately 22,300vpd (2-way) in March 2018. The data also permitted the variation in hourly flows to be quantified. The variation in daily and peak hour flows throughout the year, for the periods that were reviewed, is summarised in Table 1 and Figure 3.

Table 1 Variation in Traffic Flows- Raglan Parade

Date	Traffic Flows (2-way)			
	Approximate Daily	AM Peak Hour	PM Peak Hour	
2 February 2018	19,400	1,054	1,713	
9 March 2018	22,300	1,078	1,938	
6 July 2018	18,000	838	1,521	
5 October 2018	19,300	924	1,589	
7 December 2018	20,400	1,054	1,669	
Average	19,880	990	1,686	

The data indicates that hourly flows on Raglan Parade are significantly greater during the afternoon peak than in the morning. The data shows that March 2018 carried approximately 16% more traffic in the peak hour than in December 2018.

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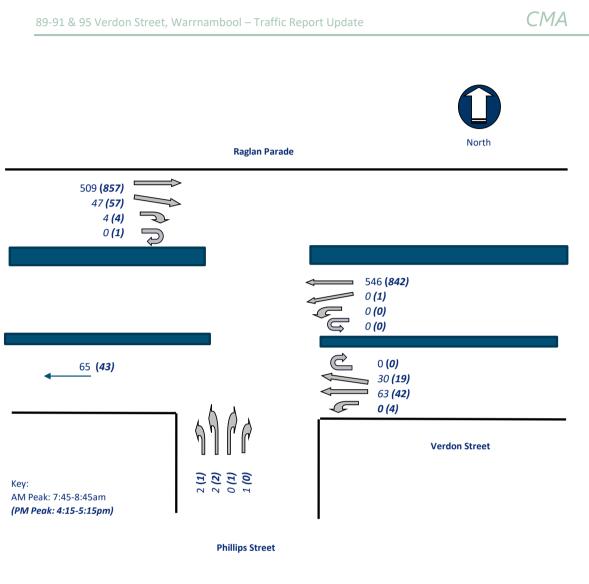


Figure 2 Summary of Peak Hour Flows, Friday 7/12/2018 – Raglan Street / Verdon Street / Phillips Street

The traffic survey revealed that Phillips Street carried very low traffic volumes on Friday 7th December 2018. The data also indicates that Verdon Street carried approximately 1,300vpd (2-way), past the site. No traffic was observed to either turn left from Raglan Parade (east), or exit to Raglan Parade (east) from Verdon Street.



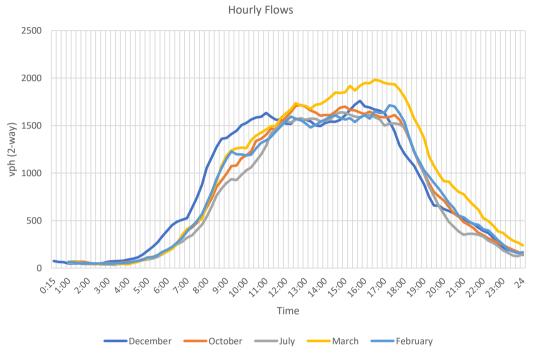


Figure 3 Variation in Hourly Flows throughout the Year- Raglan Parade

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3 THE PROPOSAL

3.1 Description

The existing dwellings on the site are to be removed and the site redeveloped for a 124-place childcare centre. The childcare centre is expected to operate between 6:30am and 6:30pm Monday to Friday and employ a total of 23 full-time staff.

It is proposed to provide 27 parking spaces on the site. The provision includes 10 tandem spaces and an accessible space. The layout also provides for a vehicle turning area, which in the case that all on-site spaces are occupied would permit cars to exit in a forward direction.

Vehicle access to the site is planned from Verdon Street near the eastern boundary of the site. Redundant driveways on Verdon Street are to be removed and the kerb and channel/ footpath reinstated.

The at-grade pedestrian access is planned from Phillips Street. Additional pedestrian access is planned from the basement car park.

The site and building layout is shown on the drawings, numbered A18-105 TP01 to TP04 revision A.

3.2 Pedestrians & Cyclists

The site's proximity to residential development and the Warrnambool East primary school is expected to be convenient for some parents and result in walking to the childcare centre from nearby residential areas, or, linking their trip with pick-ups and drop-offs at the primary school. Pedestrians can take advantage of the paths along Verdon Street and nearby roads.

Parking for 4 bikes is proposed to be provided on the site.

3.3 External Access

The proposal includes linemarking modifications to the intersection of Phillips Street and Verdon Street. The proposed alterations will assist by defining traffic paths, simplifying driver decisions, and reinforcing the priority movements.

Details of the concept are shown on CMA drawing, numbered CM18041 CS01 revision A.



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4 CAR PARKING CONSIDERATIONS

4.1 Statutory Requirement

Table 1 at Clause 52.06-5 of the Warrnambool Planning Scheme (WPS) specifies the number of parking spaces required for various uses. The requirement applies to the increase, or change in floor area of an existing use, or the construction of a new use. Table 1 specifies a parking requirement of 0.22 car spaces/child for childcare centre.

For the proposal the requirement equates to 27 spaces. The provision of 27 spaces satisfies the statutory requirement.

Notwithstanding that a permit to reduce the required parking may not be required, Clause 52.06-3 of the WPS allows a permit to be issued to reduce or waive the standard requirement. Clause 52.06-6 of the WPS specifies that before a permit is issued to reduce or waive a parking requirement that the applicant must prepare a car parking demand assessment that estimates the likely parking demand of the new use, or, the increase in floor area (or relevant measure) of an existing use.

Before granting a permit to reduce the number of spaces below the likely parking demand, the responsible authority must consider a number of criteria including the following that are most relevant to the proposal:

- The car parking demand assessment.
- The availability of car parking including:
 - On street parking in non-residential zones, and, streets in residential zones specifically managed for non-residential parking.
- The impact of fewer car parking spaces on local amenity including pedestrian amenity and the amenity
 of nearby residential areas.
- The need to create safe, functional and attractive parking areas.
- Access to or provision of alternative transport modes to and from the land.
- Any other relevant consideration.

4.2 Case Studies & Parking Demand

The parking demand for the childcare centre is made up of the long-term demand associated with staff and the short-term demand generated by parents and guardians dropping off or picking up children.

Data obtained from the available Australian Bureau of Statistics (ABS) census of 2016 indicates that about 81% of people who work in the City of Warrnambool also reside in the municipality.

In addition, the ABS data indicates **that private car usage is the predominant mode of travel with 70.4% of workers driving to work.** Review of the other modes of travel indicates about **6.6%** travel as a car passenger, **0.9%** who catch public transport or taxi's, while **5.1%** cycle or walk to work.

The 2016 ABS data and the availability of footpaths, cycling opportunities and public transport in the area suggests that around 75% of staff would be expected to drive to work.

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The start and finish times of staff are staggered to coincide with the arrival and departure of children throughout the day, which also assists in reducing traffic movements and maximising the availability of parking on the site during the peak pick-up and drop off periods.

All staff are on-site by 10am, but during the peak 8-9am and 5-6pm periods the number of staff will vary between 40-80%. That is while the peak staff parking demand is expected to be around 17 spaces. It is expected that no more than 14 spaces will be occupied before the peak visitor period begins. Early arriving staff would be expected to occupy the first position of each tandem space, leaving the rear position free for use by visitors.

The majority of parents or guardians who choose to drive, are expected to arrive to drop off children any time between 6.30am to 10.00am with most trips associated with parents travelling to work. Pick-ups in the afternoon also occur over an extended period of time from about 3pm to 6.30pm. The time parents spend at the Childcare Centre once they arrive is expected to vary, but most parents will drop off or pick up their children within a 5-6 minute period.

Historical data (presented by other firms) indicates that peak parent parking rates of up to 0.1 spaces per child can be expected, but that this occurred only for a 10-15 minute period in the peak period, with an average across the entire hour of about 0.02-0.03 cars per child. Data collected by this firm in 2015 at the Peppercorn ELC in Kew, indicated a peak visitor demand of about 0.07 cars per child, and an average of about 0.03 cars per child, which is comparable to historical case study data.

Application of the above rates to the proposed childcare centre equates to an average demand for 2-4 car spaces and a peak of about 9-12 visitor cars. Considering the proximity to existing housing, a high school and availability of public transport, the maximum visitor parking demand during the peak periods is not likely to be greater than this estimate.

Consequently, and considering the above, the peak on-site parking demand is estimated at (12+14=) 26 spaces.

4.3 Adequacy of Parking Provision

As mentioned previously the provision of 27 spaces satisfies statutory requirement. It is also expected to accommodate the estimated parking demand of the proposal.

A significant overspill of parking into the surrounding streets is not expected. In the event that some parents choose to park on street, that could readily be accommodated on Phillips Street.

4.4 Management of Parking

As mentioned previously the staggered start and finish times for staff are designed to maximise the availability of on-site parking for visitors during peak periods. The use of tandem spaces will be managed to ensure staff fill the first space prior to the peak visitor periods.

The car park includes 6 spaces, including an accessible space, that can be permanently reserved for visitors. It also includes 10 spaces that are planned to be permanently reserved for staff. The remaining 11 spaces along with the reserved visitor spaces, are effectively available for parent's pick-up and drop-off during the peak times.

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5 BICYCLE PARKING

Clause 52.34 of the Warrnambool Planning Scheme specifies the requirements for bike facilities for different developments. Clause 52.34-1 specifies that the requirement only applies to the increase in area of an existing use. Clause 52.34 does not specify a rate for childcare centres.

ABS data (2016) indicates less than 1% of people within the municipality use a bike to get to work.

In order to encourage cycling as an alternative mode of travel it is proposed to provide parking for 4 bikes, which equates to a provision of a bike space for about 17% of full-time employees. The parking provision is considerably higher than the proportion indicated by ABS data that would be expected to cycle to work.

6 TRAFFIC CONSIDERATIONS

6.1 Case Studies & Distribution

The peak traffic generation associated with childcare centres coincides with the morning drop-off at around 8:30am and the afternoon pick-up period after 5pm. Data presented by other firms indicates that about 0.5 cars per child, can be expected during the busiest periods, equating to about 1.0vph (two-way) per child.

Case study data obtained by this firm for the Peppercorn ELC and Malin Friends Nursery both in Kew, indicated average rates over the peak hour of less than 1.0vph/child, at around 0.64vph per child in the morning and up to 0.75vph per child in the afternoon. The data also showed a peak 5-minute flow rate of about 0.9-1.05vph/ child at the Peppercorn site during the afternoon, which occurred within a 15-minute period.

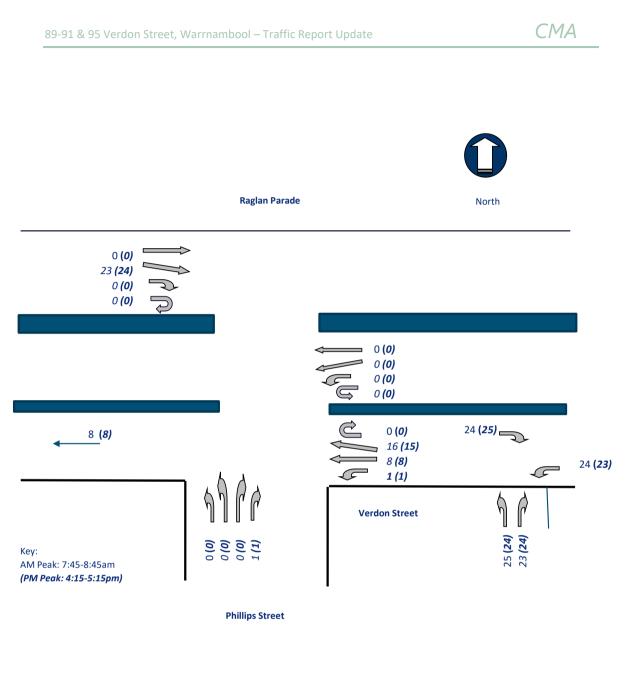
Adopting an average rate of 0.8vph per child and a peak rate of 1.0vph **per** child, the proposed childcare centre is expected to generate around 96vph (two-way) over the 8-9am and 5-6pm periods, and about 32vph during the busiest 15-minute period. The peak rate equates to around 2 cars per minute during the busiest periods.

Figure 4 summarises the anticipated development flows at the site access points during the peak hours. The analysis makes no allowance for those parents that choose to walk or catch public transport. The **anticipated childcare centre** traffic was assigned to the road network in accordance with the observed distribution at Raglan Parade/ Verdon Street / Phillips Street, as shown in Figure 2. A significant volume of traffic turning left into Verdon Street from Raglan Parade is not expected, which is in accordance with the observed distribution.

The increase in traffic flows outside of the peak hours will be much less than during the peak hours.

The estimate of traffic generation does not make allowance for trips associated with passing cars or cars on the nearby roads that would be linked with existing trips or diverted to the site. Consequently, the estimate of post development flows, at the nearby intersections, is considered conservatively high.

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As mentioned previously the likelihood of a significant proportion of childcare traffic entering via a left turn from Raglan Parade is low. Should some parents choose to approach from that direction there is sufficient space for cars to undertake the turn, see CMA drawing SP-51 for details.

6.2 Intersection Analysis

The intersection of Raglan Parade/ Verdon Street/ Phillips Street was analysed using SIDRA 8 computer package, for both the observed flows, and the estimated post development flows with allowance for the seasonal variation in passing traffic. The analysis also assumed that all trips associated with the childcare centre were new trips on the road network when in reality some trips would already be traffic passing the site.

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The computer package analyses various parameters, with the main descriptors described below:

The **Degree of Saturation** (DoS) is defined as the ratio of *demand (arrival) flow* to *capacity*. Degrees of saturation above 1.0 represent oversaturated conditions (demand flows exceed capacity), and degrees of saturation below 1.0 represent under-saturated conditions (demand flows are below capacity).

The SIDRA output includes estimates of **average delay** and the corresponding Levels of Service (LOS) for movements, lanes, approaches and the intersection. Delay to a vehicle is the difference between interrupted and uninterrupted travel times through the intersection. The *average delay* predicted by SIDRA is for all vehicles, queued and un-queued.

The output reports also include the *back of queue* estimates for all types of intersections. The *Percentile Queue* parameter is used for the percentile queue length value to be included in output reports. The 95th percentile queue length is the value below which 95 per cent of all observed cycle queue lengths fall, or 5 per cent of all observed queue lengths exceed.

Table 2	Summary of Intersection Operating Cor	nditions- F	hillip Stre	et/ Verdor	Street/	Ragian Pa	rade
			PM Peal	e i			
Scenario	Approach	DoS	Ave. Delay (s)	95%ile Queue (m)	DoS	Ave. Delay (s)	95%ile Queue (m)
	Phillips Street (south)	0.019	16.3	1	0.081	55.5	1
2018 Flows	Verdon Street (southeast)	0.119	9.9	3	0.162	14.5	4
2018	Raglan Parade (east)	0.148	0.0	0	0.228	0.0	0
	Raglan Parade (west)	0.139	0.7	2	0.233	0.7	3
1.2	Phillips Street (south)	0.035	21.7	1	0.297	57.7	5
2018 Flows x 1.2	Verdon Street (southeast)	0.164	10.7	4	0.412	32.0	11
18 Flo	Raglan Parade (east)	0.178	0.0	0	0.273	0.0	0
20	Raglan Parade (west)	0.166	0.8	3	0.279	0.9	5
ient	Phillips Street (south)	0.039	20.9	1	0.329	67.9	6
Post Development	Verdon Street (southeast)	0.213	11.1	6	0.515	36.3	18
it Dev	Raglan Parade (east)	0.178	0.0	0	0.273	0.0	0
Pos	Raglan Parade (west)	0.166	1.1	4	0.278	1.3	7

The results of the analysis of the intersection is summarised in Table 2.

Table 2 Summary of Intersection Operating Conditions- Phillip Street/ Verdon Street/ Raglan Parade

6.3 Summary

The analysis assumes that right turners must wait for simultaneous gaps in eastbound and westbound traffic. In reality they can stage their crossing within the central median and therefore the actual delays are not likely to be as great as modelled by the Sidra application.

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The expected increase in traffic flows can be readily accommodated at the nearby intersection with typical queues of 1 - 3 vehicles at the outer separator opening during the AM and PM peak hours. The analysis indicates an increase in delays to some movements, however, the very low traffic flows associated with those movements will not result in long queues.

The estimated increase in traffic flows along the nearby roadways, including Verdon Street, as are well within their traffic carrying capacity to accommodate them. At 96vph (2-way) during the peak periods they equate to about 3 cars every two minutes.

The traffic generation of the development is expected to be readily accommodated and will not affect operating conditions at the nearby intersection or passing traffic on Raglan Parade.

The analysis does not take account of the impact of upstream and downstream traffic signals, and the additional gaps in Raglan Parade traffic that are created by them. Consequently, the capacity of the road network to accommodate passing traffic is likely to be greater than modelled.

A copy of the lane summary sheets are included in the appendix.

The expected flows at the site access are quite low inn traffic engineering terms and could readily be accommodated on Verdon Street without unreasonable delays or long queues. The site access is expected to operate at a very good level of service and would not be significantly affected by any variation in the traffic distribution shown in Figure 4.

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7 DESIGN CONSIDERATIONS

7.1 Car Park Layout

The dimensions of the proposed parking spaces, at 2.6m x 5.4m, exceed the minimum requirements of the Warrnambool Planning Scheme, and satisfy the design criteria specified in AS2890.1:2004 for short term parking. The proposed car park aisle of 6.4m satisfies the statutory requirement specified in **Design Standard** 2 of clause 52.06-9 of the WPS, as well as the criteria specified in AS2890.1:2004 for short term parking.

The dimensions of tandem spaces satisfy the length specified in clause 52.06-9 of the WPS.

Refer CMA drawing for details of the car park layout and dimensions.

7.2 Warrnambool Planning Scheme

A review against the design standards listed within the clause 52.06-9 of the Warrnambool Planning Scheme was carried out and is summarised below.

Design Criteria for Accessways	Response
Be at least 3 metres wide.	The site access is 6.1m wide, with a further 300mm clearance to any wall or column.
Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.	The parking aisle is 6.4m wide.
Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre	The aisle overrun is effectively 2.4m wide and permits cars in the last space to exit in a single manoeuvre.
Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres	Approximately 2.5m head clearance, notwithstanding services in some areas, is provided.
If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a forward direction	All cars can enter and exit the site in a forward direction.
Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone	Cars can enter and exit the site simultaneously.
Have a corner splay or area at least 50 per cent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or	Sight lines at the site access point are not impeded. Proposed planting and retaining wall are less than 900mm high at the boundary.

Table 3Design Standard 1 – Accessways

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CMA

exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height	
If an accessway to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.	All parking spaces are greater than 6m from the roadway.
If entry to the car space is from a road, the width of the accessway may include the road.	Not applicable.

Table 4 Design Standard 2 – Car Parking Spaces

Design Criteria for Car Spaces	Response
Min. space width 2.6m, Min space length 4.9m aisle width 6.4m	All parking spaces are laid out satisfactorily and satisfy the design criteria specified in AS2890.1:2004, and, within clause 52.06-9 of the Warrnambool Planning Scheme.
A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:	Columns do not protrude into the area to be kept clear, and are set back 750mm from the aisle to suit a 5.4m long space.
-A column, tree or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.	
-A structure, which may project into the space if it is at least 2.1 metres above the space.	
Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.	Not applicable
Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space.	A total of 10.8m is provided for tandem spaces. The length exceeds the minimum standard.
Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.	Not applicable.

7.3 Loading

The frequency of servicing will be low and therefore can be accommodated without the need for a dedicated loading bay. Refuse is to be stored on site and collection arrangements can be implemented to the satisfaction of the responsible authority.

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8 CONCLUSIONS

- The provision of 27 car spaces on-site is expected to adequately accommodate the parking demand of the childcare centre. Any overflow of parking from the site, will be low, and is not expected to adversely affect the on-street supply in the area.
- The use of tandem spaces will be managed to ensure only staff park in the first space, and that parents are not blocked during peak periods.
- The proposed childcare centre is located to take advantage of within easy walking distance of surrounding residential areas, school and proximity to the CBD.
- The anticipated traffic generation at peak times is expected to be adequately accommodated at the site access point and at the nearby intersections. The expected traffic flows can be accommodated at all times of the year.
- The site is located within a convenient distance of an existing primary school, and, therefore there
 is an opportunity for linked trips by parents picking up and dropping off older children at the school,
 living, or going to work nearby. Consequently, the additional traffic flows used in the analysis are
 considered conservatively high as no allowance for linked trips was made.
- The provision of 4 bike parking spaces is expected to more than adequately accommodate the staff and visitor demand generated for that mode of travel.

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Appendix 1: **Traffic Survey**

1.000	-	*																					
natio	onwid	e +																					
Client	Chris Ma	rados a	nd Asso	ciet																			
	Warnamt																						
Job No.:																							
ocation:	Princes H	lwy and	Phillips	St, Ver	don St																		
Date:	F	ri 07-1	2-2018		Time:	7-9am a	nd 4-6pi	m															
Neather:	Sunny																						
Absolu	ite Value								VE	HICLE N	OVEMEN	ITS											
TI	IME	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	Hourly			
7:00	7:15	0	50	0	0	0	0	1	5	0	0	0	1	0	0	0	0	2	73				
7:15	7:30	0	62	0	0	0	0	3	13	0	1	0	0	0	0	0	0	5	65				
7:30	7:45	0	70	0	0	0	0	3	4	0	1	0	1	0	2	0	0	6	76				
7:45	8:00	0	115	0	0	0	0	4	11	0	0	0	1	1	0	0	0	6	124	706			
8:00	8:15	0	130	0	0	0	0	5	8	0	1	0	1	1	0	0	1	10	107	838			
8:15	8:30	0	134	0	0	0	0	8	19	0	0	0	0	0	0	0	0	9	123	982			
8:30	8:45	0	167	0	0	0	0	13	25	0	0	0	0	0	0	2	1	22	155	1204			
8:45	9:00	0	182	0	0	0	0	15	21	0	0	0	0	0	2	0	0	20	189	1371			
	-		-							1		1						-					
16:00	16:15	0	219	0	0	0	0	2	11	1	0	0	0	0	0	1	1	16	217				
16:15	16:30	0	225	0	0	0	0	6	9	2	0	0	0	1	0	0	2	17	222				
16:30	16:45	0	200	0	0	0	0	3	7	1	0	0	0	0	0	0	0	13	203				
16:45	17:00	0	210	1	0	0	0	9	17	1	0	1	1	1	0	1	0	17	214	1852			
17:00	17:15	0	207	0	0	0	0	1	9	0	0	0	0	0	1	1	0	10	218	1831	18		Princes H
17:15	17:30	0	203	0	1	0	0	2	10	2	0	0	0	0	1	1	2	8	228	1805	17		
17:30	17:45	0	199	0	0	0	0	3	9	0	1	2	1	0	1	0	0	21	178	1793	15		
17:45	18:00	0	169	0	0	0	0	4	8	1	0	1	0	1	0	0	0	12	165	1681			r -
Accumul	ative Value								VE		OVEMEN	ITS									N		Ľ
	ME	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18				-
7:00	7:15	0	50	0	0	0	0	1	5	0	0	0	1	0	0	0	0	2	73		Princes Hwy		
7:15	7:30	0	112	0	0	0	0	4	18	0	1	0	1	0	0	0	0	7	138	1	•		
7:30	7:45	0	182	0	0	0	0	7	22	0	2	0	2	0	2	0	0	13	214				
7:45	8:00	0	297	0	0	0	0	11	33	0	2	0	3	1	2	0	0	19	338				
8:00	8:15	0	427	0	0	0	0	16	41	0	3	0	4	2	2	0	1	29	445			•	
8:15	8:30	0	561	0	0	0	0	24	60	0	3	0	4	2	2	0	1	38	568				► •
8:30	8:45	0	728	0	0	0	0	37	85	0	3	0	4	2	2	2	2	60	723		Verdon St		
8:45	9:00	0	910	0	0	0	0	52	106	0	3	0	4	2	4	2	2	80	912				
			1			1		1		1	1	1	1	1		1	1	1	1				* + -
16:00	16:15	0	219	0	0	0	0	2	11	1	0	0	0	0	0	1	1	16	217				
16:15	16:30	0	444	0	0	0	0	8	20	3	0	0	0	1	0	1	3	33	439				nillips St
16:30	16:45	0	644	0	0	0	0	11	27	4	0	0	0	1	0	1	3	46	642		13 12	11 10 PT	imps or I
16:45	17:00	0	854	1	0	0	0	20	44	5	0	1	1	2	0	2	3	63	856				
17:00	17:15	0	1061	1	0	0	0	21	53	5	0	1	1	2	1	3	3	73	1074				
17:15	17:30	0	1264	1	1	0	0	23	63	7	0	1	1	2	2	4	5	81	1302	-			
17:30	17:45	0	1463	1	1	0	0	26	72	7	1	3	2	2	3	4	5	102	1480				
17:45	18:00	0	1632	1	1	0	0	30	80	8	1	4	2	3	3	4	5	114	1645				

Appendix 2: **Sidra**

We site: 101 [Phillips- PM - 20%]

Raglan / Verdon/ Phillips PM Peak - Post 2018 Flows x 1.2 Site Category: (None) Stop (Two-Way)

Lane Use	and Perfo	orma	nce										
	Demand F Total veh/h	lows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Veh	^r Queue Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Phil	lips Street												
Lane 1	8	0.0	23	0.329	100	196.4	LOS F	0.8	5.8	Full	500	0.0	0.0
Approach	8	0.0		0.329		196.4	LOS F	0.8	5.8				
SouthEast:	Verdon Str	eet											
Lane 1	109	0.0	211	0.515	100	36.3	LOS E	2.5	17.8	Full	500	0.0	0.0
Approach	109	0.0		0.515		36.3	LOS E	2.5	17.8				
East: Ragla	an Parade												
Lane 1	533	0.0	1950	0.273	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	533	0.0	1950	0.273	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	1066	0.0		0.273		0.0	NA	0.0	0.0				
West: Ragl	an Parade												
Lane 1	543	0.0	1950	0.278	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	540	0.0	1941	0.278	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	109	0.0	401	0.271	100	14.0	LOS B	1.1	7.4	Short	60	0.0	NA
Approach	1191	0.0		0.278		1.3	NA	1.1	7.4				
Intersection	n 2373	0.0		0.515		3.0	NA	2.5	17.8				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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9 Site: 101 [Phillips- AM - 20%]

Raglan / Verdon/ Phillips AM Peak - Post 2018 Flows x 1.2 Site Category: (None) Stop (Two-Way)

Lane Use	and Perfo	ormai	nce										
	Demand F Total veh/h	lows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Veh	Queue Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Phill	ips Street												
Lane 1	9	0.0	227	0.039	100	20.9	LOS C	0.1	0.8	Full	500	0.0	0.0
Approach	9	0.0		0.039		20.9	LOS C	0.1	0.8				
SouthEast:	Verdon Str	eet											
Lane 1	150	0.0	706	0.213	100	11.1	LOS B	0.8	5.6	Full	500	0.0	0.0
Approach	150	0.0		0.213		11.1	LOS B	0.8	5.6				
East: Ragla	n Parade												
Lane 1	346	0.0	1950	0.178	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	346	0.0	1950	0.178	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	692	0.0		0.178		0.0	NA	0.0	0.0				
West: Ragla	an Parade												
Lane 1	324	0.0	1950	0.166	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	319	0.0	1923	0.166	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	95	0.0	682	0.139	100	8.4	LOS A	0.5	3.7	Short	60	0.0	NA
Approach	738	0.0		0.166		1.1	NA	0.5	3.7				
Intersection	1589	0.0		0.213		1.7	NA	0.8	5.6				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

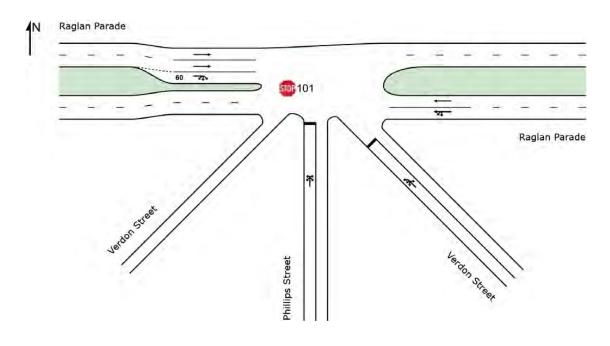
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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SITE LAYOUT

5 Site: 101 [Phillips- PM - 20%]

Raglan / Verdon/ Phillips PM Peak - Peak 2018 Flows Site Category: (None) Stop (Two-Way)



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9 Site: 101 [Phillips- PM - 20%]

Raglan / Verdon/ Phillips PM Peak - Peak 2018 Flows Site Category: (None) Stop (Two-Way)

Lane Use	and Perfo	orma	nce										
	Demand F Total veh/h	lows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Veh	Queue Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Phil	lips Street												
Lane 1	6	0.0	21	0.297	100	197.4	LOS F	0.7	5.1	Full	500	0.0	0.0
Approach	6	0.0		0.297		197.4	LOS F	0.7	5.1				
SouthEast:	Verdon Str	eet											
Lane 1	80	0.0	193	0.412	100	32.0	LOS D	1.6	11.4	Full	500	0.0	0.0
Approach	80	0.0		0.412		32.0	LOS D	1.6	11.4				
East: Ragla	an Parade												
Lane 1	533	0.0	1950	0.273	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	533	0.0	1950	0.273	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	1066	0.0		0.273		0.0	NA	0.0	0.0				
West: Ragl	an Parade												
Lane 1	543	0.0	1950	0.279	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	539	0.0	1935	0.279	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	78	0.0	401	0.195	100	13.1	LOS B	0.7	4.9	Short	60	0.0	NA
Approach	1161	0.0		0.279		0.9	NA	0.7	4.9				
Intersection	n 2313	0.0		0.412		2.1	NA	1.6	11.4				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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9 Site: 101 [Phillips- AM - 20%]

Raglan / Verdon/ Phillips AM Peak - Peak 2018 Flows Site Category: (None) Stop (Two-Way)

Lane Use	and Perfo	orma	nce										
	Demand F Total veh/h	lows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Veh	Queue Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Phill	ips Street												
Lane 1	8	0.0	218	0.035	100	21.7	LOS C	0.1	0.7	Full	500	0.0	0.0
Approach	8	0.0		0.035		21.7	LOS C	0.1	0.7				
SouthEast:	Verdon Str	eet											
Lane 1	120	0.0	730	0.164	100	10.7	LOS B	0.6	4.2	Full	500	0.0	0.0
Approach	120	0.0		0.164		10.7	LOS B	0.6	4.2				
East: Ragla	n Parade												
Lane 1	346	0.0	1950	0.178	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	346	0.0	1950	0.178	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	692	0.0		0.178		0.0	NA	0.0	0.0				
West: Ragla	an Parade												
Lane 1	323	0.0	1950	0.166	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	320	0.0	1929	0.166	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	66	0.0	682	0.096	100	8.3	LOS A	0.4	2.5	Short	60	0.0	NA
Approach	709	0.0		0.166		0.8	NA	0.4	2.5				
Intersection	1528	0.0		0.178		1.3	NA	0.6	4.2				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Site: 101 [Phillips- PM]

Raglan / Verdon/ Phillips PM Peak - Dec 2018 Flows Site Category: (None) Stop (Two-Way)

Lane Use	and Perfo	orma	nce										
	Demand F Total veh/h	lows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Veh	Queue Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Phill	ips Street												
Lane 1	5	0.0	65	0.081	100	55.5	LOS F	0.2	1.4	Full	500	0.0	0.0
Approach	5	0.0		0.081		55.5	LOS F	0.2	1.4				
SouthEast:	Verdon Str	reet											
Lane 1	66	0.0	410	0.162	100	14.5	LOS B	0.5	3.5	Full	500	0.0	0.0
Approach	66	0.0		0.162		14.5	LOS B	0.5	3.5				
East: Ragla	n Parade												
Lane 1	444	0.0	1950	0.228	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	444	0.0	1950	0.228	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	888	0.0		0.228		0.0	NA	0.0	0.0				
West: Ragla	an Parade												
Lane 1	454	0.0	1950	0.233	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	448	0.0	1927	0.233	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	65	0.0	523	0.125	100	10.3	LOS B	0.5	3.2	Short	60	0.0	NA
Approach	967	0.0		0.233		0.7	NA	0.5	3.2				
Intersection	1927	0.0		0.233		1.0	NA	0.5	3.5				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 8.0 | Copyright © 2000-2019 Akcelik and Associates Pty Ltd | sidrasolutions.com Organisation: C. MARAGOS & ASSOCIATES PTY LTD | Processed: Tuesday, March 19, 2019 11:39:41 AM Project: C:\Users\chris\Documents\2018 Jobs\CM18041 WboolELC\Current.sip8

Site: 101 [Phillips- AM]

Raglan / Verdon/ Phillips AM Peak - Dec 2018 Flows Site Category: (None) Stop (Two-Way)

Lane Use	and Perfo	orma	nce										
	Demand F Total veh/h	lows HV %	Cap. veh/h	Deg. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Veh	Queue Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
South: Phil	lips Street												
Lane 1	6	0.0	332	0.019	100	16.3	LOS C	0.1	0.4	Full	500	0.0	0.0
Approach	6	0.0		0.019		16.3	LOS C	0.1	0.4				
SouthEast:	Verdon Str	reet											
Lane 1	100	0.0	839	0.119	100	9.9	LOS A	0.4	3.0	Full	500	0.0	0.0
Approach	100	0.0		0.119		9.9	LOS A	0.4	3.0				
East: Ragla	an Parade												
Lane 1	288	0.0	1950	0.148	100	0.1	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	288	0.0	1950	0.148	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Approach	577	0.0		0.148		0.0	NA	0.0	0.0				
West: Ragl	an Parade												
Lane 1	270	0.0	1950	0.139	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 2	266	0.0	1916	0.139	100	0.0	LOS A	0.0	0.0	Full	500	0.0	0.0
Lane 3	55	0.0	787	0.070	100	7.3	LOS A	0.3	1.8	Short	60	0.0	NA
Approach	591	0.0		0.139		0.7	NA	0.3	1.8				
Intersectior	n 1274	0.0		0.148		1.2	NA	0.4	3.0				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Minor Road Approach LOS values are based on average delay for all lanes.

NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

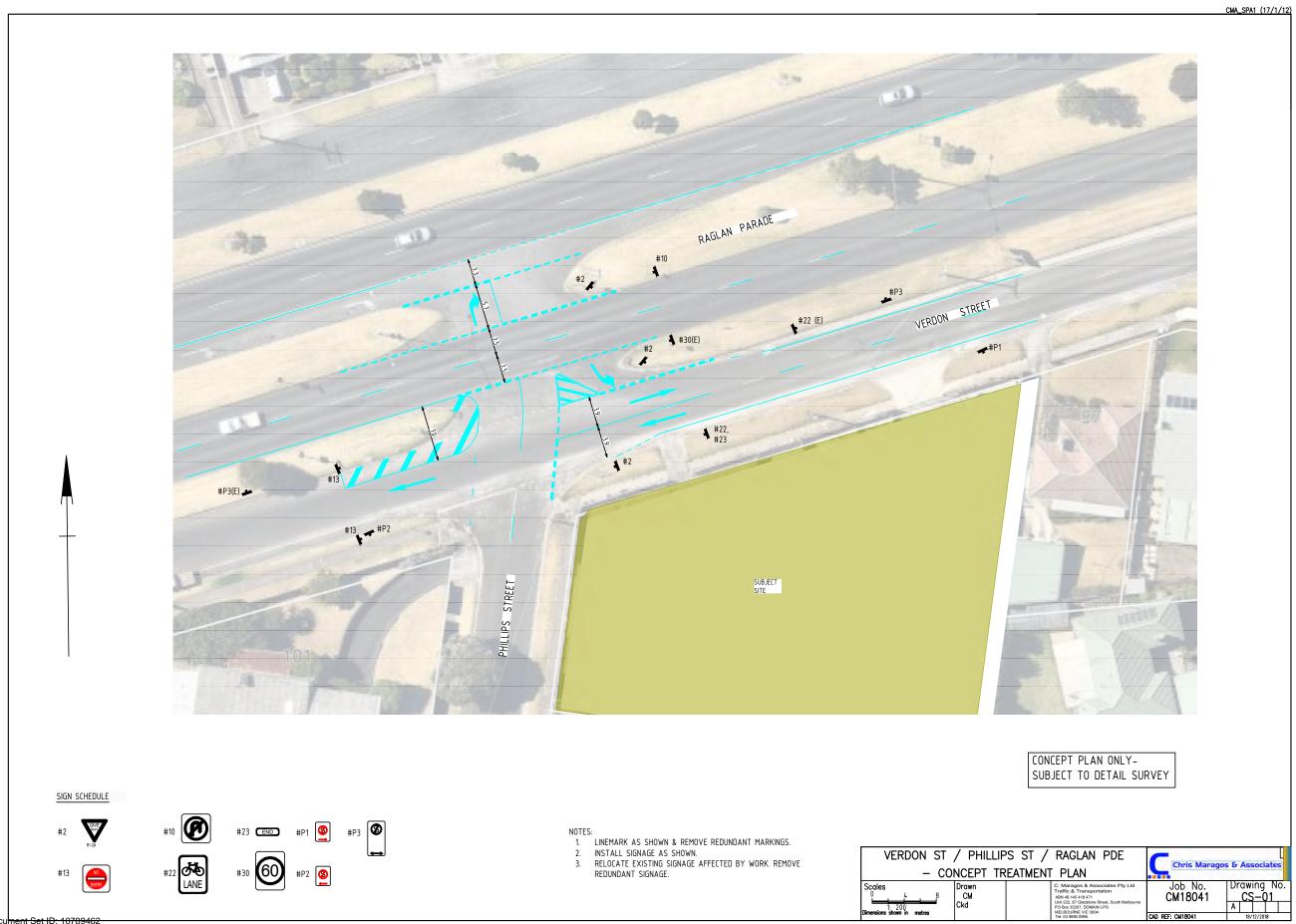
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 8.0 | Copyright © 2000-2019 Akcelik and Associates Pty Ltd | sidrasolutions.com Organisation: C. MARAGOS & ASSOCIATES PTY LTD | Processed: Tuesday, March 19, 2019 11:39:40 AM Project: C:\Users\chris\Documents\2018 Jobs\CM18041 WboolELC\Current.sip8

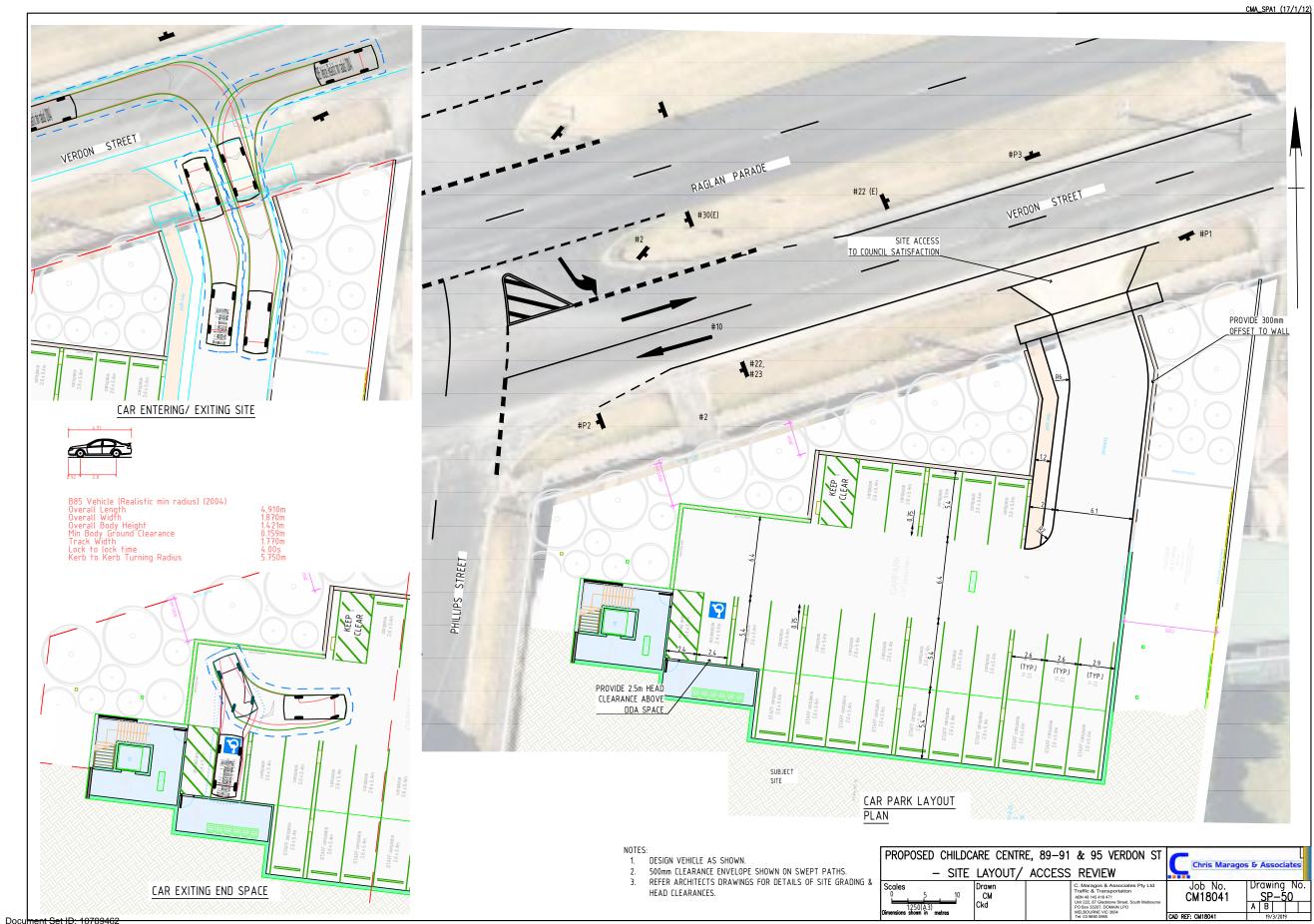
Appendix 3: **Plans**

Warrnambool City Council Agenda for Ordinary Meeting Attachment 5.6.2



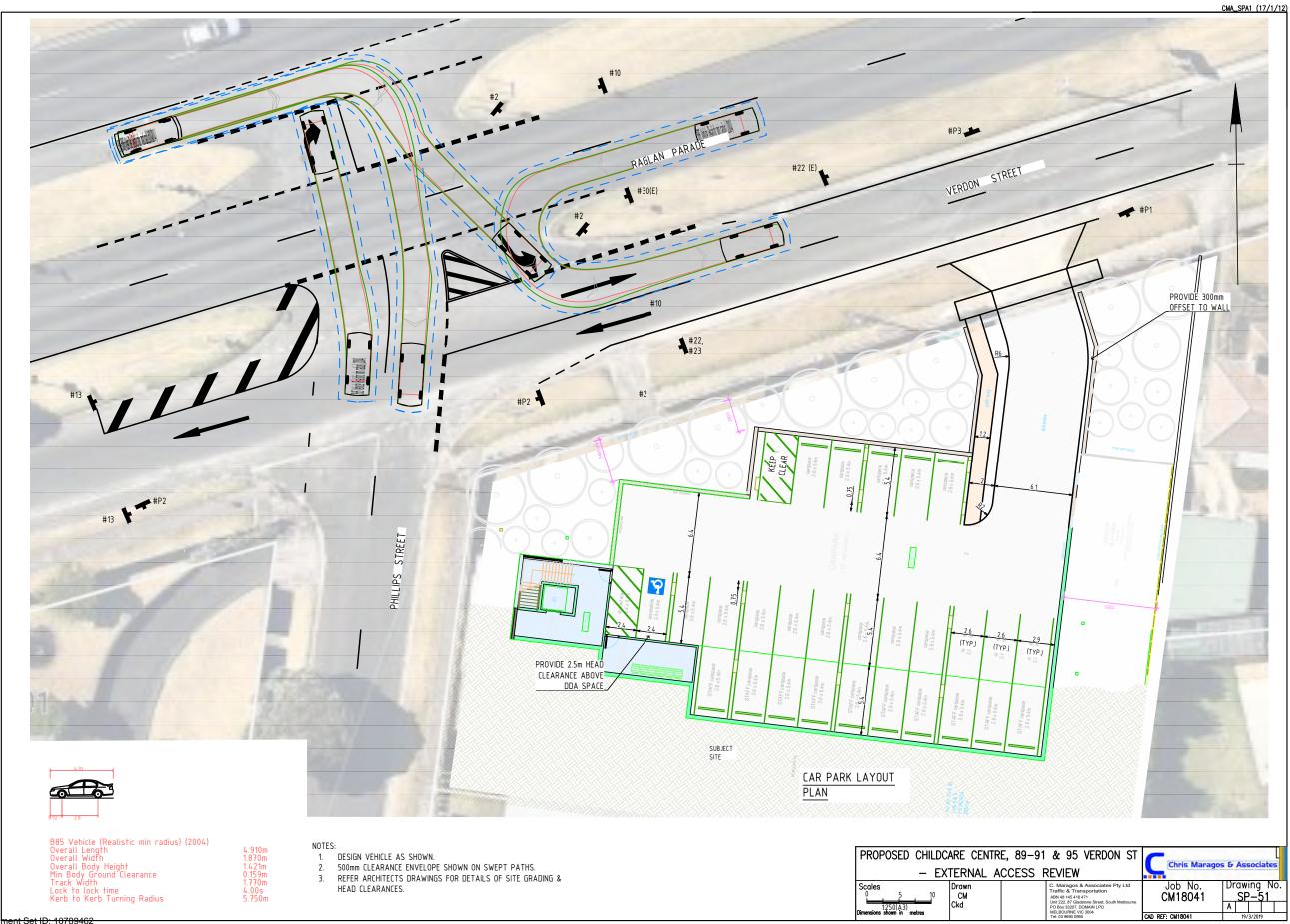
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Job No: 1008157.200 26 November 2018

Veuve Property Group PO Box 1293, Camberwell, VIC 3124

Attention: Matt Russell

Dear Matt

Soil Investigation - 89-91 Verdon Street, Warrnambool

Tonkin & Taylor Pty Ltd (T+T) was engaged by Veuve Property Group (the client) to conduct an investigation of soils related to a former tank pit located on the site at 89-91 Verdon Street, Warrnabool, Victoria (the 'site'). Refer Figure 1 in Appendix A for regional site location.

These works were undertaken in accordance with our variation order dated 22 October 2018.

This report supersedes the previous version dated 12 November 2018.

1 Background

T+T understands the client is considering purchase of the site for development as a child care centre and was previously engaged by the client to undertake a preliminary site investigation (PSI) to assess potential for contamination at the site.

The property at 89-91 Verdon Street was historically occupied by a soil supply business. Anecdotal evidence gathered as part of the PSI indicated that two 500 gallon (approximately 2,250 L) underground storage tanks (UST) were previously located on the property, which were associated with a former bowser that was located on the northeast corner of the existing building. Council building permits were obtained that showed a permit to install the two tanks was granted in December 1965. A copy of the permit and plan is provided in Appendix B. The permits show the tanks being installed in two separate pits, however consultation with the site owner confirmed that this is incorrect and the two tanks were installed in the same pit immediately north of the site building. The owner also reported that one of the USTs used for petrol was removed 10-15 years ago, while the other used for diesel was removed 3-4 years ago.

The PSI report recommended that prior to confirming site suitability for the proposed development, further investigation of the former tank pit should be undertaken. It was recommended the investigation include verification of the removal of tanks, dispensing infrastructure and validation of the residual soils. T+T was engaged to undertake the additional sampling and analysis required.

2 Soil Sampling

T+T attended the site on 30 October 2018 to sample backfill soils and the residual soils from the former tank pit. An excavator was used to initially trench across the target area to establish the

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Tonkin & Taylor Pty Ltd | Kings Technology Park, Ground Floor, 95 Coventry Street Southbank, Vic 3006, Australia PO Box 5305, South Melbourne, Vic 3205 | P +61-3-9863 8686 F +61-3-9863 8685 E mel@tonkintaylor.com.au

2

location and alignment of the former tank pit. Asphalt located both east and west of the target area resulted in a reduction of the area of trenching and indicated a likely location for the tank installation. The excavation continued until the consolidated natural material at the edge of the pit was exposed on four sides. During the excavation of the pit three samples of the backfill soils were collected at varying depths. The boundaries of the pit were determined to be adjacent to the northern edge of the building and approximately 6 m from the neighbouring property boundary to the west. The excavated pit extent was approximately 3 m wide by 3.5 m long and 2.4 m deep. Following the pit excavation a sample of residual soils was taken from each of the four walls of the pit and two samples from the residual soil at the base. The environmental sample locations and a figure of the approximate pit extent is provided in Appendix A.

2.1 Soil description

Descriptions of the physical characteristics of the soil were noted. The natural soil at the site can be broadly described as light brown clayey sand. The fill material consisted of a layer of dark sand topsoil overlaying disturbed brown clayey sand, appearing to be indigenous to the region.

In-field monitoring for hydrocarbon vapours was undertaken during the excavation and soil sampling works. A photo-ionisation detector (PID) was used to take head space readings of the soils and provide information on which soils should be targeted for sampling. Monitoring did not report any readings suggestive of significant volatile hydrocarbon contamination in the soils tested. The sample validation record, with soil descriptions are provided in Appendix C.

2.2 Field observations

No significant odours or staining were noted at any of the sample locations.

3 Analytical Program and Results

Nine samples obtained were submitted to the laboratory. Three samples from within the backfill soils were allocated for analysis including metals, polycyclic aromatic hydrocarbons (PAH) and total recoverable hydrocarbons (TRH) as potential contaminants of concern. One sample was additionally tested for a broader analytical screen.

Four samples recovered from the residual soil of test pit walls, and two from the base, were tested for lead and TRH. One sample was additionally tested for soil parameters to determine site specific ecological investigation levels.

Analytical results were evaluated against criteria provided in in the National Environment Protection Council (1999) *National Environment Protection (Assessment of Site Contamination) Measure 1999* May 2013 Amendment ('ASC NEPM').

All results reported below the adopted criteria for all the analytes tested.

A summary of the analytical program and results is provided in Table 3.1. Tabulated laboratory analysis results are included in Table 1 in Appendix D, with the laboratory certificates of analysis provided in Appendix E.

3

	1		1	
Domain	Report No.	Sample IDs	Analysis	Comment
Backfill soils	625220	BF01, BF03	TRH, PAH, and metals ¹	All results were below the
		BF02	IWRG621 Screen ² , NEPM Soil parameters ³	adopted criteria.
Residual pit		B1, TP01 – TP04	TRH and lead	All results were below the
soils from sides and base of pit		B2	TRH, lead, and NEPM Soil parameters	adopted criteria.

Table 3.1: Summary of analytical program and results

1. Total recoverable hydrocarbons, Polycyclic aromatic hydrocarbons, metals including As, Cd, Cr, Cu, Ni, Pb, Zn, Hg, Mo, Se, Ag, Sn.

2. Includes those analytes within Table 2 of EPA Publication IWRG621.

3. Soil parameters listed in Tables 1B(1-3) of ASC NEPM

4 Quality Assurance and Quality Control

As part of this investigation T+T undertook collection and analysis of quality control samples to validate the laboratory results reported. The QC sampling program conducted as part of this investigation involved collection of replicate samples for data reliability purposes, assessing possible errors due to potential sources of cross contamination, inconsistencies in sampling, and analytical techniques etc.

A quantitative measure of the accuracy of the results obtained was undertaken by calculating the relative percent difference (RPD) values for each duplicate pair. The RPD values were calculated using the following equation:

Relative Percent Difference = $\frac{\text{Result } 1 - \text{Result } 2}{\text{Mean Result}} \times 100$

Where	Result 1	= concentration obtained from the original sample
	Result 2	= concentration obtained from the split or duplicate sample

For RPD values that exceed a generally accepted 30 to 50% limit (AS 4482.1 – 2005), correlation of data between the sample pair is considered poor.

None of the results reported above the laboratory limit of reporting, and therefore were all below the typical RPD range of 30-50% from AS4482.1 (2005).

5 Conclusion

Based on the results of the investigation the soils comprising the backfill and residual pit soils do not appear to be significantly contaminated as a result of the previous underground petroleum storage and distribution system. No odours or staining suggestive of petroleum contamination, associated with the site soils, were reported during the investigation. Following the additional investigation of the former tank pit location, and in accordance with guidance provided within the General Practice Note 'Potentially Contaminated Land' (DSE, 2005), T+T do not consider an environmental audit of the site is required, under the current planning scheme.

4

6 Applicability

This report has been prepared for the exclusive use of our client Veuve Property Group, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

Recommendations and opinions in this report are based on data from discrete sampling locations. The nature and continuity of soils away from the sampling locations are inferred but it must be appreciated that actual conditions could vary from the assumed model.

Should any material be identified during future site development works, that is not consistent with the representative samples (i.e. a change in soil types, presence of unknown fill or odorous or stained soils), a review of that material should be conducted to confirm whether the results reported above are still applicable.

Tonkin & Taylor Pty Ltd

Environmental and Engineering Consultants

Report prepared by:

Made

Tom Madill

Associate Environmental Scientist

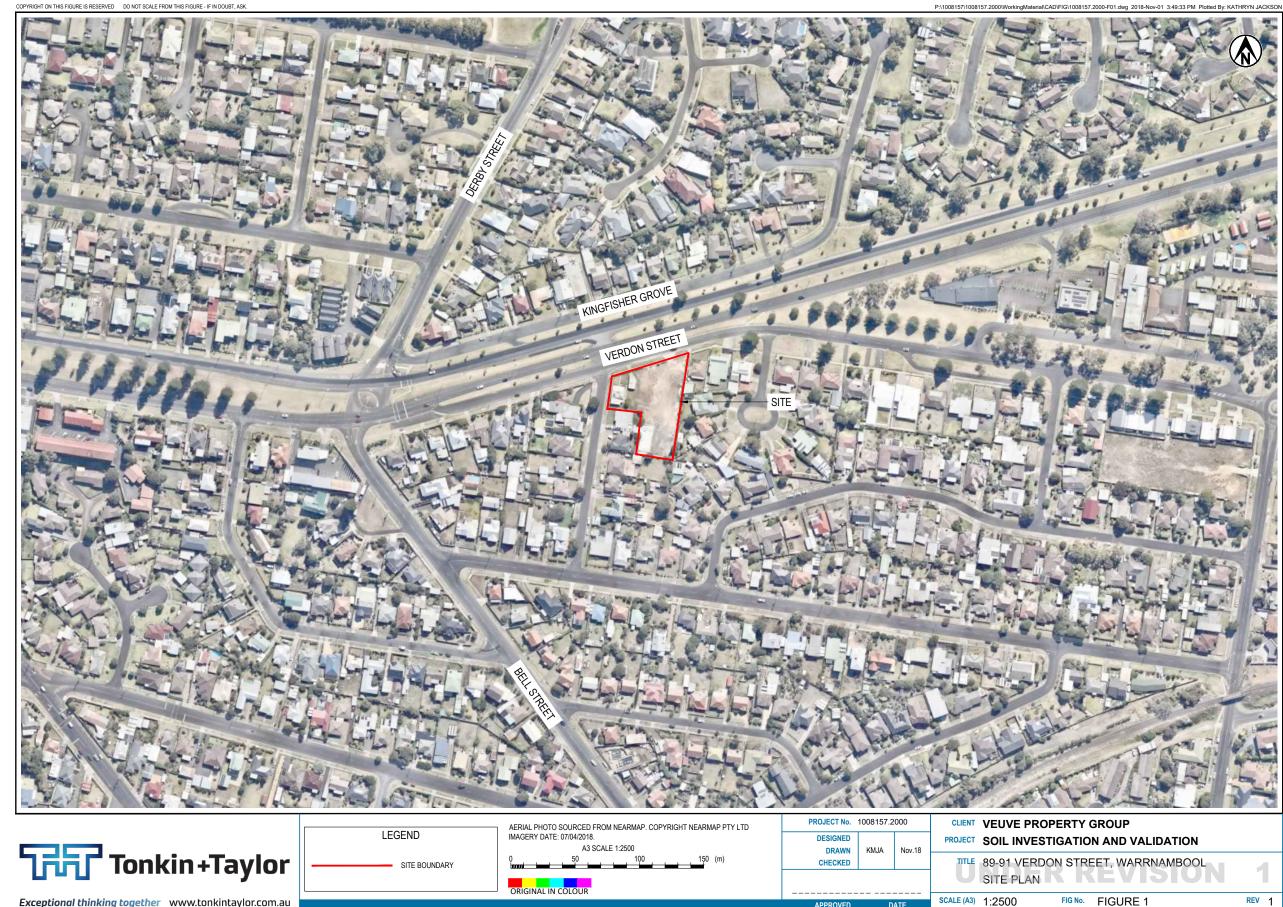
Authorised for Tonkin & Taylor Pty Ltd by:

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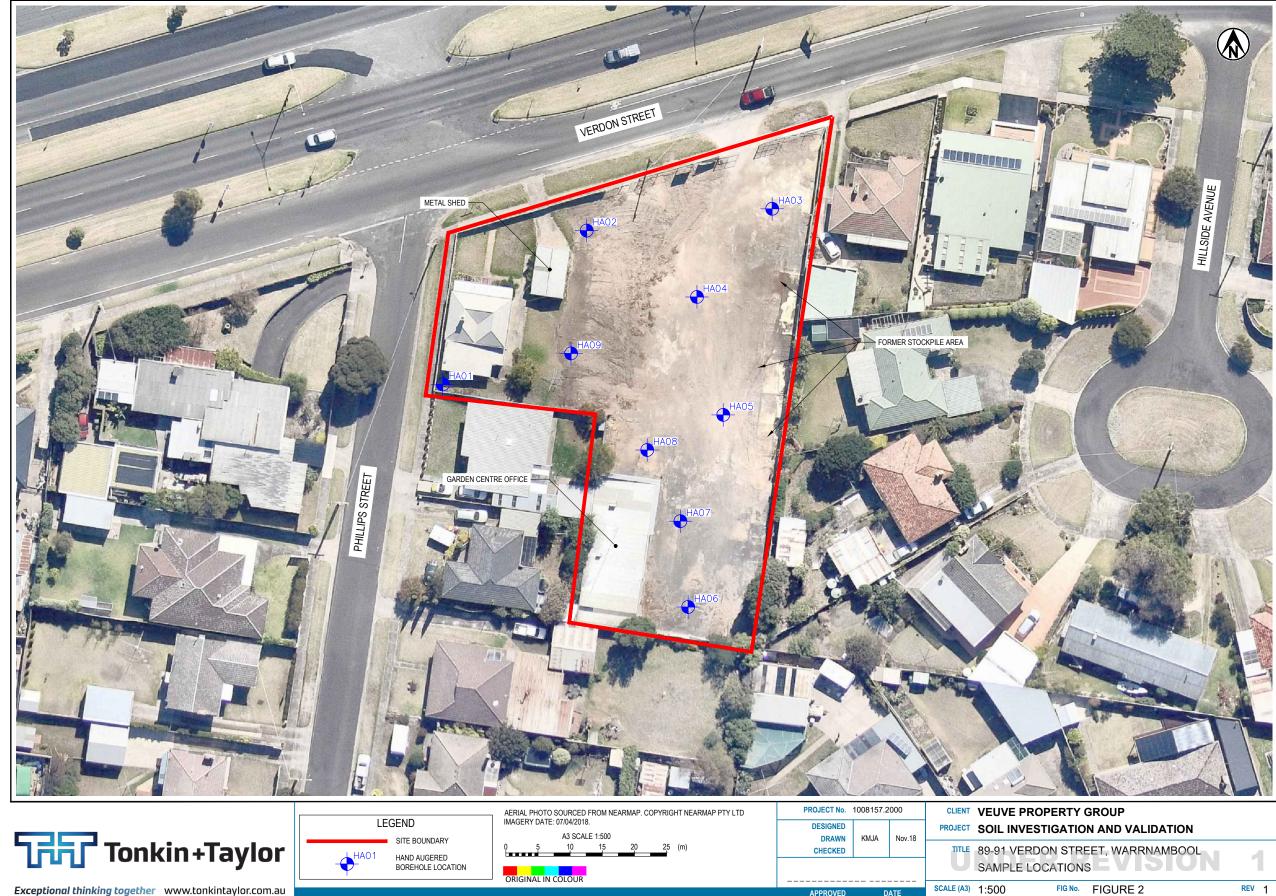
Tim Vass Project Director

Tom Madill t:\south melbourne\projects\1008157\1008157.2000\workingmaterial\1008157.200_20181102_tom_Ir01.docx

Appendix A: Figures

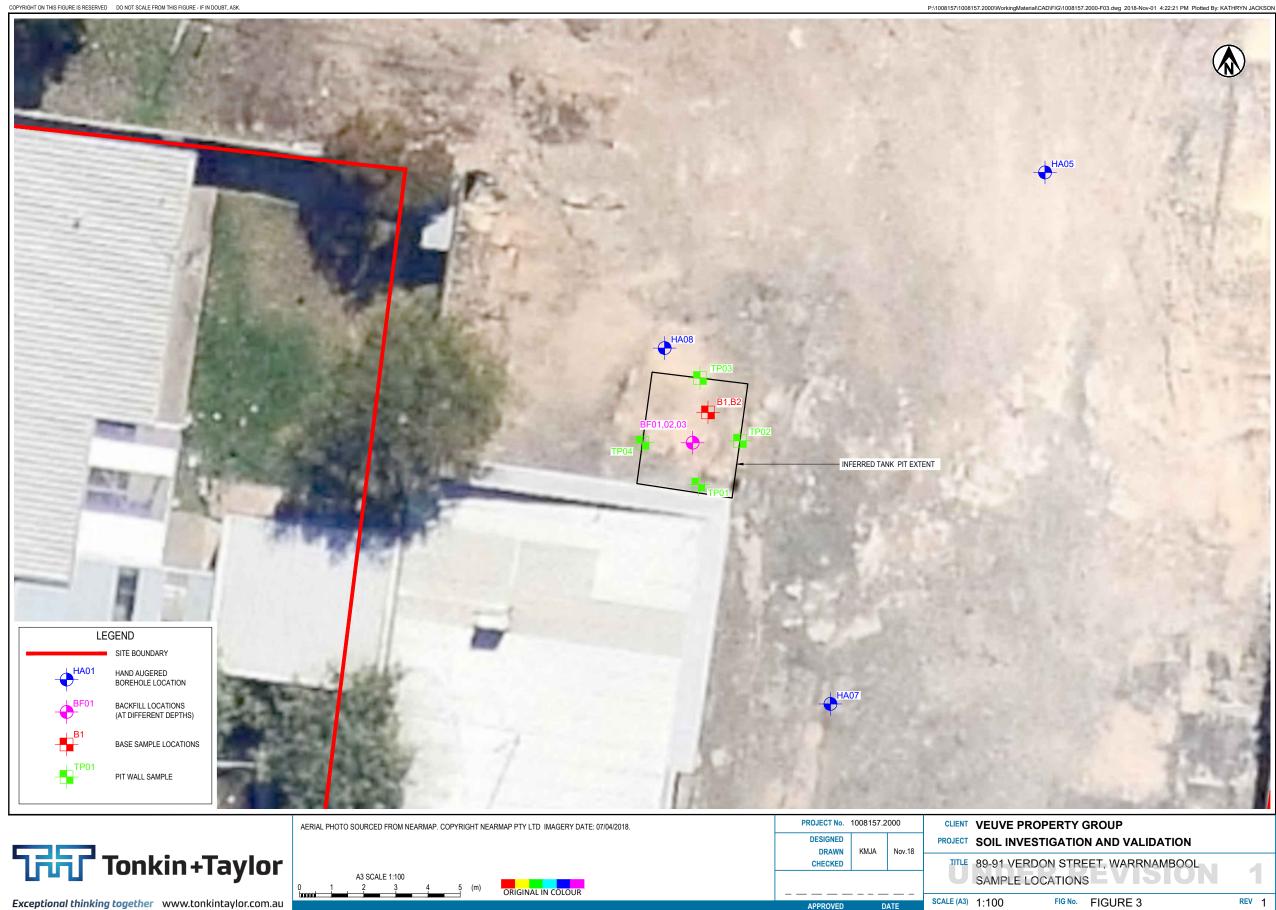


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Appendix B: Council Plans

Warrnambool City Council Agenda for Ordinary Meeting

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	CITY OF WARRNAMBOOL
	Application for a Dermit
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lding on X Allotment re of Construction —	No. 115 E in RACLAN PDE, WBOOZ. Street, Warrnambool X New Building, Alteration, Addition, Repair
	Name D. J. BELL
Owner of Land	Address 115 E RALLAN POLE WARRAMBOOL
Superintending	Name NEPTUNE OIL CO.
Architect and/or Engineer	Address 163 WIKKLAM ST. MELBOURNE
	Name T. KIANE
Builder	Address LAVM 57
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for the	is to be used Industrial Purps und A auks storage of Motor Septris (500) y Distillate
	(1000)
	onstruction, demolition, or removal will be carried out in conformity with the requirements egulations and of the Bye-Laws of the Municipality.
Dated this	day of Movember 19 bis Signature H Journ
0/	X Builder, Owner, Architect.

Where a permit is required for the erection of scaffolding under the Scaffolding Regulations, application should be made on the reverse side of this sheet.

Appendix C: Geological Logs

Tonkin+Taylor				Verd 0 30/10				n Log Sho 7. 2000	
		Fence							
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outh wall last Wall North Wall Nest wall West Wall West Wall	2 m 1.5 m 1.4 m 2 m 2 m 2 m	TPO1 TPO2 TPO3 TPO4 QC1 QC2		0 0,2 0,3 0,3 0,3	Sand, Sand, Sand, Sand, Sand, Sand, Sand	orown orown orown brown			
outh wall ast Wall North Wall Nest Wall West Wall Base	2 m 1.5 m 1.4 m 2 m 2 m 2 m	TPO1 TPO2 TPO3 TPO4 QC1 QC2 BO1		0 0,2 0,3 0,3 0,3 0,2	Sand Sand, Sand, Sand, Sand, Sand Sand	orown orown brown brown brown	<u> </u>		
outh wall ast Wall North Wall Nest Wall West Wall Base Base	2 m 1.5 m 1.4 m 2 m 2 m 2 m 2.4 2.5	TPO1 TP02 TP03 TP04 QC1 QC2 B01 B02		0 0,2 0,3 0,3 0,3 0,3 0,2 0,2	Sand Sand Sand Sand Sand Sand Sand Sand	orown orown brown brown brown brown	\ \ \		
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ff07a Validation Sampling Sheet.xls

Appendix D: Tables

Tonkin+Taylor

Table 1: Soil Results Summary

									Field_ID		B2 30/10/2018	BF01 30/10/2018	BF02 30/10/2018	BF03 30/10/2018	TP01 30/10/2018	TP02 30/10/2018	TP03
									Sampled_Date-Time Lab_Report_Number		625220	625220	625220	625220	625220	625220	30/10/20 625220
									Lab_Report_Number		B2	BF01	BF02	BF03	TP01	TP02	TP03
			NEPM 2013 Table 1A(1) HILs Res A Soil	Res A	1 2013 T /B Soil I ur Intru	HSL for		NEPM 2013 Table 1B(6) EILs/ ESLs for Urban Res, Coarse Soil	NEPM 2013 Table 1B(7) Management Limits in Res / Parkland, Coarse Soil				10:02		1	11.02	
ChemName	Units	EQL	1	0-1m	1-2m	2-4m	>4m	0-2m									
leavy Metal																	
Iron (%)	%	0.01									0.45	-	0.99	-	-	-	-
norganic % Clay	%	1				-					1.3		2.5	-			-
DCP	70			_			· · · · ·				1.5		2.5		-	-	
Vic EPA IWRG 621 OCP (Total)* Vic EPA IWRG 621 Other OCP (Total)*		0.1 0.1									-	-	<0.1 <0.1	-	-	-	-
	140.000	0.5									1		0.5		1	1	
Vic EPA IWRG 621 CHC (Total)* Vic EPA IWRG 621 Other CHC (Total)*		0.5 0.5			+					-	-	-	<0.5	-	-	-	
STEX	INIG/KG	0.5					<u> </u>				-	-	(0.5	-		-	
Benzene	mg/kg	0.1		0.5	0.5	0.5	0.5	50				-	<0.1	-			-
Ethylbenzene		0.1		55		NL	NL	70			-	-	<0.1		-		-
Toluene		0.1		160	220	310	540	85		-	-	-	<0.1	-	-	-	-
Xylene (m & p)		0.2								· ·	-	-	<0.2	-	-	-	
Xylene (o) Xylene Total		0.1 0.3		40	60	95	170	105			-	-	<0.1	-	-	-	-
C6-C10 less BTEX (F1)		0.3 20		40				105		- <20	- <20	<20	<0.3	<20	<20	<20	<20
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1,1,1-trichloroethane		0.5								-	•	-	<0.5	-	-	-	-
1,1,2,2-tetrachloroethane		0.5										-	<0.5				
1,1,2-trichloroethane		0.5					<u> </u>			•	-	-	<0.5	· ·	-	-	
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1,2-dichloroethane		0.5			+								<0.5	· .		-	· ·
1,2-dichloropropane		0.5		-	<u> </u>					-	-	-	<0.5	-	-	-	· ·
1,3-dichloropropane		0.5								-	-	-	<0.5		-	-	-
Bromochloromethane		0.5								-	-	-	<0.5	-	-	-	-
Bromodichloromethane		0.5								-	-	-	<0.5	-	-	-	-
Bromoform		0.5					<u> </u>						<0.5	· ·	-		
Carbon tetrachloride Chlorodibromomethane		0.5 0.5								· ·	-	-	<0.5	-	-	-	
Chloroethane		0.5		+	+						-		<0.5				
Chloroform		0.5		+	+		<u> </u>					-	<0.5				
Chloromethane		0.5									-	-	<0.5	-	-	-	-
cis-1,2-dichloroethene		0.5								-	-	-	<0.5		-	-	-
cis-1,3-dichloropropene		0.5			<u> </u>					-	-	-	<0.5	-	-	-	-
Dibromomethane		0.5								· ·	-	-	<0.5	· ·		-	
Dichloromethane Hexachlorobutadiene		0.5 0.5			+						-	-	<0.5	-	-	-	
Trichloroethene		0.5		+	+						-		<0.5				
Tetrachloroethene		0.5		+	+		<u> </u>					-	<0.5				· ·
trans-1,2-dichloroethene		0.5								-	-	-	<0.5	-	-	-	-
trans-1,3-dichloropropene		0.5									-	-	<0.5	-			
Vinyl chloride	mg/kg	0.5									-	-	<0.5	-	-	-	-
Halogenated Benzenes 1,2,4-trichlorobenzene	malka	0.5									1		<0.5		1		-
1,2,4-thchlorobenzene		0.5 0.5			+					•	-	-	<0.5	-	-	-	
1,3-dichlorobenzene		0.5											<0.5				
1,4-dichlorobenzene		0.5		+	1						-	-	<0.5	-			-
4-chlorotoluene	mg/kg	0.5								-	-	-	<0.5	-	-	-	-
Bromobenzene		0.5								-	-	-	<0.5		-	-	-
Chlorobenzene		0.5								-	-	-	<0.5	-	-	-	
Hexachlorobenzene	mg/kg	0.05	10								-	-	< 0.05	-	-	-	-
Halogenated Hydrocarbons 1,2-dibromoethane	mg/kg	0.5		<u> </u>	<u> </u>	<u> </u>	<u> </u>				-	-	<0.5	-	-	-	-
Bromomethane		0.5			+		-				-		<0.5			-	
Dichlorodifluoromethane		0.5		-	-						-	-	<0.5		-		· ·
lodomethane	mg/kg	0.5									-	-	<0.5	-	-	-	-
Trichlorofluoromethane	mg/kg	0.5								•	-	-	<0.5	-	-		-
Halogenated Phenols					_	_	_						1 .				
2,4,5-trichlorophenol	mg/kg	1					-			· ·	-	-	<1	-	-	-	
2,4,6-trichlorophenol 2,4-dichlorophenol	mg/kg mg/kg	0.5									-	-	<0.5	-	-	-	-
2,6-dichlorophenol		0.5											<0.5				
2-chlorophenol		0.5									-	-	<0.5	-	-	· ·	-
Pentachlorophenol	mg/kg	1	100								-	-	<1	-	-	-	-
tetrachlorophenols	mg/kg	1											<1	-		-	-

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20	625220 TP04
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Table 1: Soil Results Summary

								51.1.1.10		100	10504	10500	19500	Treat	17000	7500
								Field_ID		B2 30/10/2018	BF01 30/10/2018	BF02 30/10/2018	BF03 30/10/2018	TP01 30/10/2018	TP02 30/10/2018	TP03 30/10/20
								Lab_Report_Number		625220	625220	625220	625220	625220	625220	625220
								LocCode		B2	BF01	BF02	BF03	TP01	TP02	TP03
			NEPM 2013 Table 1A(1)		12013 Tabl		NEPM 2013 Table 1B(6)	NEPM 2013 Table 1B(7)								
			HILs Res A Soil		/B Soil HSL		EILs/ ESLs for Urban Res,	Management Limits in Res								
				Vapou	ur Intrusior	i, Sand	Coarse Soil	/ Parkland, Coarse Soil								
ChemName	Units	EQL	1	0-1m	1-2m 2-	4m >4r	m 0-2m									
Dinoseb	mg/kg	20								-	-	<20	-	-	-	-
Inorganics																
Cyanide Total	mg/kg	5							•	-	-	<5	-	-		-
Fluoride Moisture Content (dried @ 103°C)	mg/kg %	100				_			- 5	3.3	- 15	<100 4.8	- 5.3	- 3.1	- 5	4.7
pH (aqueous extract)	pH_Units	0.1								3.3	- 15	9.5				4.7
Lead	Ipri_onito	0.1		_		_						7.0	1		1	
Lead	mg/kg	5	300				1100*		<5	<5	5.8	5.3	<5	<5	<5	<5
MAH															1	
Total MAH	mg/kg	0.5			+	_			· ·	-	-	<0.5		-		-
1,2,4-trimethylbenzene 1,3,5-trimethylbenzene	mg/kg mg/kg	0.5 0.5								-	-	<0.5	-	-	-	
Isopropylbenzene	mg/kg	0.5										<0.5			-	-
Styrene	mg/kg	0.5								-		<0.5	-	-		-
Metals																
Arsenic	mg/kg	2	100				100*		· ·	-	12	11	8.2	-	-	-
Cadmium Chromium (hexavalent)	mg/kg	0.4	20 100						· ·	-	<0.4	<0.4	<0.4	-	-	-
Chromium (nexavalent) Chromium (III+VI)	mg/kg mg/kg	5	100				320*			-	45	16	- 11			
Copper	mg/kg	5	6000				220*				12	<5	<5			
Iron	mg/kg	20								4,500		9,900				
Mercury	mg/kg	0.1	40							-	<0.1	<0.1	<0.1	-		-
Molybdenum	mg/kg	5	100	_			0.101		· ·	-	<5	<5	<5	-	-	-
Nickel Selenium	mg/kg	5 2	400 200			_	340*		· ·	-	59 <2	23	15	-	-	
Silver	mg/kg mg/kg	0.2	200								<0.2	<0.2	<0.2			
Tin	mg/kg	10								-	<10	<10	<10	-		
Zinc	mg/kg	5	7400				930*			-	37	15	16	-	-	-
Organochlorine Pesticides																
4,4-DDE	mg/kg	0.05		_					· ·	-	-	< 0.05		-	-	-
a-BHC Aldrin	mg/kg mg/kg	0.05		_	+	_			· ·	-	-	<0.05 <0.05	-	-	-	
Aldrin + Dieldrin	mg/kg	0.05	6									<0.05				-
b-BHC	mg/kg	0.05	, , , , , , , , , , , , , , , , , , ,						· ·	-	-	< 0.05	· .	-	· .	-
chlordane	mg/kg	0.1	50							-		<0.1	-	-		-
d-BHC	mg/kg	0.05							· ·	-	-	< 0.05		-		-
DDD	mg/kg	0.05				_	100*		· ·	-	-	<0.05		-	-	-
DDT DDT+DDE+DDD	mg/kg mg/kg	0.05	240				180*		· ·	-	-	<0.05	-	-	-	
Dieldrin	mg/kg	0.05	240							· .	-	<0.05	-	-	-	-
Endosulfan I	mg/kg	0.05								-		< 0.05	-	-		-
Endosulfan II	mg/kg	0.05								-		< 0.05	-	-		-
Endosulfan sulphate	mg/kg	0.05	10						· ·	-	-	< 0.05	-	-	-	-
Endrin Endrin aldehyde	mg/kg	0.05	10		+	_			· ·	-	-	<0.05	-	-	-	
Endrin ketone	mg/kg mg/kg	0.05										<0.05				
g-BHC (Lindane)	mg/kg	0.05							· ·	-	· .	<0.05	-	-	· .	-
Heptachlor	mg/kg	0.05	6							-	-	< 0.05		-		-
Heptachlor epoxide	mg/kg	0.05							•	-	-	< 0.05	-	-		-
Methoxychlor	mg/kg	0.05	300						· ·	-	-	<0.05		-	-	· ·
Toxaphene PAH	mg/kg	1	20							-	-	<1		-		-
Benzo[b+j]fluoranthene	mg/kg	0.5								-	<0.5	<0.5	<0.5	-	-	-
Benzo(a)pyrene TEQ (lower bound) *	MG/KG	0.5								-	<0.5	<0.5	<0.5	-	-	-
Benzo(a)pyrene TEQ (medium bound) *	MG/KG	0.5								-	0.6	0.6	0.6	-		-
Benzo(a)pyrene TEQ (upper bound) *	MG/KG	0.5							· ·	-	1.2	1.2	1.2	-		-
PAH/Phenols 2,4-dimethylphenol	malka	0.5										-0.5	1		1	
2,4-dimethylphenol 2,4-dinitrophenol	mg/kg mg/kg	0.5 5							· ·	-	-	<0.5	-	-	-	-
2-methylphenol	mg/kg	0.2								-		<0.2		-		-
2-nitrophenol	mg/kg	1									-	<1		-	-	-
3-&4-methylphenol	mg/kg	0.4								-	-	<0.4		-		-
4,6-Dinitro-2-methylphenol	mg/kg	5		_					· ·	-	-	<5		-	-	-
4-chloro-3-methylphenol 4-nitrophenol	mg/kg mg/kg	1 5							· ·	-	-	<1 <5	-	-	-	-
Acenaphthene	mg/kg	5 0.5								-	<0.5	<0.5	<0.5	-	-	
Acenaphthylene	mg/kg	0.5								-	<0.5	<0.5	<0.5	-	-	-
Anthracene	mg/kg	0.5								-	<0.5	<0.5	<0.5	-		
Benz(a)anthracene	mg/kg	0.5							•	-	<0.5	<0.5	<0.5	-		-
Benzo(a) pyrene	mg/kg	0.5	2				0.7		· ·	-	<0.5	<0.5	<0.5	-	-	· ·
Carcinogenic PAHs as B(a)P TPE Benzo(g,h,i)perylene	mg/kg mg/kg	0.5	3						· ·	-	<1.21 <0.5	<1.21 <0.5	<1.21 <0.5	-	-	
Senzo(g,n,)/per/liene	Induky	10.0									1 \0.3	1 \0.3		-		

[Filter]

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30/10/2018	30/10/2018						
625220	625220						
TP03	TP04						
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Table 1: Soil Results Summary

									51.1.1.10	104	120	0.504	8500	0500	7001	17000	7000
									Field_ID		B2	BF01	BF02	BF03	TP01	TP02	TP03
									Sampled_Date-Time		30/10/2018	30/10/2018	30/10/2018	30/10/2018		30/10/2018	30/10/20
									Lab_Report_Number		625220	625220	625220	625220	625220	625220	625220
									LocCode	B1	B2	BF01	BF02	BF03	TP01	TP02	TP03
			NEPM 2013 Table 1A(1)		2013 T		.(3)	NEPM 2013 Table 1B(6)	NEPM 2013 Table 1B(7)								
			HILs Res A Soil		/B Soil H			EILs/ ESLs for Urban Res,	Management Limits in Res								
				Vapou	ur Intrus	sion, Sa	nd	Coarse Soil	/ Parkland, Coarse Soil								
			_														
ChemName	Units	EQL		0-1m	1-2m	2-4m	>4m	0-2m									
Benzo(k)fluoranthene	mg/kg	0.5								· ·	-	< 0.5	<0.5	< 0.5	-	-	-
Chrysene	mg/kg	0.5								-	-	< 0.5	< 0.5	< 0.5	-	-	-
Dibenz(a,h)anthracene	mg/kg	0.5								-	-	<0.5	<0.5	<0.5	-	-	-
Fluoranthene	mg/kg	0.5								-	-	< 0.5	<0.5	< 0.5	-	-	-
Fluorene	mg/kg	0.5								-	-	<0.5	<0.5	< 0.5	-	-	-
Indeno(1,2,3-c,d)pyrene	mg/kg	0.5									-	< 0.5	<0.5	< 0.5	-	-	-
Naphthalene	mg/kg	0.5		3	NL	NL	NL	170*		<0.5	< 0.5	< 0.5	<0.5	<0.5	< 0.5	< 0.5	<0.5
PAHs (Sum of total)	mg/kg	0.5	300								· ·	< 0.5	<0.5	<0.5	-	-	-
Phenanthrene	mg/kg	0.5								-	-	< 0.5	< 0.5	< 0.5	-	-	-
Phenol	mg/kg	0.5	3000							-	-	-	< 0.5	-	-	-	-
Pyrene	mg/kg	0.5									-	< 0.5	< 0.5	< 0.5	-	-	-
Phenolics										1							
4,6-Dinitro-o-cyclohexyl phenol	mg/kg	20									-	-	<20	-	-	-	-
Phenols (Total Halogenated)	mg/kg	1									· ·	-	<1	-	-	-	-
Phenols (Total Non Halogenated)	mg/kg	20									-	-	<20	-	-	-	-
Polychlorinated Biphenyls		-								1		1	1			1	
Arochlor 1016	mg/kg	0.1			1						-	-	<0.1	-	-	-	-
Arochlor 1221	mg/kg	0.1				-					· ·		<0.1	-		-	
Arochlor 1232	mg/kg	0.1									· .		<0.1	-		-	
Arochlor 1242	mg/kg	0.1				-					-	-	<0.1	-	-	-	
Arochlor 1248	mg/kg	0.1										· ·	<0.1			-	
Arochlor 1254	mg/kg	0.1									· ·	-	<0.1	-	-		
Arochlor 1260	mg/kg	0.1										· .	<0.1	-	-	-	
PCBs (Sum of total)	mg/kg	0.1	1										<0.1	-	-		
Solvents	Ind/ Kg	0.1	1								-	-	0.1	-	-		-
Methyl Ethyl Ketone	mg/kg	0.5			1	1	<u> </u>				-		<0.5	-	-		
4-Methyl-2-pentanone	mg/kg	0.5		-		-							<0.5				
Acetone	mg/kg	0.5											<0.5				
Allyl chloride	mg/kg	0.5											<0.5				
Carbon disulfide	mg/kg	0.5											<0.5				
TPH	јшу/ку	0.5								· ·	-	-	0.5	-	-	-	-
C10-C16	mg/kg	50			1	<u> </u>	1		1000	<50	<50	<50	<50	51	<50	<50	<50
C16-C34	mg/kg	100						300	2500	<100	<100	<100	<100	280	<100	<100	<100
C34-C40		100						2800	10000	<100	<100	<100	<100	<100	<100	<100	<100
F2-NAPHTHALENE	mg/kg	50		110	240	440	NII	120	10000	<100	<50	<100	<100	51	<100	<100	<100
	mg/kg			110	240	440	INL	120									
<u>C6-C9</u>	mg/kg	20								<20	<20	<20	<20	<20	<20	<20	<20
<u>C10 - C14</u>	mg/kg	20								<20	<20	<20	<20	<20	<20	<20	<20
C15 - C28	mg/kg	50								<50	<50	<50	<50	250	<50	<50	<50
C29-C36	mg/kg	50								<50	<50	<50	<50	65	<50	<50	<50
+C10 - C36 (Sum of total)	mg/kg	50								<50	<50	<50	<50	315	<50	<50	<50
C10 - C40 (Sum of total)	mg/kg	100							700	<100	<100	<100	<100	331	<100	<100	<100
C6-C10	mg/kg	20							700	<20	<20	<20	<20	<20	<20	<20	<20
* Denotes criteria derived from site sp	pecific soil param	neters.															

* Denotes criteria derived from site specific soil parameters.

[Filter]

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Veuve Property Group P/L - 89-91 Verdon Street, Warrnambool

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<20	<20

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Table 2: RPD Results

Veuve Property Group P/L 89-91 Verdon Street, Warrnambool

		SDG Field ID Sampled Date/Time	30-Oct-18 TP04 30/10/2018	30-Oct-18 QC(1) 30/10/2018	RPD	30-Oct-18 TP04 30/10/2018	2864 QC(2) 30/10/2018	RPD
ChemName	Units	EQL						
BTEX								
C6-C10 less BTEX (F1)	mg/kg	20 (Primary): 10 (Interlab)				<20.0	<10.0	0
Lead								
Lead	mg/kg	5	<5.0	<5.0	0	<5.0	<5.0	0
PAH/Phenols								
Naphthalene	mg/kg	0.5 (Primary): 1 (Interlab)				<0.5	<1.0	0
ТРН								
C10-C16	mg/kg	50				<50.0	<50.0	0
C16-C34	mg/kg	100				<100.0	<100.0	0
C34-C40	mg/kg	100				<100.0	<100.0	0
F2-NAPHTHALENE	mg/kg	50				<50.0	<50.0	0
C6 - C9	mg/kg	20 (Primary): 10 (Interlab)				<20.0	<10.0	0
C10 - C14	mg/kg	20 (Primary): 50 (Interlab)				<20.0	<50.0	0
C15 - C28	mg/kg	50 (Primary): 100 (Interlab)				<50.0	<100.0	0
C29-C36	mg/kg	50 (Primary): 100 (Interlab)				<50.0	<100.0	0
+C10 - C36 (Sum of total)	mg/kg	50				<50.0	<50.0	0
C10 - C40 (Sum of total)	mg/kg	100 (Primary): 50 (Interlab)				<100.0	<50.0	0
C6-C10	mg/kg	20 (Primary): 10 (Interlab)				<20.0	<10.0	0

*RPDs have only been considered where a concentration is greater than 1 times the EQL.

**High RPDs are in bold (Acceptable RPDs for each EQL multiplier range are: 80 (1-10 x EQL); 50 (10-30 x EQL); 30 (> 30 x EQL))

***Interlab Duplicates are matched on a per compound basis as methods vary between laboratories. Any methods in the row header relate to those used in the primary laboratory

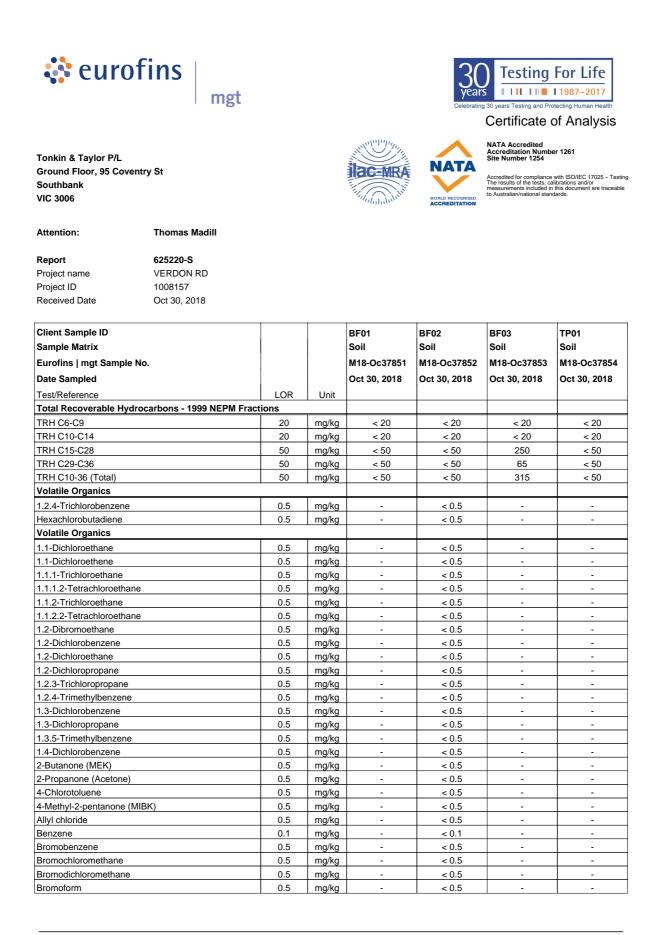
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Appendix E: Laboratory Certificates of Analysis

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Attachment 5.6.2



Eurofins | mgt 2-5 Kingston Town Close, Oakleigh, Victoria, Australia, 3166 ABN : 50 005 085 521 Telephone: +61 3 8564 5000 Page 1 of 22 Report Number: 625220-S

Date Reported: Nov 08, 2018 Document Set ID: 10769003 Version: 1, Version Date: 18/02/2019



Client Sample ID			BF01	BF02	BF03	TP01
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins mgt Sample No.			M18-Oc37851	M18-Oc37852	M18-Oc37853	M18-Oc37854
Date Sampled			Oct 30, 2018	Oct 30, 2018	Oct 30, 2018	Oct 30, 2018
Test/Reference	LOR	Unit				
Volatile Organics						
Bromomethane	0.5	mg/kg	-	< 0.5	-	-
Carbon disulfide	0.5	mg/kg	-	< 0.5	-	-
Carbon Tetrachloride	0.5	mg/kg	-	< 0.5	-	-
Chlorobenzene	0.5	mg/kg	-	< 0.5	-	-
Chloroethane	0.5	mg/kg	-	< 0.5	-	-
Chloroform	0.5	mg/kg	-	< 0.5	-	-
Chloromethane	0.5	mg/kg	-	< 0.5	-	-
cis-1.2-Dichloroethene	0.5	mg/kg	-	< 0.5	-	-
cis-1.3-Dichloropropene	0.5	mg/kg	-	< 0.5	-	-
Dibromochloromethane	0.5	mg/kg	-	< 0.5	-	-
Dibromomethane	0.5	mg/kg	-	< 0.5	-	-
Dichlorodifluoromethane	0.5	mg/kg	-	< 0.5	-	-
Ethylbenzene	0.1	mg/kg	-	< 0.1	-	-
Iodomethane	0.5	mg/kg	-	< 0.5	-	-
Isopropyl benzene (Cumene)	0.5	mg/kg	-	< 0.5	-	-
m&p-Xylenes	0.2	mg/kg	-	< 0.2	-	-
Methylene Chloride	0.5	mg/kg	-	< 0.5	-	-
o-Xylene	0.1	mg/kg	-	< 0.1	-	-
Styrene	0.5	mg/kg	-	< 0.5	-	-
Tetrachloroethene	0.5	mg/kg	-	< 0.5	-	-
Toluene	0.1	mg/kg	-	< 0.1	-	-
trans-1.2-Dichloroethene	0.5	mg/kg	-	< 0.5	-	-
trans-1.3-Dichloropropene	0.5	mg/kg	-	< 0.5	-	-
Trichloroethene	0.5	mg/kg	-	< 0.5	-	-
Trichlorofluoromethane	0.5	mg/kg	-	< 0.5	-	-
Vinyl chloride	0.5	mg/kg	-	< 0.5	-	-
Xylenes - Total	0.3	mg/kg	-	< 0.3	-	-
Total MAH*	0.5	mg/kg	-	< 0.5	-	-
Vic EPA IWRG 621 CHC (Total)*	0.5	mg/kg	-	< 0.5	-	-
Vic EPA IWRG 621 Other CHC (Total)*	0.5	mg/kg	-	< 0.5	-	-
4-Bromofluorobenzene (surr.)	1	%	-	106	-	-
Toluene-d8 (surr.)	1	%	-	102	-	-
Total Recoverable Hydrocarbons - 2013 NEPM F	ractions	_				
Naphthalene ^{N02}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
TRH C6-C10	20	mg/kg	< 20	< 20	< 20	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	< 20	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	< 50	< 50	51	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	< 50	< 50	51	< 50
TRH >C16-C34	100	mg/kg	< 100	< 100	280	< 100
TRH >C34-C40	100	mg/kg	< 100	< 100	< 100	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100	< 100	331	< 100
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	0.6	0.6	-
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	1.2	1.2	-
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Benz(a)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-

Eurofins | mgt 2-5 Kingston Town Close, Oakleigh, Victoria, Australia, 3166 ABN : 50 005 085 521 Telephone: +61 3 8564 5000 Page 2 of 22 Report Number: 625220-S

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Client Sample ID Sample Matrix			BF01 Soil	BF02 Soil	BF03 Soil	TP01 Soil
Eurofins mgt Sample No.			M18-Oc37851	M18-Oc37852	M18-Oc37853	M18-Oc37854
Date Sampled			Oct 30, 2018	Oct 30, 2018	Oct 30, 2018	Oct 30, 2018
Test/Reference	LOR	Unit				
Polycyclic Aromatic Hydrocarbons						
Benzo(a)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Benzo(b&j)fluoranthene ^{N07}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Benzo(g.h.i)perylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Chrysene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Dibenz(a.h)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Fluorene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Phenanthrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
Total PAH*	0.5	mg/kg	< 0.5	< 0.5	< 0.5	-
2-Fluorobiphenyl (surr.)	1	%	99	92	111	-
p-Terphenyl-d14 (surr.)	1	%	79	87	80	-
Organochlorine Pesticides						
Chlordanes - Total	0.1	mg/kg	-	< 0.1	-	-
4.4'-DDD	0.05	mg/kg	-	< 0.05	-	-
4.4'-DDE	0.05	mg/kg	-	< 0.05	-	-
4.4'-DDT	0.05	mg/kg	-	< 0.05	-	-
a-BHC	0.05	mg/kg	-	< 0.05	-	-
Aldrin	0.05	mg/kg	-	< 0.05	-	-
b-BHC	0.05	mg/kg	-	< 0.05	-	-
d-BHC	0.05	mg/kg	-	< 0.05	-	-
Dieldrin	0.05	mg/kg	-	< 0.05	-	-
Endosulfan I	0.05	mg/kg	-	< 0.05	-	-
Endosulfan II	0.05	mg/kg	-	< 0.05	-	-
Endosulfan sulphate	0.05	mg/kg		< 0.05	-	-
Endrin	0.05	mg/kg	-	< 0.05	-	-
Endrin aldehyde	0.05	mg/kg	-	< 0.05		-
Endrin ketone	0.05	mg/kg	-	< 0.05	-	-
g-BHC (Lindane)	0.05	mg/kg	-	< 0.05	-	-
Heptachlor	0.05	mg/kg		< 0.05		
Heptachlor epoxide Hexachlorobenzene	0.05	mg/kg	-	< 0.05	-	-
	0.05	mg/kg	-		-	-
Methoxychlor Toxaphene	0.05	mg/kg mg/kg	-	< 0.05	-	-
Aldrin and Dieldrin (Total)*	0.05		-	< 0.05	-	-
DDT + DDE + DDD (Total)*	0.05	mg/kg mg/kg	-	< 0.05	-	-
Vic EPA IWRG 621 OCP (Total)*	0.05	mg/kg	-	< 0.05	-	-
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	-	< 0.1	-	-
Dibutylchlorendate (surr.)	1	//////////////////////////////////////	-	66	-	-
Tetrachloro-m-xylene (surr.)	1	%	-	63	-	-
Polychlorinated Biphenyls		/0	-		-	-
Aroclor-1016	0.1	mg/kg	-	< 0.1	-	-
Aroclor-1016 Aroclor-1221	0.1		-	< 0.1	-	-
Aroclor-1221 Aroclor-1232	0.1	mg/kg mg/kg	-	< 0.1	-	-
Aroclor-1232 Aroclor-1242	0.1	mg/kg		< 0.1	-	
	0.1	mg/kg	-	< 0.1	-	-

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Client Sample ID			BF01	BF02	BF03	TP01
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins mgt Sample No.			M18-Oc37851	M18-Oc37852	M18-Oc37853	M18-Oc37854
Date Sampled			Oct 30, 2018	Oct 30, 2018	Oct 30, 2018	Oct 30, 2018
Test/Reference	LOR	Unit				
Polychlorinated Biphenyls		<u> </u>				
Aroclor-1254	0.1	mg/kg	-	< 0.1	-	-
Aroclor-1260	0.1	mg/kg	-	< 0.1	-	-
Total PCB*	0.1	mg/kg	-	< 0.1	-	-
Dibutylchlorendate (surr.)	1	%	-	66	-	-
Tetrachloro-m-xylene (surr.)	1	%	-	63	-	-
Phenois (Halogenated)						
2-Chlorophenol	0.5	mg/kg	-	< 0.5	-	-
2.4-Dichlorophenol	0.5	mg/kg	-	< 0.5	-	-
2.4.5-Trichlorophenol	1	mg/kg	-	< 1	-	-
2.4.6-Trichlorophenol	1	mg/kg	-	< 1	-	-
2.6-Dichlorophenol	0.5	mg/kg	-	< 0.5	-	-
4-Chloro-3-methylphenol	1	mg/kg	-	< 1	-	
Pentachlorophenol	1	mg/kg	-	< 1	-	-
Tetrachlorophenols - Total		mg/kg	-	< 1	-	-
Total Halogenated Phenol*	1	mg/kg	-	< 1	-	-
Phenols (non-Halogenated)	00					
2-Cyclohexyl-4.6-dinitrophenol	20 5	mg/kg	-	< 20	-	-
2-Methyl-4.6-dinitrophenol		mg/kg	-	< 5	-	-
2-Methylphenol (o-Cresol)	0.2	mg/kg		< 0.2		
2-Nitrophenol	1.0 0.5	mg/kg	-	< 1	-	-
2.4-Dimethylphenol 2.4-Dinitrophenol	5	mg/kg	-	< 0.5 < 5	-	-
3&4-Methylphenol (m&p-Cresol)	0.4	mg/kg mg/kg	-	< 0.4	-	-
4-Nitrophenol	5	mg/kg		< 5	-	
Dinoseb	20	mg/kg	-	< 20	-	-
Phenol	0.5	mg/kg	_	< 0.5	-	_
Total Non-Halogenated Phenol*	20	mg/kg	-	< 20	-	-
Phenol-d6 (surr.)	1	%	-	92	-	-
		70		02		
% Clay	1	%	_	2.5	-	_
Chromium (hexavalent)	1	mg/kg	-	< 1	-	-
Conductivity (1:5 aqueous extract at 25°C as rec.)	10	uS/cm	-	55	-	-
Cyanide (total)	5	mg/kg	-	< 5	-	-
Fluoride	100	mg/kg	-	< 100	-	-
pH (1:5 Aqueous extract at 25°C as rec.)	0.1	pH Units	-	9.5	-	-
pH (units)(1:5 soil:CaCl2 extract at 25°C as rec.)	0.1	pH Units	-	8.8	-	-
Total Organic Carbon	0.1	%	-	1.5	-	-
% Moisture	1	%	15	4.8	5.3	3.1
Heavy Metals						
Arsenic	2	mg/kg	12	11	8.2	-
Cadmium	0.4	mg/kg	< 0.4	< 0.4	< 0.4	-
Chromium	5	mg/kg	45	16	11	-
Copper	5	mg/kg	12	< 5	< 5	-
Iron	20	mg/kg	-	9900	-	-
Lead	5	mg/kg	5.8	5.3	< 5	< 5
Mercury	0.1	mg/kg	< 0.1	< 0.1	< 0.1	-
Molybdenum	5	mg/kg	< 5	< 5	< 5	-
Nickel	5	mg/kg	59	23	15	-
Selenium	2	mg/kg	< 2	< 2	< 2	-

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Client Sample ID Sample Matrix			BF01 Soil	BF02 Soil	BF03 Soil	TP01 Soil
Eurofins mgt Sample No.			M18-Oc37851	M18-Oc37852	M18-Oc37853	M18-Oc37854
Date Sampled			Oct 30, 2018	Oct 30, 2018	Oct 30, 2018	Oct 30, 2018
Test/Reference	LOR	Unit				
Heavy Metals						
Silver	0.2	mg/kg	< 0.2	< 0.2	< 0.2	-
Tin	10	mg/kg	< 10	< 10	< 10	-
Zinc	5	mg/kg	37	15	16	-
Heavy Metals						
Iron (%)	0.01	%	-	0.99	-	-
Cation Exchange Capacity						
Cation Exchange Capacity	0.05	meq/100g	-	29	-	-

Client Sample ID			TP02	TP03	TP04	B1
Sample Matrix			Soil	Soil	Soil	Soil
Eurofins mgt Sample No.			M18-Oc37855	M18-Oc37856	M18-Oc37857	M18-Oc37858
Date Sampled			Oct 30, 2018	Oct 30, 2018	Oct 30, 2018	Oct 30, 2018
Test/Reference	LOR	Unit				
Total Recoverable Hydrocarbons - 1999 NEPM Fi	actions					
TRH C6-C9	20	mg/kg	< 20	< 20	< 20	< 20
TRH C10-C14	20	mg/kg	< 20	< 20	< 20	< 20
TRH C15-C28	50	mg/kg	< 50	< 50	< 50	< 50
TRH C29-C36	50	mg/kg	< 50	< 50	< 50	< 50
TRH C10-36 (Total)	50	mg/kg	< 50	< 50	< 50	< 50
Total Recoverable Hydrocarbons - 2013 NEPM Fi	actions					
Naphthalene ^{N02}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
TRH C6-C10	20	mg/kg	< 20	< 20	< 20	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	< 20	< 20	< 20	< 20
TRH >C10-C16	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	< 50	< 50	< 50	< 50
TRH >C16-C34	100	mg/kg	< 100	< 100	< 100	< 100
TRH >C34-C40	100	mg/kg	< 100	< 100	< 100	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100	< 100	< 100	< 100
% Moisture	1	%	5.0	4.7	3.4	5.0
Heavy Metals						
Lead	5	mg/kg	< 5	< 5	< 5	< 5

Client Sample ID Sample Matrix Eurofins mgt Sample No. Date Sampled			B2 Soil M18-Oc37859 Oct 30, 2018	QC(1) Soil M18-Oc37860 Oct 30, 2018
Test/Reference	LOR	Unit		
Total Recoverable Hydrocarbons - 1999 NEPM Fract	ions			
TRH C6-C9	20	mg/kg	< 20	< 20
TRH C10-C14	20	mg/kg	< 20	< 20
TRH C15-C28	50	mg/kg	< 50	< 50
TRH C29-C36	50	mg/kg	< 50	< 50
TRH C10-36 (Total)	50	mg/kg	< 50	< 50

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Client Sample ID Sample Matrix			B2 Soil	QC(1) Soil
Eurofins mgt Sample No.			M18-Oc37859	M18-Oc37860
Date Sampled			Oct 30, 2018	Oct 30, 2018
Test/Reference	LOR	Unit	20100, 2010	
Total Recoverable Hydrocarbons - 2013 NEPM Fra		Onit		
Naphthalene ^{N02}	0.5	mg/kg	< 0.5	< 0.5
TRH C6-C10	20	mg/kg	< 20	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	< 20	< 20
TRH >C10-C16	50	mg/kg	< 50	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	< 50	< 50
TRH >C16-C34	100	mg/kg	< 100	< 100
TRH >C34-C40	100	mg/kg	< 100	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100	< 100
% Clay	1	%	1.3	-
Conductivity (1:5 aqueous extract at 25°C as rec.)	10	uS/cm	100	-
pH (units)(1:5 soil:CaCl2 extract at 25°C as rec.)	0.1	pH Units	8.4	-
Total Organic Carbon	0.1	%	1.1	-
% Moisture	1	%	3.3	3.0
Heavy Metals				
Iron	20	mg/kg	4500	-
Lead	5	mg/kg	< 5	< 5
Heavy Metals				
Iron (%)	0.01	%	0.45	-
Cation Exchange Capacity				
Cation Exchange Capacity	0.05	meq/100g	27	-



Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported. A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

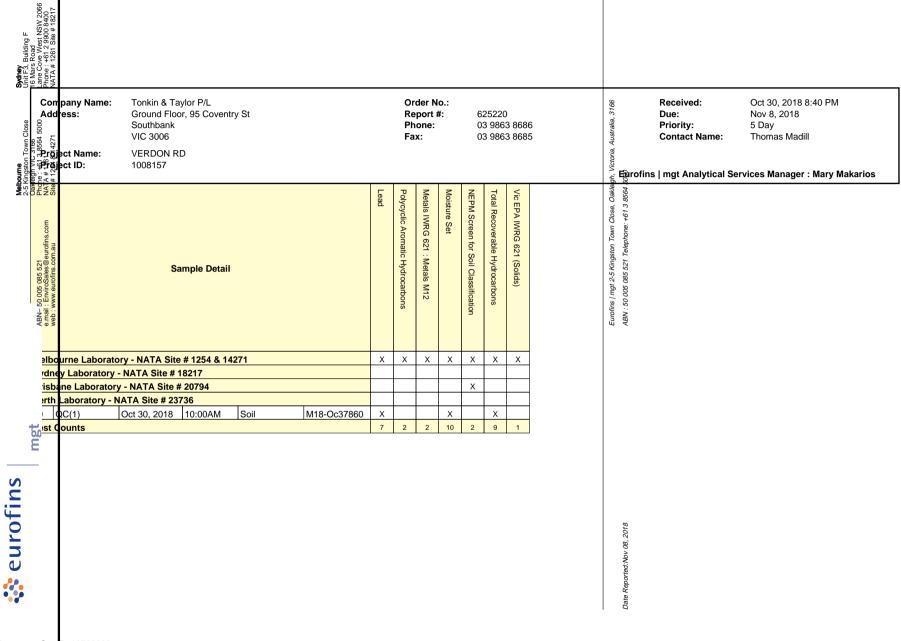
If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Vic EPA IWRG 621 (Solids)			
Total Recoverable Hydrocarbons - 1999 NEPM Fractions - Method: LTM-ORG-2010 TRH C6-C40	Melbourne	Oct 31, 2018	14 Day
Volatile Organics	Melbourne	Oct 31, 2018	7 Day
- Method: USEPA 8260 - MGT 350A Volatile Organics by GCMS			
Volatile Organics	Melbourne	Oct 31, 2018	7 Days
- Method: LTM-ORG-2150 VOCs in Soils Liquid and other Aqueous Matrices			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Oct 31, 2018	14 Day
- Method: LTM-ORG-2010 TRH C6-C40			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Oct 31, 2018	14 Day
- Method: LTM-ORG-2010 TRH C6-C40			
Polycyclic Aromatic Hydrocarbons	Melbourne	Oct 31, 2018	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water			
Organochlorine Pesticides	Melbourne	Oct 31, 2018	14 Day
- Method: LTM-ORG-2220 OCP & PCB in Soil and Water			
Polychlorinated Biphenyls	Melbourne	Oct 31, 2018	28 Days
- Method: LTM-ORG-2220 OCP & PCB in Soil and Water		.	
Phenols (Halogenated)	Melbourne	Oct 31, 2018	14 Days
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water		0 1 0 1 0 0 1 0	
Phenols (non-Halogenated)	Melbourne	Oct 31, 2018	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water		0-1-04-0040	00 D
Chromium (hexavalent)	Melbourne	Oct 31, 2018	28 Day
- Method: APHA 3500-Cr Hexavalent Chromium- (Extraction:- USEPA3060)	Melbourne	Oct 21, 2010	14 Dev
Cyanide (total) Method: LTM-INO-4020 Total Free WAD Cyanide by CFA 	Melbourne	Oct 31, 2018	14 Day
Fluoride	Melbourne	Nov 01, 2018	28 Day
- Method: LTM-INO-4150 Determination of Total Fluoride PART A – CIC	Melbourne	100001,2010	20 Day
pH (1:5 Aqueous extract at 25°C as rec.)	Melbourne	Oct 31, 2018	7 Day
- Method: LTM-GEN-7090 pH in soil by ISE	Melbourne	00101,2010	7 Day
Metals IWRG 621 : Metals M12	Melbourne	Oct 31, 2018	28 Day
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			,
NEPM Screen for Soil Classification			
% Clay	Brisbane	Nov 02, 2018	6 Day
- Method: LTM-GEN-7040			
Conductivity (1:5 aqueous extract at 25°C as rec.)	Melbourne	Oct 31, 2018	7 Day
- Method: LTM-INO-4030 Conductivity			
pH (units)(1:5 soil:CaCl2 extract at 25°C as rec.)	Melbourne	Oct 31, 2018	7 Day
- Method: LTM-GEN-7090 pH in soil by ISE			
Total Organic Carbon	Melbourne	Nov 01, 2018	28 Day
- Method: APHA 5310B Total Organic Carbon			
Heavy Metals	Melbourne	Oct 31, 2018	180 Day
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
Cation Exchange Capacity	Melbourne	Nov 01, 2018	180 Days
- Method: LTM-MET-3060 Cation Exchange Capacity by bases & Exchangeable Sodium Percentage			
% Moisture	Melbourne	Oct 31, 2018	14 Day
- Method: LTM-GEN-7080 Moisture			

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Phone : +61 2 9900 8400 NATA # 1261 Site # 18217																
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20140140004	VIC 3006 ect Name: VERDON RD ect ID: 1008157						Fa	x:		0;	3 986:	3 8685	th Victoria Aust		Contact Name: rofins mgt Analytical So	Thomas Madill ervices Manager : Mary Maka
ABN-50.005.085.521 e.mail : ErwiroSales@eurofins.com NATA # web : www.eurofins.com.au Site# 1		Sa	mple Detail			Lead	Polycyclic Aromatic Hydrocarbons	Metals IWRG 621 : Metals M12	Moisture Set	NEPM Screen for Soil Classification	Total Recoverable Hydrocarbons	Vic EPA IWRG 621 (Solids)	Eurolins I mai 2.5 Kinstan Tawn Oose. Oakla	ABN : 50 005 085 521 Telephone: +61 3 8564		
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0 F	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID											
	F01	Oct 30, 2018	10:00AM	Soil	M18-Oc37851		Х	Х	Х		Х					
	F02	Oct 30, 2018	10:00AM	Soil	M18-Oc37852				X	Х		х				
	F03	Oct 30, 2018	10:00AM	Soil	M18-Oc37853		Х	Х	X		Х					
	P01	Oct 30, 2018	10:00AM	Soil	M18-Oc37854	X			X		X	\vdash				
	P02	Oct 30, 2018	10:00AM	Soil	M18-Oc37855	X			X X		X X	$\left - \right $				
	P03 P04	Oct 30, 2018 Oct 30, 2018	10:00AM 10:00AM	Soil Soil	M18-Oc37856 M18-Oc37857	X X			X		X		-	118		
	r 04	Oct 30, 2018 Oct 30, 2018	10:00AM	Soil	M18-Oc37857 M18-Oc37858	X			x		X			Date Reported:Nov 08, 2018		
	2	Oct 30, 2018 Oct 30, 2018	10:00AM	Soil	M18-Oc37859	X			x	x	X			401 6		
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Internal Quality Control Review and Glossary

General

- 1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
- 2. All soil results are reported on a dry basis, unless otherwise stated.
- 3. All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
- 4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences
- 5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
- 6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
- 7. Samples were analysed on an 'as received' basis.
- 8. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA. If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days. **NOTE: pH duplicates are reported as a range NOT as RPD

Units

mg/kg: milligrams per kilo	gram	mg/L: milligrams per litre	ug/L: micrograms per litre
ppm: Parts per million		ppb: Parts per billion	%: Percentage
org/100mL: Organisms pe	er 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100mL: Most Probable Number of organisms per 100 millilitres
Terms ^{Dry}	Where a moisture has been determin	ed on a solid sample the result is expressed on a dry basis.	

Diy	where a molsure has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery.
CRM	Certified Reference Material - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
USEPA	United States Environmental Protection Agency
APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
QSM	Quality Systems Manual ver 5.1 US Department of Defense
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
TEQ	Toxic Equivalency Quotient
	LOR SPIKE RPD LCS CRM Method Blank Surr - Surrogate Duplicate USEPA APHA TCLP COC SRA QSM CP

QC - Acceptance Criteria

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries: Recoveries must lie between 50-150%-Phenols & PFASs

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.1 where no positive PFAS results have been reported have been reviewed and no data was affected.

WA DWER (n=10): PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC Data General Comments

- 1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- 2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
- 3. Organochlorine Pesticide analysis where reporting LCS data, Toxaphene & Chlordane are not added to the LCS.
- 4. Organochlorine Pesticide analysis where reporting Spike data, Toxaphene is not added to the Spike
- Total Recoverable Hydrocarbons where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
- 6. pH and Free Chlorine analysed in the laboratory Analysis on this test must begin within 30 minutes of sampling. Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- 7. Recovery Data (Spikes & Surrogates) where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
- 8. Polychlorinated Biphenyls are spiked only using Aroclor 1260 in Matrix Spikes and LCS.
- 9. For Matrix Spikes and LCS results a dash " -" in the report means that the specific analyte was not added to the QC sample.
- 10. Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

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Quality Control Results

Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Method Blank	4		 •		
Total Recoverable Hydrocarbons - 1999 NEPM F	ractions				[
TRH C6-C9	mg/kg	< 20	20	Pass	ĺ
TRH C10-C14	mg/kg	< 20	20	Pass	ĺ
TRH C15-C28	mg/kg	< 50	50	Pass	[
TRH C29-C36	mg/kg	< 50	50	Pass	[
Method Blank			 		
Volatile Organics					[
1.2.4-Trichlorobenzene	mg/kg	< 0.5	0.5	Pass	ĺ
Hexachlorobutadiene	mg/kg	< 0.5	0.5	Pass	ĺ
Method Blank					
Volatile Organics					ĺ
1.1-Dichloroethane	mg/kg	< 0.5	0.5	Pass	ĺ
1.1-Dichloroethene	mg/kg	< 0.5	0.5	Pass	ĺ
1.1.1-Trichloroethane	mg/kg	< 0.5	0.5	Pass	ĺ
1.1.1.2-Tetrachloroethane	mg/kg	< 0.5	0.5	Pass	
1.1.2-Trichloroethane	mg/kg	< 0.5	0.5	Pass	(
1.1.2.2-Tetrachloroethane	mg/kg	< 0.5	0.5	Pass	(
1.2-Dibromoethane	mg/kg	< 0.5	0.5	Pass	ĺ
1.2-Dichlorobenzene	mg/kg	< 0.5	0.5	Pass	ĺ
1.2-Dichloroethane	mg/kg	< 0.5	0.5	Pass	[
1.2-Dichloropropane	mg/kg	< 0.5	0.5	Pass	ĺ
1.2.3-Trichloropropane	mg/kg	< 0.5	0.5	Pass	ĺ
1.2.4-Trimethylbenzene	mg/kg	< 0.5	0.5	Pass	ĺ
1.3-Dichlorobenzene	mg/kg	< 0.5	0.5	Pass	[
1.3-Dichloropropane	mg/kg	< 0.5	0.5	Pass	[
1.3.5-Trimethylbenzene	mg/kg	< 0.5	0.5	Pass	ĺ
1.4-Dichlorobenzene	mg/kg	< 0.5	0.5	Pass	
2-Butanone (MEK)	mg/kg	< 0.5	0.5	Pass	ĺ
2-Propanone (Acetone)	mg/kg	< 0.5	0.5	Pass	
4-Chlorotoluene	mg/kg	< 0.5	0.5	Pass	[
4-Methyl-2-pentanone (MIBK)	mg/kg	< 0.5	0.5	Pass	
Allyl chloride	mg/kg	< 0.5	0.5	Pass	
Benzene	mg/kg	< 0.1	0.1	Pass	
Bromobenzene	mg/kg	< 0.5	0.5	Pass	
Bromochloromethane	mg/kg	< 0.5	0.5	Pass	
Bromodichloromethane	mg/kg	< 0.5	0.5	Pass	
Bromoform	mg/kg	< 0.5	0.5	Pass	
Bromomethane	mg/kg	< 0.5	0.5	Pass	
Carbon disulfide	mg/kg	< 0.5	0.5	Pass	
Carbon Tetrachloride	mg/kg	< 0.5	0.5	Pass	
Chlorobenzene	mg/kg	< 0.5	0.5	Pass	
Chloroethane	mg/kg	< 0.5	0.5	Pass	
Chloroform	mg/kg	< 0.5	0.5	Pass	
Chloromethane	mg/kg	< 0.5	0.5	Pass	
cis-1.2-Dichloroethene	mg/kg	< 0.5	0.5	Pass	
cis-1.3-Dichloropropene	mg/kg	< 0.5	0.5	Pass	
Dibromochloromethane	mg/kg	< 0.5	0.5	Pass	
Dibromomethane	mg/kg	< 0.5	0.5	Pass	
Dichlorodifluoromethane	mg/kg	< 0.5	0.5	Pass	
Ethylbenzene	mg/kg	< 0.1	0.1	Pass	
lodomethane	mg/kg	< 0.5	0.5	Pass	

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Isanrony honzona (Cumona)		Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Isopropyl benzene (Cumene)	mg/kg	< 0.5	0.5	Pass	
m&p-Xylenes	mg/kg	< 0.2	0.2	Pass	
Methylene Chloride	mg/kg	< 0.5	0.5	Pass	
o-Xylene	mg/kg	< 0.1	0.1	Pass	
Styrene	mg/kg	< 0.5	0.5	Pass	
Tetrachloroethene	mg/kg	< 0.5	0.5	Pass	
Toluene	mg/kg	< 0.1	0.1	Pass	
trans-1.2-Dichloroethene	mg/kg	< 0.5	0.5	Pass	
trans-1.3-Dichloropropene	mg/kg	< 0.5	0.5	Pass	
Trichloroethene	mg/kg	< 0.5	0.5	Pass	
Trichlorofluoromethane	mg/kg	< 0.5	0.5	Pass	
Vinyl chloride	mg/kg	< 0.5	0.5	Pass	
Xylenes - Total	mg/kg	< 0.3	0.3	Pass	
Method Blank					
Fotal Recoverable Hydrocarbons - 2013 NEPM Fractions					
Naphthalene	mg/kg	< 0.5	0.5	Pass	
TRH C6-C10	mg/kg	< 20	20	Pass	
TRH >C10-C16	mg/kg	< 50	50	Pass	
TRH >C16-C34	mg/kg	< 100	100	Pass	
TRH >C34-C40	mg/kg	< 100	100	Pass	
Method Blank	ing/kg		100	1 400	
Polycyclic Aromatic Hydrocarbons					
Acenaphthene	mg/kg	< 0.5	0.5	Pass	
Acenaphthylene	mg/kg	< 0.5	0.5	Pass	
Anthracene	mg/kg	< 0.5	0.5	Pass	
Benz(a)anthracene	mg/kg	< 0.5	0.5	Pass	
Benzo(a)pyrene	mg/kg	< 0.5	0.5	Pass	
Benzo(b&i)fluoranthene	mg/kg	< 0.5	0.5	Pass	
Benzo(g.h.i)perylene	mg/kg	< 0.5	0.5	Pass	
Benzo(k)fluoranthene	mg/kg	< 0.5	0.5	Pass	
Chrysene	mg/kg	< 0.5	0.5	Pass	
Dibenz(a.h)anthracene	mg/kg	< 0.5	0.5	Pass	
Fluoranthene	mg/kg	< 0.5	0.5	Pass	
Fluorene	mg/kg	< 0.5	0.5	Pass	
Indeno(1.2.3-cd)pyrene	mg/kg	< 0.5	0.5	Pass	
Naphthalene	mg/kg	< 0.5	0.5	Pass	
Phenanthrene	mg/kg	< 0.5	0.5	Pass	
Pyrene	mg/kg	< 0.5	0.5	Pass	
Method Blank		v 0.0	0.0	1 400	
Drganochlorine Pesticides					
Chlordanes - Total	mg/kg	< 0.1	0.1	Pass	
4.4'-DDD	mg/kg	< 0.05	0.05	Pass	
4.4'-DDE	mg/kg	< 0.05	0.05	Pass	
4.4'-DDT	mg/kg	< 0.05	0.05	Pass	
a-BHC	mg/kg	< 0.05	0.05	Pass	
Aldrin	mg/kg	< 0.05	0.05	Pass	
b-BHC	mg/kg	< 0.05	0.05	Pass	
d-BHC	mg/kg	< 0.05	0.05	Pass	
Dieldrin	mg/kg	< 0.05	0.05	Pass	
Endosulfan I	mg/kg	< 0.05	0.05	Pass	
Endosulfan II	mg/kg	< 0.05	0.05	Pass	
Endosulfan sulphate	mg/kg	< 0.05	0.05	Pass	
Endrin		< 0.05	0.05	Pass	
	mg/kg mg/kg	< 0.05	0.05	Pass	1

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Test	Units	Result 1	Acceptan	e Pass Limits	Qualifying Code
Endrin ketone	mg/kg	< 0.05	0.05	Pass	
g-BHC (Lindane)	mg/kg	< 0.05	0.05	Pass	
Heptachlor	mg/kg	< 0.05	0.05	Pass	
Heptachlor epoxide	mg/kg	< 0.05	0.05	Pass	
Hexachlorobenzene	mg/kg	< 0.05	0.05	Pass	
Methoxychlor	mg/kg	< 0.05	0.05	Pass	
Toxaphene	mg/kg	< 1	1	Pass	
Method Blank			•		
Polychlorinated Biphenyls					
Aroclor-1016	mg/kg	< 0.1	0.1	Pass	
Aroclor-1221	mg/kg	< 0.1	0.1	Pass	
Aroclor-1232	mg/kg	< 0.1	0.1	Pass	
Aroclor-1242	mg/kg	< 0.1	0.1	Pass	
Aroclor-1248	mg/kg	< 0.1	0.1	Pass	
Aroclor-1254	mg/kg	< 0.1	0.1	Pass	
Aroclor-1260	mg/kg	< 0.1	0.1	Pass	
Total PCB*	mg/kg	< 0.1	0.1	Pass	
Method Blank					
Phenois (Halogenated)					
2-Chlorophenol	mg/kg	< 0.5	0.5	Pass	
2.4-Dichlorophenol	mg/kg	< 0.5	0.5	Pass	
2.4.5-Trichlorophenol	mg/kg	< 1	1	Pass	
2.4.6-Trichlorophenol	mg/kg	< 1	1	Pass	
2.6-Dichlorophenol	mg/kg	< 0.5	0.5	Pass	
4-Chloro-3-methylphenol	mg/kg	< 1	1	Pass	
Pentachlorophenol	mg/kg	<1	1	Pass	
Tetrachlorophenols - Total	mg/kg	<1	1	Pass	-
Method Blank			- I I ·		
Phenols (non-Halogenated)					
2-Cyclohexyl-4.6-dinitrophenol	mg/kg	< 20	20	Pass	
2-Methyl-4.6-dinitrophenol	mg/kg	< 5	5	Pass	
2-Methylphenol (o-Cresol)	mg/kg	< 0.2	0.2	Pass	
2-Nitrophenol	mg/kg	< 1	1.0	Pass	
2.4-Dimethylphenol	mg/kg	< 0.5	0.5	Pass	
2.4-Dinitrophenol	mg/kg	< 5	5	Pass	
3&4-Methylphenol (m&p-Cresol)	mg/kg	< 0.4	0.4	Pass	
4-Nitrophenol	mg/kg	< 5	5	Pass	1
Dinoseb	mg/kg	< 20	20	Pass	
Phenol	mg/kg	< 0.5	0.5	Pass	
Method Blank		1 010			
% Clay	%	< 1	1	Pass	1
Chromium (hexavalent)	mg/kg	<1	1	Pass	1
Conductivity (1:5 aqueous extract at 25°C as rec.)	uS/cm	< 10	10	Pass	1
Cyanide (total)	mg/kg	< 5	5	Pass	1
Fluoride	mg/kg	< 100	100	Pass	1
Total Organic Carbon	%	< 0.1	0.1	Pass	-
Method Blank					
Heavy Metals					
Arsenic	mg/kg	< 2	2	Pass	
Cadmium	mg/kg	< 0.4	0.4	Pass	
Chromium	mg/kg	< 5	5	Pass	+
Copper	mg/kg	< 5	5	Pass	+
Iron	mg/kg	< 20	20	Pass	
	1 11Q/KQ	I ≦20	20	1 635	1

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Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Mercury	mg/kg	< 0.1	0.1	Pass	ooue
Molybdenum	mg/kg	< 5	5	Pass	
Nickel	mg/kg	< 5	5	Pass	
		< 2	2		-
Selenium	mg/kg			Pass	
Silver	mg/kg	< 0.2	0.2	Pass	
Tin	mg/kg	< 10	10	Pass	
Zinc	mg/kg	< 5	5	Pass	
Method Blank			1	-	
Cation Exchange Capacity					
Cation Exchange Capacity	meq/100g	< 0.05	0.05	Pass	
LCS - % Recovery		1	1	1	
Total Recoverable Hydrocarbons - 1999 NEPM Fractions					
TRH C6-C9	%	110	70-130	Pass	
TRH C10-C14	%	75	70-130	Pass	
LCS - % Recovery					
Volatile Organics					
1.1-Dichloroethene	%	115	70-130	Pass	
1.1.1-Trichloroethane	%	107	70-130	Pass	
1.2-Dichlorobenzene	%	104	70-130	Pass	
1.2-Dichloroethane	%	119	70-130	Pass	
Benzene	%	114	70-130	Pass	
Ethylbenzene	%	99	70-130	Pass	
m&p-Xylenes	%	102	70-130	Pass	
Toluene	%	105	70-130	Pass	
Trichloroethene	%	99	70-130	Pass	
Xylenes - Total	%	102	70-130	Pass	
LCS - % Recovery	70	102	70-130	1 833	
Total Recoverable Hydrocarbons - 2013 NEPM Fractions				1	
	%	114	70.120	Beee	
Naphthalene			70-130	Pass	
TRH C6-C10	%	103	70-130	Pass	
TRH >C10-C16	%	77	70-130	Pass	
LCS - % Recovery		1		1	
Polycyclic Aromatic Hydrocarbons				_	
Acenaphthene	%	90	70-130	Pass	
Acenaphthylene	%	98	70-130	Pass	
Anthracene	%	123	70-130	Pass	
Benz(a)anthracene	%	78	70-130	Pass	
Benzo(a)pyrene	%	84	70-130	Pass	
Benzo(b&j)fluoranthene	%	73	70-130	Pass	
Benzo(g.h.i)perylene	%	94	70-130	Pass	
Benzo(k)fluoranthene	%	89	70-130	Pass	
Chrysene	%	107	70-130	Pass	
Dibenz(a.h)anthracene	%	94	70-130	Pass	
Fluoranthene	%	72	70-130	Pass	
Fluorene	%	94	70-130	Pass	
Indeno(1.2.3-cd)pyrene	%	85	70-130	Pass	
Naphthalene	%	86	70-130	Pass	
Phenanthrene	%	76	70-130	Pass	
Pyrene	%	78	70-130	Pass	
LCS - % Recovery			 		
Organochlorine Pesticides					
4.4'-DDD	%	102	70-130	Pass	
4.4-DDE	%	102	70-130	Pass	
	%		70-130		
4.4'-DDT	70	73	10-130	Pass	L

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Test	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
a-BHC	%	98		70-130	Pass	
Aldrin	%	86		70-130	Pass	
b-BHC	%	86		70-130	Pass	
d-BHC	%	100		70-130	Pass	
Endosulfan I	%	118		70-130	Pass	
Endosulfan II	%	117		70-130	Pass	
Endosulfan sulphate	%	115		70-130	Pass	
Endrin	%	112		70-130	Pass	
Endrin aldehyde	%	117		70-130	Pass	
Endrin ketone	%	124		70-130	Pass	
g-BHC (Lindane)	%	119		70-130	Pass	
Heptachlor	%	87		70-130	Pass	
Heptachlor epoxide	%	114		70-130	Pass	
Hexachlorobenzene	%	98		70-130	Pass	
Methoxychlor	%	102		70-130	Pass	
	70	102		70-130	Fa55	
LCS - % Recovery				1		
Polychlorinated Biphenyls	0/	05		70.400	Derr	
Aroclor-1260	%	95		70-130	Pass	
LCS - % Recovery		1	1	1	1	
Phenols (Halogenated)	T				_	
2-Chlorophenol	%	83		30-130	Pass	
2.4-Dichlorophenol	%	82		30-130	Pass	
2.4.5-Trichlorophenol	%	83		30-130	Pass	
2.4.6-Trichlorophenol	%	77		30-130	Pass	
2.6-Dichlorophenol	%	97		30-130	Pass	
4-Chloro-3-methylphenol	%	89		30-130	Pass	
Pentachlorophenol	%	75		30-130	Pass	
Tetrachlorophenols - Total	%	82		30-130	Pass	
LCS - % Recovery		-	r	1		
Phenols (non-Halogenated)						
2-Cyclohexyl-4.6-dinitrophenol	%	36		30-130	Pass	
2-Methyl-4.6-dinitrophenol	%	57		30-130	Pass	
2-Methylphenol (o-Cresol)	%	85		30-130	Pass	
2-Nitrophenol	%	71		30-130	Pass	
2.4-Dimethylphenol	%	77		30-130	Pass	
2.4-Dinitrophenol	%	53		30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	%	81		30-130	Pass	
4-Nitrophenol	%	46		30-130	Pass	
Dinoseb	%	60		30-130	Pass	
Phenol	%	59		30-130	Pass	
LCS - % Recovery						
% Clay	%	114		70-130	Pass	
Chromium (hexavalent)	%	102		70-130	Pass	
Cyanide (total)	%	101		70-130	Pass	
Fluoride	%	107		70-130	Pass	
Total Organic Carbon	%	99		70-130	Pass	
LCS - % Recovery	70			1 10 100	1 433	
Heavy Metals						
Arsenic	%	107		80-120	Pass	
Cadmium	%	107		80-120	Pass	
Chromium	%	115		80-120	Pass	
Copper	%	109		80-120	Pass	
Lead	%	113		80-120	Pass	
Mercury	%	94		75-125	Pass	<u> </u>

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Test			Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Molybdenum			%	105		80-120	Pass	
Nickel			%	108		80-120	Pass	
Selenium			%	105		80-120	Pass	
Silver			%	104		80-120	Pass	
Tin			%	107		80-120	Pass	
Zinc			%	106		80-120	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery						1		
Polycyclic Aromatic Hydrocarbo				Result 1			_	
Acenaphthene	M18-Oc35931	NCP	%	110		70-130	Pass	
Acenaphthylene	M18-Oc35931	NCP	%	120		70-130	Pass	
Anthracene	M18-Oc35931	NCP	%	122		70-130	Pass	-
Benz(a)anthracene	M18-Oc35931	NCP	%	119		70-130	Pass	
Benzo(a)pyrene	M18-Oc35931	NCP	%	94		70-130	Pass	
Benzo(b&j)fluoranthene	M18-Oc35931	NCP	%	90		70-130	Pass	
Benzo(g.h.i)perylene	M18-Oc35931	NCP	%	126		70-130	Pass	
Benzo(k)fluoranthene	M18-Oc35931	NCP	%	97	<u> </u>	70-130	Pass	
Chrysene	M18-Oc35931	NCP	<u>%</u>	127		70-130 70-130	Pass	
Dibenz(a.h)anthracene	M18-Oc35931	NCP		112		70-130	Pass	
Fluoranthene	M18-Oc35931	NCP NCP	<u>%</u>	84		70-130	Pass	
Fluorene	M18-Oc35931			114		70-130	Pass	
Indeno(1.2.3-cd)pyrene	M18-Oc35931	NCP	%	121			Pass	
Naphthalene	M18-Oc35931 M18-Oc35931	NCP NCP	% %	104 123		70-130 70-130	Pass Pass	
Phenanthrene Pyrene	M18-Oc35931	NCP	%	93		70-130	Pass	
Spike - % Recovery	1018-003931	INCE	/0	33		70-130	газэ	
Heavy Metals				Result 1				
Arsenic	M18-Oc38079	NCP	%	104		75-125	Pass	
Cadmium	M18-Oc38079	NCP	%	102		75-125	Pass	
Chromium	M18-Oc38079	NCP	%	100		75-125	Pass	
Copper	M18-Oc38079	NCP	%	107		75-125	Pass	
Lead	M18-Oc38079	NCP	%	146		75-125	Fail	Q08
Mercury	M18-Oc38079	NCP	%	105		70-130	Pass	
Molybdenum	M18-Oc38079	NCP	%	107		75-125	Pass	
Nickel	M18-Oc38079	NCP	%	99		75-125	Pass	
Selenium	M18-Oc38079	NCP	%	100		75-125	Pass	
Silver	M18-Oc38079	NCP	%	112		75-125	Pass	
Tin	M18-Oc38079	NCP	%	136		75-125	Fail	Q08
Zinc	M18-Oc38079	NCP	%	95		75-125	Pass	
Spike - % Recovery								
Volatile Organics				Result 1				
1.1-Dichloroethene	M18-No01482	NCP	%	78		70-130	Pass	
1.1.1-Trichloroethane	M18-No01482	NCP	%	88		70-130	Pass	
1.2-Dichlorobenzene	M18-No01482	NCP	%	106		70-130	Pass	
1.2-Dichloroethane	M18-No01482	NCP	%	103		70-130	Pass	
Trichloroethene	M18-No01482	NCP	%	94		70-130	Pass	
Spike - % Recovery					1	1	1	
Organochlorine Pesticides		, ,		Result 1				ļ
4.4'-DDD	M18-Oc34922	NCP	%	94		70-130	Pass	
4.4'-DDE	M18-Oc34922	NCP	%	88		70-130	Pass	
4.4'-DDT	M18-Oc34922	NCP	%	111		70-130	Pass	
a-BHC	M18-Oc34922	NCP	%	80		70-130	Pass	ļ
Aldrin	M18-Oc34922	NCP	%	101		70-130	Pass	
b-BHC	M18-Oc34922	NCP	%	95		70-130	Pass	

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Test	Lab Sample ID	QA Source	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
d-BHC	M18-Oc34922	NCP	%	96	70-130	Pass	
Dieldrin	M18-Oc34922	NCP	%	89	70-130	Pass	
Endosulfan I	M18-Oc34922	NCP	%	88	70-130	Pass	
Endosulfan II	M18-Oc34922	NCP	%	84	70-130	Pass	
Endosulfan sulphate	M18-Oc34922	NCP	%	99	70-130	Pass	
Endrin	M18-Oc34922	NCP	%	116	70-130	Pass	
Endrin aldehyde	M18-Oc34922	NCP	%	94	70-130	Pass	
Endrin ketone	M18-Oc34922	NCP	%	107	70-130	Pass	
g-BHC (Lindane)	M18-Oc34922	NCP	%	101	70-130	Pass	
Heptachlor	M18-Oc34922	NCP	%	101	70-130	Pass	
Heptachlor epoxide	M18-Oc34922	NCP	%	95	70-130	Pass	
Hexachlorobenzene	M18-Oc34922	NCP	%	88	70-130	Pass	
Methoxychlor	M18-Oc34922	NCP	%	101	70-130	Pass	
Spike - % Recovery	1						
Polychlorinated Biphenyls				Result 1			
Aroclor-1260	M18-Oc32878	NCP	%	74	70-130	Pass	
Spike - % Recovery	1110 0002010		/0	<u> </u>	10100	1 400	
Phenols (Halogenated)				Result 1			
2-Chlorophenol	M18-Oc39139	NCP	%	78	30-130	Pass	
2.4-Dichlorophenol	M18-Oc39139	NCP	%	79	30-130	Pass	
2.4.5-Trichlorophenol	M18-Oc39139	NCP	%	73	30-130	Pass	
2.4.6-Trichlorophenol	M18-Oc39139	NCP	%	81	30-130	Pass	
2.6-Dichlorophenol	M18-Oc39139	NCP	%	90	30-130	Pass	
		NCP	%	90 82			
4-Chloro-3-methylphenol Pentachlorophenol	M18-Oc39139				30-130	Pass	
	M18-Oc39139	NCP	%	64	30-130	Pass	
Tetrachlorophenols - Total	M18-Oc39139	NCP	%	73	30-130	Pass	
Spike - % Recovery				Desult 4			
Phenols (non-Halogenated)	M40 0-00400	NOD	0/	Result 1	00.400	Deee	
2-Cyclohexyl-4.6-dinitrophenol	M18-Oc39139	NCP	%	35	30-130	Pass	
2-Methyl-4.6-dinitrophenol	M18-Oc39139	NCP	%	32	30-130	Pass	
2-Methylphenol (o-Cresol)	M18-Oc39139	NCP	%	83	30-130	Pass	
2-Nitrophenol	M18-Oc39139	NCP	%	70	30-130	Pass	
2.4-Dimethylphenol	M18-Oc39139	NCP	%	78	30-130	Pass	
2.4-Dinitrophenol	M18-Oc39139	NCP	%	53	30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	M18-Oc39139	NCP	%	83	30-130	Pass	
4-Nitrophenol	M18-Oc39139	NCP	%	52	30-130	Pass	
Dinoseb	M18-Oc39139	NCP	%	47	30-130	Pass	
Phenol	M18-Oc39139	NCP	%	87	30-130	Pass	
Spike - % Recovery				1 1			
		67	<i></i>	Result 1	70 / 00	<u> </u>	
Chromium (hexavalent)	M18-Oc37852	CP	%	97	70-130	Pass	
Fluoride	M18-No01178	NCP	%	74	70-130	Pass	
Spike - % Recovery							
Total Recoverable Hydrocarbons			-	Result 1		_	
TRH C6-C9	M18-Oc37857	CP	%	83	70-130	Pass	
Spike - % Recovery							
Volatile Organics			-	Result 1			
Benzene	M18-Oc37857	CP	%	88	70-130	Pass	
Ethylbenzene	M18-Oc37857	CP	%	88	70-130	Pass	
m&p-Xylenes	M18-Oc37857	CP	%	92	70-130	Pass	
o-Xylene	M18-Oc37857	CP	%	94	70-130	Pass	
Toluene	M18-Oc37857	CP	%	91	70-130	Pass	
Xylenes - Total	M18-Oc37857	CP	%	92	70-130	Pass	
Spike - % Recovery							

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Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Total Recoverable Hydrocarbons	2013 NEPM Fract	ions		Result 1					
Naphthalene	M18-Oc37857	CP	%	115			70-130	Pass	
TRH C6-C10	M18-Oc37857	CP	%	79			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons	- 1999 NEPM Fract	ions		Result 1					
TRH C10-C14	M18-Oc37859	CP	%	92			70-130	Pass	
Spike - % Recovery									
Total Recoverable Hydrocarbons	2013 NEPM Fract	ions		Result 1					
TRH >C10-C16	M18-Oc37859	CP	%	100			70-130	Pass	
Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Duplicate									
Polycyclic Aromatic Hydrocarbon	s			Result 1	Result 2	RPD			
Acenaphthene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Acenaphthylene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Anthracene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benz(a)anthracene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(a)pyrene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(b&j)fluoranthene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(g.h.i)perylene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(k)fluoranthene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chrysene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Dibenz(a.h)anthracene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluoranthene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluorene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Indeno(1.2.3-cd)pyrene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Naphthalene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Phenanthrene	M18-Oc37868	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Pyrene	M18-Oc37868	NCP		< 0.5	< 0.5	<1	30%	Pass	
Duplicate	1010-0037888	INCE	mg/kg	< 0.5	< 0.5	<1	30 %	газэ	
•				Result 1	Result 2	RPD		1	
Volatile Organics		NCP					200/	Deee	
1.2.4-Trichlorobenzene	M18-No01560		mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Hexachlorobutadiene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate				D #4	D 140		1	1	
Volatile Organics		NOD	"	Result 1	Result 2	RPD	0.001		
1.1-Dichloroethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1-Dichloroethene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.1-Trichloroethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.1.2-Tetrachloroethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.2-Trichloroethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.2.2-Tetrachloroethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2-Dibromoethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2-Dichlorobenzene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2-Dichloroethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2-Dichloropropane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2.3-Trichloropropane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2.4-Trimethylbenzene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.3-Dichlorobenzene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.3-Dichloropropane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.3.5-Trimethylbenzene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.4-Dichlorobenzene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2-Butanone (MEK)	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2-Propanone (Acetone)	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Chlorotoluene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Methyl-2-pentanone (MIBK)	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	

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Duplicate									
Volatile Organics				Result 1	Result 2	RPD			
Allyl chloride	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromobenzene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromochloromethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromodichloromethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromoform	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromomethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Carbon disulfide	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Carbon Tetrachloride	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chlorobenzene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chloroethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chloroform	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chloromethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
cis-1.2-Dichloroethene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
cis-1.3-Dichloropropene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Dibromochloromethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Dibromomethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Dichlorodifluoromethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
lodomethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Isopropyl benzene (Cumene)	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Methylene Chloride	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Styrene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Tetrachloroethene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
trans-1.2-Dichloroethene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
trans-1.3-Dichloropropene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Trichloroethene	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Trichlorofluoromethane	M18-No01560	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Vinyl chloride	M18-No01560	NCP		< 0.5	< 0.5	<1	30%	Pass	
Duplicate	10110-10001500	INCP	mg/kg	< 0.5	< 0.5	<1	30%	F 455	
Organochlorine Pesticides				Result 1	Result 2	RPD			
Chlordanes - Total	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
4.4'-DDD	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDE	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDT	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
a-BHC	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Aldrin	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
b-BHC	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
d-BHC	M18-No00488	NCP		< 0.05	< 0.05	<1	30%	Pass	
			mg/kg						
Dieldrin Endoculfan I	M18-No00488 M18-No00488	NCP NCP	mg/kg	< 0.05	< 0.05	<1 <1	30%	Pass	
Endosulfan I Endosulfan II			mg/kg	< 0.05	< 0.05		30%	Pass	
	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan sulphate	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin aldehyde	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin ketone	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
g-BHC (Lindane)	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor epoxide	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Hexachlorobenzene	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Methoxychlor	M18-No00488	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Toxaphene	M18-No00488	NCP	mg/kg	< 1	< 1	<1	30%	Pass	



Duplicate									
Polychlorinated Biphenyls				Result 1	Result 2	RPD			
Aroclor-1016	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1221	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1232	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1242	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1248	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1254	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1260	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Total PCB*	M18-No00488	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Duplicate									
Phenols (Halogenated)				Result 1	Result 2	RPD			
2-Chlorophenol	M18-No04710	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dichlorophenol	M18-No04710	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4.5-Trichlorophenol	M18-No04710	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4.6-Trichlorophenol	M18-No04710	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.6-Dichlorophenol	M18-No04710	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Chloro-3-methylphenol	M18-No04710	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Pentachlorophenol	M18-No04710	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Tetrachlorophenols - Total	M18-No04710	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Duplicate									
Phenols (non-Halogenated)				Result 1	Result 2	RPD			
2-Cyclohexyl-4.6-dinitrophenol	M18-No04710	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
2-Methyl-4.6-dinitrophenol	M18-No04710	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
2-Methylphenol (o-Cresol)	M18-No04710	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
2-Nitrophenol	M18-No04710	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4-Dimethylphenol	M18-No04710	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dinitrophenol	M18-No04710	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
3&4-Methylphenol (m&p-Cresol)	M18-No04710	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
4-Nitrophenol	M18-No04710	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Dinoseb	M18-No04710	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
Phenol	M18-No04710	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate				1					
				Result 1	Result 2	RPD			
% Clay	M18-Oc37852	CP	%	2.5	2.6	5.0	30%	Pass	
Chromium (hexavalent)	M18-Oc37864	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Conductivity (1:5 aqueous extract	M40 0-07044	NOD			40	5.0	200/	Dere	
at 25°C as rec.)	M18-Oc37311	NCP	uS/cm	44	42	5.6	30%	Pass	
Fluoride	M18-Oc37852	CP	mg/kg	< 100	< 100	<1	30%	Pass	
pH (1:5 Aqueous extract at 25°C as rec.)	M18-Oc37311	NCP	pH Units	7.4	7.5	pass	30%	Pass	
Total Organic Carbon	S18-Oc38758	NCP	%	1.4	1.8	22	30%	Pass	
% Moisture	M18-Oc37852	CP	%	4.8	4.9	2.0	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Iron	M18-No03292	NCP	mg/kg	33000	35000	7.0	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbons -	1999 NEPM Fract	ions		Result 1	Result 2	RPD			
TRH C6-C9	M18-Oc37856	CP	mg/kg	< 20	< 20	<1	30%	Pass	
Duplicate									
Volatile Organics				Result 1	Result 2	RPD			
Benzene	M18-Oc37856	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Ethylbenzene	M18-Oc37856	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
m&p-Xylenes	M18-Oc37856	CP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
o-Xylene	M18-Oc37856	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Toluene	M18-Oc37856	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Xylenes - Total	M18-Oc37856	CP	mg/kg	< 0.3	< 0.3	<1	30%	Pass	

Date Reported: Nov 08, 2018 Document Set ID: 10769003 Version: 1, Version Date: 18/02/2019 Eurofins | mgt 2-5 Kingston Town Close, Oakleigh, Victoria, Australia, 3166 ABN : 50 005 085 521 Telephone: +61 3 8564 5000 Page 20 of 22 Report Number: 625220-S



Duplicate									
Total Recoverable Hydrocarbo	ons - 2013 NEPM Fract	ions		Result 1	Result 2	RPD			
Naphthalene	M18-Oc37856	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
TRH C6-C10	M18-Oc37856	CP	mg/kg	< 20	< 20	<1	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	M18-Oc37857	CP	mg/kg	< 2	< 2	<1	30%	Pass	
Cadmium	M18-Oc37857	CP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	M18-Oc37857	CP	mg/kg	8.1	9.7	18	30%	Pass	
Copper	M18-Oc37857	СР	mg/kg	< 5	< 5	<1	30%	Pass	
Lead	M18-Oc37857	CP	mg/kg	< 5	< 5	<1	30%	Pass	
Mercury	M18-Oc37857	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Molybdenum	M18-Oc37857	СР	mg/kg	< 5	< 5	<1	30%	Pass	
Nickel	M18-Oc37857	CP	mg/kg	5.3	5.7	9.0	30%	Pass	
Selenium	M18-Oc37857	СР	mg/kg	< 2	< 2	<1	30%	Pass	
Silver	M18-Oc37857	CP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Tin	M18-Oc37857	СР	mg/kg	< 10	< 10	<1	30%	Pass	
Zinc	M18-Oc37857	СР	mg/kg	< 5	< 5	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbo	ons - 1999 NEPM Fract	ions		Result 1	Result 2	RPD			
TRH C10-C14	M18-Oc37858	CP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C15-C28	M18-Oc37858	CP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH C29-C36	M18-Oc37858	CP	mg/kg	< 50	< 50	<1	30%	Pass	
Duplicate									
Total Recoverable Hydrocarbo	ons - 2013 NEPM Fract	ions		Result 1	Result 2	RPD			
TRH >C10-C16	M18-Oc37858	CP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH >C16-C34	M18-Oc37858	CP	mg/kg	< 100	< 100	<1	30%	Pass	
TRH >C34-C40	M18-Oc37858	CP	mg/kg	< 100	< 100	<1	30%	Pass	



Comments

Sample Integrity	
Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAOC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q08	The matrix spike recovery is outside of the recommended acceptance criteria. An acceptable recovery was obtained for the laboratory control sample indicating a sample matrix interference

Authorised By

Mary Makarios
Chris Bennett
Harry Bacalis
Jonathon Angell
Joseph Edouard
Julie Kay

Glenn Jackson National Operations Manager Final report - this Report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here.

Analytical Services Manager Senior Analyst-Metal (VIC) Senior Analyst-Volatile (VIC) Senior Analyst-Inorganic (QLD) Senior Analyst-Organic (VIC) Senior Analyst-Inorganic (VIC)

Eurofies ing shall not be liable for loss, cost, damages or expenses incurred by the client, or any other penson or company, resulting for the any information or interpretation gives in this report. In no case shall Eurofies in the source of the samples as including, but no billing to the list of the sample as including. But no billing to the list of the sample as including to the distribution. This document that not be insproduced exposed in that and relates only to the list expected homewing, the test are experimented on the samples as including. But no billing to the list of the list expected homewing, the test are experimented on the samples as including. But no bill and the reproduced exposed in that and the reproduced exposed in the list of the list expected homewing. The test are experimented on the samples as including. But no bill and the reproduced exposed in that and the reproduced exposed in that and the reproduced exposed in the list of the list expected homewing. The test are experimented on the samples as including. But no bill and the reproduced exposed in the list of the list expected homewing the test are reperformed on the samples as including. But no bill and the reproduced exposed homewing the test are reperformed on the samples as including. But no bill and the reproduced exposed homewing the test are reperformed on the samples as including. But no bill and the reproduced exposed homewing the test are reperformed on the samples as including. But no bill and the reproduced exposed homewing the test are reperformed on the samples as including. But no bill and the reperformation on the samples as including. But no bill and the reperformation on the samples as including. But no bill and the reperformation on the samples as including. But no bill and the reperformation on the samples as including. But no bill and the reperformation on the samples are reperformed on the sam

end Serial No. 2864 55 of Date: Time: X 4 31'C Sheet Notes and 120 Received By: Signature: Company: C E Chain of Custody (COC) Lead HULB Ches. HHel 6 Hal Analysis Required: ZIW yon S leuse **Relinquished By:** 1221 Scheen Sligs WJZN Date: 10 N Signature: Time: 84 Company: sureen IMUG4851 CHIFTED' LICK IF YES Total: Container/Preservative Type (e.g. glass, vial etc) Project Manager: Tom Madi II glass Address: Oak/eigh 218001 Container Type & Preservation Codes: I-Ice, P-Plastic, G-Glass, V-Vial, N-Nitric Acid Sample Matrix (e.g soil, Ground Floor, 95 Coventry Street, Southbank, to Job Number: WV5 Preserved, C-Hydrochloric Acid Preserved, S-Sulphuric Acid Preserved Sdays Ph: 61-3-9863 8686 Fax: 61-3-9863 8685 Received By: water etc) Date: 30/10/2018 Signature: Company: Soi 48hrs Turnbull Time: 3 : 50 10:00 Time 1 invaladi 24hrs Victoria 3006. 30/10/2018 Project Name: Verdon Rol Sample Date Laboratory: Eurohis Relinquished By: Caro /172 Results Requested Within: Comment/Instructions: 7 Tonkin + Taylor Samplers Name: Sample ID Pog FOJ. 7002 FOZ Signature: FO3 BF01 Company: 7P01 5

Document Set ID: 10769003 Version: 1, Version Date: 18/02/2019

	Ground Floor, Victoria 3006.	oor, 95 Cove 106.	Ground Floor, 95 Coventry Street, Southbank, Victoria 3006.	Chain	Chain of Custody (COC)	She	Sheet 🚶 of 🦿
Tonkin + Taylor	Ph: 61-3-9;	863 8686 F	Ph: 61-3-9863 8686 Fax: 61-3-9863 8685	C		Ser	serial No. 2864
Laboratory: Eurohu	504		Address: Oak_{i}	Dakleigh	Analvsis Required:		
Project Name: Ven	don Rd		Project Manager:	Project Manager: Tom Mach II			- Marrien - Marrien - Andrewson - Andre
Samplers Name: C. Turn bull	Turb	чļе	Job Number: 16	L_SIXOO)			
Comment/Instructions:	ns:				125151		
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Container Type & Preservation Codes: I-Ice, P-Plastic, G-Glass, V-Via Preserved, C-Hydrochloric Acid Preserved, S-Sulphuric Acid Preserved	ervation Code	es: I-Ice, P-F Prved, S-Sulp	Container Type & Preservation Codes: I-Ice, P-Plastic, G-Glass, V-Vial, N-Nitric Acid Preserved, C-Hydi ochloric Acid Preserved, S-Sulphuric Acid Preserved	itric Acid	ZIW 51.1°S 179-		
Sample ID 5:	Sample Date	Time	Sample Matrix (e.g soil, water etc)	soil, Container/Preservative Type (e.g. glass, vial etc)	ך 559 1244 1244 124 1215 1215 111111111111111		
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Document Set ID: 10769003 Version: 1, Version Date: 18/02/2019



CERTIFICATE OF ANALYSIS

Work Order	EM1817507	Page	: 1 of 4
Client	: TONKIN AND TAYLOR PTY LTD	Laboratory	Environmental Division Melbourne
Contact	: TOM MADILL	Contact	: Bronwyn Sheen
Address	GROUND FLOOR 95 COVENTRY STREET SOUTHBANK VIC 3006	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 9863 8686	Telephone	: +6138549 9600
Project	: 1008157	Date Samples Received	: 31-Oct-2018 08:30
Order number	:	Date Analysis Commenced	: 31-Oct-2018
C-O-C number	: 2864	Issue Date	: 08-Nov-2018 12:15
Sampler	: CAROLINE TURNBULL		Hac-MRA NATA
Site	: Verdon Rd		
Quote number	: EN/333 Secondary Work		Accreditation No. 825
No. of samples received	: 1		Accredited for compliance with
No. of samples analysed	: 1		ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results
- Surrogate Control Limits

Additional information pertinent to this report will be found in the following separate attachments: Quality Control Report, QA/QC Compliance Assessment to assist with Quality Review and Sample Receipt Notification.

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

Page	: 2 of 4
Work Order	: EM1817507
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1008157



General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis.

Where the LOR of a reported result differs from standard LOR, this may be due to high moisture content, insufficient sample (reduced weight employed) or matrix interference.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

Where a result is required to meet compliance limits the associated uncertainty must be considered. Refer to the ALS Contact for details.

Key : CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society. LOR = Limit of reporting

^ = This result is computed from individual analyte detections at or above the level of reporting ø = ALS is not NATA accredited for these tests.

~ = Indicates an estimated value.

Page	: 3 of 4
Work Order	: EM1817507
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1008157

Analytical Results

Sub-Matrix: SOIL		Clie	ent sample ID	QC(2)	 	
(Matrix: SOIL)				QU(L)		
	Cli	ient samplii	ng date / time	30-Oct-2018 00:00	 	
Compound	CAS Number	LOR	Unit	EM1817507-001	 	
				Result	 	
EA055: Moisture Content (Dried @ 105	5-110°C)					
Moisture Content		1.0	%	3.4	 	
EG005T: Total Metals by ICP-AES						
Lead	7439-92-1	5	mg/kg	<5	 	
EP080/071: Total Petroleum Hydrocart	oons					
C6 - C9 Fraction		10	mg/kg	<10	 	
C10 - C14 Fraction		50	mg/kg	<50	 	
C15 - C28 Fraction		100	mg/kg	<100	 	
C29 - C36 Fraction		100	mg/kg	<100	 	
^ C10 - C36 Fraction (sum)		50	mg/kg	<50	 	
EP080/071: Total Recoverable Hydroca	arbons - NEPM 201	3 Fractio	ns			
C6 - C10 Fraction	C6_C10	10	mg/kg	<10	 	
[^] C6 - C10 Fraction minus BTEX (F1)	C6_C10-BTEX	10	mg/kg	<10	 	
>C10 - C16 Fraction		50	mg/kg	<50	 	
>C16 - C34 Fraction		100	mg/kg	<100	 	
>C34 - C40 Fraction		100	mg/kg	<100	 	
^ >C10 - C40 Fraction (sum)		50	mg/kg	<50	 	
^ >C10 - C16 Fraction minus Naphthalene		50	mg/kg	<50	 	
(F2)						
EP080: BTEXN						
Benzene	71-43-2	0.2	mg/kg	<0.2	 	
Toluene	108-88-3	0.5	mg/kg	<0.5	 	
Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	 	
meta- & para-Xylene	108-38-3 106-42-3	0.5	mg/kg	<0.5	 	
ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	 	
^ Sum of BTEX		0.2	mg/kg	<0.2	 	
^ Total Xylenes		0.5	mg/kg	<0.5	 	
Naphthalene	91-20-3	1	mg/kg	<1	 	
EP080S: TPH(V)/BTEX Surrogates						
1.2-Dichloroethane-D4	17060-07-0	0.2	%	76.8	 	
Toluene-D8	2037-26-5	0.2	%	69.2	 	
4-Bromofluorobenzene	460-00-4	0.2	%	96.0	 	



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Work Order	: EM1817507
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1008157

Surrogate Control Limits

Sub-Matrix: SOIL		Recovery Limits (%)			
Compound	CAS Number	Low	High		
EP080S: TPH(V)/BTEX Surrogates					
1.2-Dichloroethane-D4	17060-07-0	51	125		
Toluene-D8	2037-26-5	55	125		
4-Bromofluorobenzene	460-00-4	56	124		





QUALITY CONTROL REPORT

Work Order	: EM1817507	Page	: 1 of 5
Client	: TONKIN AND TAYLOR PTY LTD	Laboratory	: Environmental Division Melbourne
Contact	: TOM MADILL	Contact	: Bronwyn Sheen
Address	GROUND FLOOR 95 COVENTRY STREET SOUTHBANK VIC 3006	Address	: 4 Westall Rd Springvale VIC Australia 3171
Telephone	: +61 03 9863 8686	Telephone	: +6138549 9600
Project	: 1008157	Date Samples Received	: 31-Oct-2018
Order number	:	Date Analysis Commenced	: 31-Oct-2018
C-O-C number	: 2864	Issue Date	08-Nov-2018
Sampler	: CAROLINE TURNBULL		Hac-MRA NATA
Site	: Verdon Rd		
Quote number	: EN/333 Secondary Work		Accreditation No. 825
No. of samples received	: 1		Accredited for compliance with
No. of samples analysed	: 1		ISO/IEC 17025 - Testing

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. This document shall not be reproduced, except in full. This Quality Control Report contains the following information:

- Laboratory Duplicate (DUP) Report; Relative Percentage Difference (RPD) and Acceptance Limits
- Method Blank (MB) and Laboratory Control Spike (LCS) Report; Recovery and Acceptance Limits
- Matrix Spike (MS) Report; Recovery and Acceptance Limits

Signatories

This document has been electronically signed by the authorized signatories below. Electronic signing is carried out in compliance with procedures specified in 21 CFR Part 11.

Signatories	Position	Accreditation Category
Nancy Wang	2IC Organic Chemist	Melbourne Inorganics, Springvale, VIC
Nancy Wang	2IC Organic Chemist	Melbourne Organics, Springvale, VIC
Nikki Stepniewski	Senior Inorganic Instrument Chemist	Melbourne Inorganics, Springvale, VIC

RIGHT SOLUTIONS | RIGHT PARTNER

Page	: 2 of 5
Work Order	: EM1817507
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1008157

General Comments

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the USEPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request.

Where moisture determination has been performed, results are reported on a dry weight basis.

Where a reported less than (<) result is higher than the LOR, this may be due to primary sample extract/digestate dilution and/or insufficient sample for analysis. Where the LOR of a reported result differs from standard LOR, this may be due to high

Key : Anonymous = Refers to samples which are not specifically part of this work order but formed part of the QC process lot CAS Number = CAS registry number from database maintained by Chemical Abstracts Services. The Chemical Abstracts Service is a division of the American Chemical Society. LOR = Limit of reporting RPD = Relative Percentage Difference # = Indicates failed QC

Laboratory Duplicate (DUP) Report

The quality control term Laboratory Duplicate refers to a randomly selected intralaboratory split. Laboratory duplicates provide information regarding method precision and sample heterogeneity. The permitted ranges for the Relative Percent Deviation (RPD) of Laboratory Duplicates are specified in ALS Method QWI-EN/38 and are dependent on the magnitude of results in comparison to the level of reporting: Result < 10 times LOR: No Limit; Result between 10 and 20 times LOR: 0% - 50%; Result > 20 times LOR: 0% - 20%.

Sub-Matrix: SOIL			Laboratory Duplicate (DUP) Report						
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%
EA055: Moisture Co	ntent (Dried @ 105-110	°C) (QC Lot: 2016235)							
EM1817503-001	Anonymous	EA055: Moisture Content		0.1	%	1.4	1.4	0.00	No Limit
EM1817555-001	Anonymous	EA055: Moisture Content		0.1	%	14.0	16.2	14.2	0% - 20%
EG005T: Total Metal	Is by ICP-AES (QC Lot	: 2019364)							
EM1817540-002	Anonymous	EG005T: Lead	7439-92-1	5	mg/kg	19	25	25.9	No Limit
EM1817514-001	Anonymous	EG005T: Lead	7439-92-1	5	mg/kg	42	45	6.22	No Limit
EP080/071: Total Pe	troleum Hydrocarbons	(QC Lot: 2012833)							
EM1817507-001	QC(2)	EP080: C6 - C9 Fraction		10	mg/kg	<10	<10	0.00	No Limit
EM1817534-034	Anonymous	EP080: C6 - C9 Fraction		10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Pe	troleum Hydrocarbons	(QC Lot: 2016043)							
EM1817606-009	Anonymous	EP071: C15 - C28 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: C29 - C36 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: C10 - C14 Fraction		50	mg/kg	<50	<50	0.00	No Limit
		EP071: C10 - C36 Fraction (sum)		50	mg/kg	<50	<50	0.00	No Limit
EM1817563-001	Anonymous	EP071: C15 - C28 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: C29 - C36 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: C10 - C14 Fraction		50	mg/kg	<50	<50	0.00	No Limit
		EP071: C10 - C36 Fraction (sum)		50	mg/kg	<50	<50	0.00	No Limit
EP080/071: Total Re	coverable Hydrocarbo	ns - NEPM 2013 Fractions (QC Lot: 2012833)							
EM1817507-001	QC(2)	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.00	No Limit
EM1817534-034	Anonymous	EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	<10	0.00	No Limit
EP080/071: Total Re	coverable Hydrocarbo	ns - NEPM 2013 Fractions (QC Lot: 2016043)							
EM1817606-009	Anonymous	EP071: >C16 - C34 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C34 - C40 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C10 - C16 Fraction		50	mg/kg	<50	<50	0.00	No Limit

Version: 1. Version Date: 18/02/2019

Page	: 3 of 5
Work Order	: EM1817507
Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1008157



			Г			Labor 1			
Sub-Matrix: SOIL							Duplicate (DUP) Report		
Laboratory sample ID	Client sample ID	Method: Compound	CAS Number	LOR	Unit	Original Result	Duplicate Result	RPD (%)	Recovery Limits (%)
EP080/071: Total Re	coverable Hydrocarbo	ns - NEPM 2013 Fractions (QC Lot: 2016043) - cor	ntinued						
EM1817606-009	Anonymous	EP071: >C10 - C40 Fraction (sum)		50	mg/kg	<50	<50	0.00	No Limit
EM1817563-001	Anonymous	EP071: >C16 - C34 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C34 - C40 Fraction		100	mg/kg	<100	<100	0.00	No Limit
		EP071: >C10 - C16 Fraction		50	mg/kg	<50	<50	0.00	No Limit
		EP071: >C10 - C40 Fraction (sum)		50	mg/kg	<50	<50	0.00	No Limit
EP080: BTEXN (QC	Lot: 2012833)								
EM1817507-001	QC(2)	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.00	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: meta- & para-Xylene	108-38-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
			106-42-3						
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit
EM1817534-034	Anonymous	EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	<0.2	0.00	No Limit
		EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: meta- & para-Xylene	108-38-3	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
			106-42-3						
		EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	<0.5	0.00	No Limit
		EP080: Naphthalene	91-20-3	1	mg/kg	<1	<1	0.00	No Limit

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Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1008157



Method Blank (MB) and Laboratory Control Spike (LCS) Report

The quality control term Method / Laboratory Blank refers to an analyte free matrix to which all reagents are added in the same volumes or proportions as used in standard sample preparation. The purpose of this QC parameter is to monitor potential laboratory contamination. The quality control term Laboratory Control Spike (LCS) refers to a certified reference material, or a known interference free matrix spiked with target analytes. The purpose of this QC parameter is to monitor method precision and accuracy independent of sample matrix. Dynamic Recovery Limits are based on statistical evaluation of processed LCS.

Sub-Matrix: SOIL				Method Blank (MB)	Laboratory Control Spike (LCS) Report				
				Report	Spike	Spike Recovery (%)	Recovery	Limits (%)	
Method: Compound	CAS Number	LOR	Unit	Result	Concentration	LCS	Low	High	
EG005T: Total Metals by ICP-AES (QCLot: 2019364)									
EG005T: Lead	7439-92-1	5	mg/kg	<5	40 mg/kg	96.4	78	106	
EP080/071: Total Petroleum Hydrocarbons (QCLot: 201283	3)								
EP080: C6 - C9 Fraction		10	mg/kg	<10	36 mg/kg	82.4	70	127	
EP080/071: Total Petroleum Hydrocarbons (QCLot: 201604	3)								
EP071: C10 - C14 Fraction		50	mg/kg	<50	806 mg/kg	107	80	120	
EP071: C15 - C28 Fraction		100	mg/kg	<100	3006 mg/kg	109	84	115	
EP071: C29 - C36 Fraction		100	mg/kg	<100	1584 mg/kg	103	80	112	
EP071: C10 - C36 Fraction (sum)		50	mg/kg	<50					
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 F	ractions (QCL	ot: 2012833)							
EP080: C6 - C10 Fraction	C6_C10	10	mg/kg	<10	45 mg/kg	78.3	68	125	
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 F	ractions (QCL	ot: 2016043)							
EP071: >C10 - C16 Fraction		50	mg/kg	<50	1160 mg/kg	107	83	117	
EP071: >C16 - C34 Fraction		100	mg/kg	<100	3978 mg/kg	107	82	114	
EP071: >C34 - C40 Fraction		100	mg/kg	<100	313 mg/kg	100	73	115	
EP071: >C10 - C40 Fraction (sum)		50	mg/kg	<50					
EP080: BTEXN (QCLot: 2012833)									
EP080: Benzene	71-43-2	0.2	mg/kg	<0.2	2 mg/kg	82.5	74	124	
EP080: Toluene	108-88-3	0.5	mg/kg	<0.5	2 mg/kg	85.4	77	125	
EP080: Ethylbenzene	100-41-4	0.5	mg/kg	<0.5	2 mg/kg	84.4	73	125	
EP080: meta- & para-Xylene	108-38-3	0.5	mg/kg	<0.5	4 mg/kg	90.3	77	128	
	106-42-3								
EP080: ortho-Xylene	95-47-6	0.5	mg/kg	<0.5	2 mg/kg	93.3	81	128	
EP080: Naphthalene	91-20-3	1	mg/kg	<1	0.5 mg/kg	86.3	66	130	

Matrix Spike (MS) Report

The quality control term Matrix Spike (MS) refers to an intralaboratory split sample spiked with a representative set of target analytes. The purpose of this QC parameter is to monitor potential matrix effects on analyte recoveries. Static Recovery Limits as per laboratory Data Quality Objectives (DQOs). Ideal recovery ranges stated may be waived in the event of sample matrix interference.

Spike Concentration	SpikeRecovery(%)	Recovery L	Limits (%)
umber Concentration			
Concentration	MS	Low	High
92-1 50 mg/kg	102	76	124
ç	92-1 50 mg/kg	92-1 50 mg/kg 102	92-1 50 mg/kg 102 76

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ub-Matrix: SOIL				Ma	atrix Spike (MS) Report		
				Spike	SpikeRecovery(%)	Recovery L	.imits (%)
aboratory sample ID	Client sample ID	Method: Compound	CAS Number	Concentration	MS	Low	High
EP080/071: Total F	Petroleum Hydrocarbons (QCLot: 2012833)						
EM1817534-024	Anonymous	EP080: C6 - C9 Fraction		28 mg/kg	56.5	42	131
EP080/071: Total F	Petroleum Hydrocarbons (QCLot: 2016043)						
EM1817563-001	Anonymous	EP071: C10 - C14 Fraction		806 mg/kg	106	53	123
		EP071: C15 - C28 Fraction		3006 mg/kg	107	70	124
		EP071: C29 - C36 Fraction		1584 mg/kg	99.8	64	118
EP080/071: Total F	Recoverable Hydrocarbons - NEPM 2013 Fractions(Qu	CLot: 2012833)					
EM1817534-024	Anonymous	EP080: C6 - C10 Fraction	C6_C10	33 mg/kg	55.8	39	129
EP080/071: Total F	Recoverable Hydrocarbons - NEPM 2013 Fractions(Qu	CLot: 2016043)					
EM1817563-001	Anonymous	EP071: >C10 - C16 Fraction		1160 mg/kg	105	65	123
		EP071: >C16 - C34 Fraction		3978 mg/kg	105	67	121
		EP071: >C34 - C40 Fraction		313 mg/kg	99.4	44	126
P080: BTEXN (Q	CLot: 2012833)						
EM1817534-024	Anonymous	EP080: Benzene	71-43-2	2 mg/kg	53.9	50	136
		EP080: Toluene	108-88-3	2 mg/kg	65.6	56	139



QA/QC Compliance Assessment to assist with Quality Review					
Work Order	: EM1817507	Page	: 1 of 4		
Client	: TONKIN AND TAYLOR PTY LTD	Laboratory	: Environmental Division Melbourne		
Contact	: TOM MADILL	Telephone	: +6138549 9600		
Project	: 1008157	Date Samples Received	: 31-Oct-2018		
Site	: Verdon Rd	Issue Date	: 08-Nov-2018		
Sampler	: CAROLINE TURNBULL	No. of samples received	: 1		
Order number	:	No. of samples analysed	: 1		

This report is automatically generated by the ALS LIMS through interpretation of the ALS Quality Control Report and several Quality Assurance parameters measured by ALS. This automated reporting highlights any non-conformances, facilitates faster and more accurate data validation and is designed to assist internal expert and external Auditor review. Many components of this report contribute to the overall DQO assessment and reporting for guideline compliance.

Brief method summaries and references are also provided to assist in traceability.

Summary of Outliers

Outliers : Quality Control Samples

This report highlights outliers flagged in the Quality Control (QC) Report.

- <u>NO</u> Method Blank value outliers occur.
- <u>NO</u> Duplicate outliers occur.
- <u>NO</u> Laboratory Control outliers occur.
- <u>NO</u> Matrix Spike outliers occur.
- For all regular sample matrices, <u>NO</u> surrogate recovery outliers occur.

Outliers : Analysis Holding Time Compliance

<u>NO</u> Analysis Holding Time Outliers exist.

Outliers : Frequency of Quality Control Samples

<u>NO</u> Quality Control Sample Frequency Outliers exist.

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Client	: TONKIN AND TAYLOR PTY LTD
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Analysis Holding Time Compliance

If samples are identified below as having been analysed or extracted outside of recommended holding times, this should be taken into consideration when interpreting results.

This report summarizes extraction / preparation and analysis times and compares each with ALS recommended holding times (referencing USEPA SW 846, APHA, AS and NEPM) based on the sample container provided. Dates reported represent first date of extraction or analysis and preclude subsequent dilutions and reruns. A listing of breaches (if any) is provided herein.

Holding time for leachate methods (e.g. TCLP) vary according to the analytes reported. Assessment compares the leach date with the shortest analyte holding time for the equivalent soil method. These are: organics 14 days, mercury 28 days & other metals 180 days. A recorded breach does not guarantee a breach for all non-volatile parameters.

Holding times for <u>VOC in soils</u> vary according to analytes of interest. Vinyl Chloride and Styrene holding time is 7 days; others 14 days. A recorded breach does not guarantee a breach for all VOC analytes and should be verified in case the reported breach is a false positive or Vinyl Chloride and Styrene are not key analytes of interest/concern.

Matrix: SOIL				Evaluation	n: × = Holding time	breach ; 🗸 = Withi	in holding tim
Method	Sample Date	Extraction / Preparation		Analysis			
Container / Client Sample ID(s)		Date extracted	Due for extraction	Evaluation	Date analysed	Due for analysis	Evaluation
EA055: Moisture Content (Dried @ 105-110°C)							
Soil Glass Jar - Unpreserved (EA055) QC(2)	30-Oct-2018				02-Nov-2018	13-Nov-2018	~
EG005T: Total Metals by ICP-AES							
Soil Glass Jar - Unpreserved (EG005T) QC(2)	30-Oct-2018	05-Nov-2018	28-Apr-2019	1	07-Nov-2018	28-Apr-2019	1
EP080/071: Total Petroleum Hydrocarbons							
Soil Glass Jar - Unpreserved (EP071) QC(2)	30-Oct-2018	05-Nov-2018	13-Nov-2018	1	05-Nov-2018	15-Dec-2018	1
Soil Glass Jar - Unpreserved (EP080) QC(2)	30-Oct-2018	31-Oct-2018	13-Nov-2018	1	02-Nov-2018	13-Nov-2018	1
EP080/071: Total Recoverable Hydrocarbons - NEPM 2013 Fractions							
Soil Glass Jar - Unpreserved (EP071) QC(2)	30-Oct-2018	05-Nov-2018	13-Nov-2018	1	05-Nov-2018	15-Dec-2018	~
Soil Glass Jar - Unpreserved (EP080) QC(2)	30-Oct-2018	31-Oct-2018	13-Nov-2018	1	02-Nov-2018	13-Nov-2018	1
EP080: BTEXN							
Soil Glass Jar - Unpreserved (EP080) QC(2)	30-Oct-2018	31-Oct-2018	13-Nov-2018	1	02-Nov-2018	13-Nov-2018	1

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Client	: TONKIN AND TAYLOR PTY LTD
Project	: 1008157



Quality Control Parameter Frequency Compliance

The following report summarises the frequency of laboratory QC samples analysed within the analytical lot(s) in which the submitted sample(s) was(were) processed. Actual rate should be greater than or equal to the expected rate. A listing of breaches is provided in the Summary of Outliers.

Matrix: SOIL			Evaluation: * = Quality Control frequency not within specification ; 🗸 = Quality Control frequency within specification				
Quality Control Sample Type		Count			Rate (%)		Quality Control Specification
Analytical Methods	Method	QC	Reaular	Actual	Expected	Evaluation	
Laboratory Duplicates (DUP)							
Moisture Content	EA055	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Total Metals by ICP-AES	EG005T	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	2	20	10.00	10.00	✓	NEPM 2013 B3 & ALS QC Standard
Laboratory Control Samples (LCS)							
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Method Blanks (MB)							
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
Matrix Spikes (MS)							
Total Metals by ICP-AES	EG005T	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH - Semivolatile Fraction	EP071	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard
TRH Volatiles/BTEX	EP080	1	20	5.00	5.00	✓	NEPM 2013 B3 & ALS QC Standard

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Client	: TONKIN AND TAYLOR PTY LTD
Project	1008157



Brief Method Summaries

The analytical procedures used by the Environmental Division have been developed from established internationally recognized procedures such as those published by the US EPA, APHA, AS and NEPM. In house developed procedures are employed in the absence of documented standards or by client request. The following report provides brief descriptions of the analytical procedures employed for results reported in the Certificate of Analysis. Sources from which ALS methods have been developed are provided within the Method Descriptions.

Analytical Methods	Method	Matrix	Method Descriptions
Moisture Content	EA055	SOIL	In house: A gravimetric procedure based on weight loss over a 12 hour drying period at 105-110 degrees C. This method is compliant with NEPM (2013) Schedule B(3) Section 7.1 and Table 1 (14 day holding time).
Total Metals by ICP-AES	EG005T	SOIL	In house: Referenced to APHA 3120; USEPA SW 846 - 6010. Metals are determined following an appropriate acid digestion of the soil. The ICPAES technique ionises samples in a plasma, emitting a characteristic spectrum based on metals present. Intensities at selected wavelengths are compared against those of matrix matched standards. This method is compliant with NEPM (2013) Schedule B(3)
TRH - Semivolatile Fraction	EP071	SOIL	In house: Referenced to USEPA SW 846 - 8015A Sample extracts are analysed by Capillary GC/FID and quantified against alkane standards over the range C10 - C40. Compliant with NEPM amended 2013.
TRH Volatiles/BTEX	EP080	SOIL	In house: Referenced to USEPA SW 846 - 8260B. Extracts are analysed by Purge and Trap, Capillary GC/MS. Quantification is by comparison against an established 5 point calibration curve. Compliant with NEPM amended 2013.
Preparation Methods	Method	Matrix	Method Descriptions
Hot Block Digest for metals in soils sediments and sludges	EN69	SOIL	In house: Referenced to USEPA 200.2. Hot Block Acid Digestion 1.0g of sample is heated with Nitric and Hydrochloric acids, then cooled. Peroxide is added and samples heated and cooled again before being filtered and bulked to volume for analysis. Digest is appropriate for determination of selected metals in sludge, sediments, and soils. This method is compliant with NEPM (2013) Schedule B(3) (Method 202)
Methanolic Extraction of Soils for Purge and Trap	ORG16	SOIL	In house: Referenced to USEPA SW 846 - 5030A. 5g of solid is shaken with surrogate and 10mL methanol prior to analysis by Purge and Trap - GC/MS.
Tumbler Extraction of Solids	ORG17	SOIL	In house: Mechanical agitation (tumbler). 10g of sample, Na2SO4 and surrogate are extracted with 30mL 1:1 DCM/Acetone by end over end tumble. The solvent is decanted, dehydrated and concentrated (by KD) to the desired volume for analysis.

REPORT

Tonkin+Taylor



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Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019

Document Control

Title: Preliminary Site Investigation , 89 - 91 & 95 Verdon Street, Warrnambool							
Date	Version	Description	Prepared by:	Reviewed by:	Authorised by:		
17/10/2018	01	Final Report	D. Evans	T. Madill	T. Vass		

Distribution: Veuve Property Group Tonkin & Taylor Ltd (FILE)

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Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019

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Appendix C : Aerial photographs

Appendix D : Certificates of title

Tonkin & Taylor Ltd Preliminary Site Investigation - 89 - 91 & 95 Verdon Street, Warrnambool Veuve Property Group Appendix E : Photographic log

Appendix F : Bore logs

Appendix G : Results table

Appendix H : NATA accredited laboratory certificates of analysis

Tonkin & Taylor Ltd Preliminary Site Investigation - 89 - 91 & 95 Verdon Street, Warrnambool Veuve Property Group

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1 Introduction

Tonkin & Taylor Pty Ltd (T+T) was commissioned by Veuve Property Group (the 'client') to conduct a preliminary environmental site investigation (PSI) of the property located at 89-91 & 95 Verdon Street, Warrnambool, Victoria (the 'site').

T+T understands that the client is planning to redevelop the site as a childcare centre. There are currently no plans for the proposed development.

This PSI is required to provide information on the potential for historical contamination at the site with reference to the requirements of the Department of Education and Training (DET) publication 'Assessing the soil in children's services – guidelines for environmental consultants'.

This investigation was completed in accordance with our proposal dated 23 August 2018.

The DET Fact Sheet, indicates there is a need to undertake a soil assessment if the outdoor space has exposed soil. Currently, there are no plans for the proposed development. Therefore, an intrusive environmental investigation is proposed in the areas not occupied by the current structure, to allow for flexibility in design with regard to placement of any areas of exposed soils.

1.1 Objective

The objective of the PSI is to identify potential point and diffuse sources of historical contamination at the site, the types of contaminants that may be present, and the constraints they may pose for the intended future use (i.e. childcare centre). This information is used to advise on the condition of the site and provide recommendations for further investigation if required.

1.2 Scope of works

T+T conducted a PSI with preliminary soil sampling in general accordance with relevant industry standards including:

- NEPC (1999) National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended 2013, (ASC NEPM); and
- Australian Standard AS4482.1:2005 Guide to the investigation and sampling of sites with potentially contaminated soil.

The scope of works undertaken comprised:

- A desktop review of the site history and environmental setting;
- An inspection of the site and surrounds to confirm the current layout and land use(s);
- · Collection and analysis of environmental soil samples; and
- Preparation of this report summarising the findings, and relevance for the site's proposed future use.
- Provision of a risk rating in accordance with guidance provided in the Department of Environment, Land, Water and Planning (DELWP) Planning Practice Note PPN30 *Potentially Contaminated Land*.

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Tonkin & Taylor Ltd

2 Site Characterisation and Review

2.1 Site location and description

The site is comprised of two individual land parcels covering the following addresses:

- 89 91 Verdon Street, Warrnambool
- 95 Verdon Street, Warrnambool

The site is located on the southern side of the Verdon Street. The site has a total area of approximately 2,930 m². The site is currently occupied by a soil supply business at 89-91 Verdon Street, and a residential dwelling at 95 Verdon Street.

Refer to Figure 1 in Appendix A for the layout of the site.

The site and immediate surrounds to the east, west and south are zoned as General Residential Zone – Schedule 1 (GRZ1). Land to the north of the site is zoned as Road – Category 1 (RDZ1).

There is a Heritage Overlay (HO326) for 95 Verdon Street and several surrounding properties.

A copy of the planning property report is contained in Appendix B

2.2 Topography

The site and surrounding land gradually slope down to the northwest. The site elevation is approximately 35 metres Australian Height Datum (m AHD).

2.3 Geology and hydrology

The geological map of the area¹ indicates that the subject site is underlain by the Bridgewater Formation. This unit is typified by calcarenite (limestone) with minor hard calcrete capping and coastal dune deposits.

There are no open bodies of water onsite. The nearest water body is Hopkins River approximately 700 m to the south east of site. Storm water run-off from the site enters the reticulated storm water network.

2.4 Hydrogeology

There were no registered groundwater monitoring bores on site. A search of the Visualising Victoria's groundwater (VVG)² database revealed four groundwater bores within 500 m of the site, with depths ranging from 27 m to 53 m below ground level (bgl). Lithological information was provided for three of the four bores near the site. The bores encountered sandstone layers directly beneath the topsoil, at depths of approximately 0.6 m extending to 17 m. This sandstone layer is underlain by red clay, coarse sand and limestone, which was encountered at depths ranging from 18 m to 24 m.

The mapped range of depth to groundwater is 10 - 20 m bgl. No major indicators of salinisation, such as salt scalds or patches of bare or degraded vegetation were noted during inspection of the site and adjacent properties.

A search of the VVG database suggests groundwater salinity onsite is likely to be between 500 and 1,000 mg/l.

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¹ Department of Economic Development, Jobs, Transport and Resources (2016) Online 1:250,000 scale geological map (http://er-info.dpi.vic.gov.au/sd_weave/registered.htm). State Government of Victoria. ² <u>http://beta.vvg.org.au</u>

Tonkin & Taylor Ltd Preliminary Site Investigation - 89 - 91 & 95 Verdon Street, Warrnambool Veuve Property Group

2.5 EPA registers

2.5.1 EPA Priority Site Register

An online search of the EPA Priority Sites Register indicated that the site is not listed as a Priority Site requiring investigation and/or remediation.

The database indicated that there are no properties on the Priority Sites Register within 1 km of the site. A Priority Site Register extract is provided in Appendix B.

2.5.2 Environmental Audits

An online search of the EPA environmental audits indicated that the site has not had an environmental investigation and/or remediation occur upon it. No properties within 1 km of the site were listed as having undergone a statutory environmental audit.

2.5.3 Groundwater Quality Restricted Use Zones

A search of the Groundwater Quality Restricted Use Zone (GRUZ) database indicated that no GRUZ's were located at or within 1 km of the site. An extract of the search map is contained in Appendix B.

2.5.4 EPA licenses

A search of the online EPA licence database (for Scheduled Premises) indicates that no licence is issued for the site, or any sites in the vicinity.

3 Site History

A review of the site history was conducted to identify potential sources of contamination both onsite and offsite. This included:

- Review of historical aerial photographs.
- Review of published historical and other mapping.
- Review of historical title information.
- Other publically available historical documentation.

The findings of the site history information review are provided in the sections below.

3.1 Historical aerial photography

Historical aerial photographs for the site and the surrounding properties were obtained from Google Earth and online from <u>http://www.nearmap.com/</u>, which date from the early 2000's to present. Older aerial images were acquired from the Landata³ database.

A summary of aerial photographs that were inspected is provided in Table 3.1. Aerial photographs are provided in Appendix C.

Photograph	Observations			
Year: 1959	Onsite Observations			
Source: Landata database	The northern half of the site is occupied with residential structures. The southern half of the site is vacant and appears to be attached to the eastern residence.			
	Offsite Observations			
	The surrounding land is predominantly comprised of residential properties, with pastureland further to the north.			
Year: 1979	Onsite Observations			
Source: Landata database	The eastern residential building has been removed and the site appear to be in use for commercial operations, with several trucks and the shed in the south, which is there currently			
	Offsite Observations			
	Further development of the surrounding land for residential use. The Princes Highway to the north has been made duel carriage way.			
Year: 1986	Onsite Observations			
Source: Landata	The site appears largely unchanged from the previous image.			
database	Offsite Observations			
	The surrounding land appears largely unchanged from the previous image.			
Year: 2004	Onsite Observations			
Source: Google Earth	The site appears largely unchanged from the previous image.			
	Offsite Observations			
	The surrounding land appears largely unchanged from the previous image.			

Table 3.1: Review of historical aerial photographs

³ <u>https://www.landata.vic.gov.au/</u>

Tonkin & Taylor Ltd Preliminary Site Investigation - 89 - 91 & 95 Verdon Street, Warrnambool Veuve Property Group

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Photograph	Observations				
Year: 2014	Onsite Observations				
Source: NearMap	The site appears largely unchanged from the previous image.				
	Offsite Observations				
	The surrounding land appears largely unchanged from the previous image.				
Year: 2018	Onsite Observations				
Source: NearMap	The north west side of the site has been cleared and appears to be an empty				
	area.				
	Offsite Observations				
	The surrounding land appears largely unchanged from the previous image.				

A review of historical aerial photographs indicates that the site and surrounding land was developed for residential use circa 1960. The land use of the eastern portion of the site was changed to a commercial one sometime between 1959 and 1979, with this use continuing to the present. The use of the western portion of the site has been residential since circa 1959.

The surrounding land has been progressively developed for residential use since sometime prior to 1959.

3.2 Certificates of title

The land at 89 – 91 & 95 Verdon Street, Warrnambool is most recently defined on 2 separate certificates of title, corresponding to the 2 separate physical site addresses at the site, as described below:

- 89 91 Verdon Street, Warrnambool
- 95 Verdon Street, Warrnambool

A review of the parent titles was conducted to establish historical ownership. The historical titles indicate that the properties comprising the site have been previously owned, predominately by private individuals, who are not listed as having occupations of any potential environmental significance. The recent proprietors of the property at 95 Verdon Street were listed as entities (Top Jockey Nominees Pty Ltd and Bell Family Properties Pty Ltd). An internet search for these identified Top Jockey Nominees P/L are a company categorised under crushed and broken limestone. No information was found on Bell Family Properties P/L

Copies of historical titles are provided in Appendix D.

3.3 Historical mapping

A review of geological mapping of the area⁴ did not identify evidence of historical quarrying or similar activities at or in close proximity to the site.

3.4 Additional information

Anecdotal evidence was provided by the current site owner which indicated two 500 gallon underground storage tanks (UST) were previously located on the garden centre site, which were attached to the former bowser. It is unclear when these tanks were installed, however one UST used for petrol was removed 10-15 years ago, while the other used for diesel was removed 3-4 years ago.

October 2018 Job No: 1008157.v1

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⁴ <u>http://er-info.dpi.vic.gov.au</u>

Tonkin & Taylor Ltd Preliminary Site Investigation - 89 - 91 & 95 Verdon Street, Warrnambool Veuve Property Group

4 Site inspection

The site was inspected and sampled on 20 September 2018 in order to identify potentially contaminated areas. Information considered during the initial site inspection included, but was not limited to, the following:

- Presence of buildings/ structures including evidence of historical structures.
- Presence of underground structures including underground storage tanks.
- Surface drainage/ storm water system and other services.
- Condition of hardstand/ surface coverage.
- Lack of vegetation/ poorly growing or deformed vegetation.
- Areas of surface staining/ discoloured soil.
- Distinctive odours.
- Evidence of areas of fill or buried wastes.

Site layout and location of site features is provided in Figure 2. Appendix A.

4.1 Observations

Observations made during the site inspection are noted below. Photographs were taken of selected areas and are provided in Appendix E.

The site is currently unoccupied. Buildings and structures on site included a historic house, domestic garage/shed and a commercial structure being part of the former garden centre.

There were no major aesthetic impacts observed on site, such as staining or odours, with the exception of what appeared to be hydrocarbon staining on the north east corner of the garden supply centre.

Photos from the inspection are provided in Appendix E.

4.1.1 Site layout and structures

The eastern portion of the site was previously used as a garden supplies centre, with the main office still located in the south of the site. An area previously used for temporary storage of garden materials (e.g. bark, soils, pebbles, etc.) was identified on the eastern boundary of the garden centre site. This area was clear at the time of inspection.

There is an old residential building located at 95 Verdon Street (the north western corner of the site) with a double, aluminium garage/shed adjacent to the house. The house is wooden framed, clad in plaster/concrete, observed to be chipped in one place along the eastern side. There are small raised garden beds at the rear (southern side) of the house.

All buildings and sheds appeared to be empty. However, only the garage/shed was able to be accessed at the time of the inspection.

4.1.2 Site surface

The site surface consists largely of compacted gravel in the eastern half of the site and grassed areas surrounding the residential property. The south eastern corner of the site adjacent to the garden centre office is covered in a thin bitumen seal, which is degrading and cracked in many places. The asphalt constitutes an aesthetic impact in the context of a site with a 'sensitive use', such as a childcare centre.

4.1.3 Fuel and chemical storage

A review of 'Street view' of the site from Google maps identified a fuel bowser located on the north east corner of the garden supply centre. No bowser or evidence of residual pipework was present on site at the time of the inspection. However, inferred hydrocarbon staining of the side of the building (northeast corner) was noted at this location during the site inspection. What appear to be vent pipes for a fuel storage system were also noted on the roof of the garden supply centre. As access to the garden centre was not available during the site work the function of these pipes was not able to be determined, however it is inferred these may be related to the former underground fuel storage tanks.

4.1.4 Potential asbestos containing materials (ACMs)

There were no potential asbestos containing materials observed on site. There may be ACMs present within the onsite structures. However, this cannot be definitively determined without laboratory analysis. Any potential ACMs in the buildings should not pose a significant risk, assuming these materials are removed by an appropriately training individual prior to any demolition works.

4.1.5 Surrounding land

There were no indicators of significant contaminating activities on surrounding land that were considered likely to impact on the subject site. A summary of surrounding land uses is provided in Table 4.1.

Direction	Surrounding Land Use			
North	Main street, residential housing to the north			
East	Residential houses			
South	Residential houses			
West	Residential houses			

Table 4.1:Surrounding land uses

4.2 Previous investigations

There were no existing groundwater monitoring wells observed, and no evidence of previous environmental site investigations having been conducted at the site.

5 Soil Assessment

Sampling of near-surface and sub-surface soils was conducted to provide information on potential contaminants on-site.

5.1 Potential for contamination

Based on information obtained from the desktop investigation and an inspection of the site, contaminants of potential concern (COPC) associated with historic land uses at the site have been identified. These are summarised in Table 5.1.

Potentially Contaminating Activity / Source	Contaminants of Concern	Likelihood/ comments
Car park and driveway area	Metals, hydrocarbons	Low – No evidence of staining observed.
Garden beds and grassed areas	Fertilizers, herbicides and pesticides.	Low – Localised application of small amounts of chemicals possible for weed/pest control etc.
Fill material	Various depending on the source	Low – No obvious signs of significant filling.
Refuelling and operation of machinery associated with the garden centre.	Hydrocarbons	High – Anecdotal evidence of USTs, staining observed at location of former fuel bowser, and suspected vent pipes for fuel storage system on garden supply centre.

Table 5.1: Potential contaminant source and COPC

5.2 Sampling methodology

T+T attended the site on 20 September 2018 to investigate any potential sources of contamination and to collect samples in a grid based pattern (taking into account site infrastructure) to assess for broad scale contamination across the site. The site covers an area of approximately 0.3 acres.

Soils from each location were collected using a hand auger to obtain grab samples nominally at surface (0.1 m bgl) and 0.5 m bgl. Soil samples were collected directly from the hand auger using single use nitrile gloves. A total of 18 samples were recovered and submitted to the laboratory. Of the 18 samples submitted to the laboratory, 9 samples were allocated for analysis.

Sampling was generally conducted in accordance with EPA Publications IWRG 701 *Sampling and Analysis of Waters, Waste Waters, Soils and Wastes* and IWRG702 *Soil Sampling.* Samples were placed into sterilised glass jars supplied by the laboratory, and then into chilled containers for transport to the laboratory. Soils were logged in the field, noting depth of the various geology and observations on evidence of potential contamination (i.e. staining, odours, solid inert waste). Geological logs are provided in Appendix F.

5.3 Laboratory analysis

All soil samples recovered were submitted with Chain of Custody documentation to the National Association of Testing Authorities (NATA) accredited laboratory Eurofins|mgt (Eurofins) to perform the analysis as described in Table 5.2.

Table 5.2: Analytical schedule

Sample area	Number of locations	Number of samples obtained	Depth of samples (m)	Number of samples for analysis	Analyses
Site wide	9	18	0.1-0.7	9	8 x Metals ¹ , 8 x PAH ² 1 x IWRG621 Screen ³ 1 x NEPM Soil Parameters ⁴

1 Metals screen including (As, Cd, Cr, Cu, Ni, Pb, Zn, Hg, Mo, Se, Ag, Sn)

2 Polycyclic Aromatic Hydrocarbons

3 Analytes listed in Table 2 of EPA Publication IWRG621 Soil Hazard Categorisation and Management.

4 %Fe, CEC, pH, (CaCl₂), TOC, % Clay content

5.4 Investigation guidelines

The State environment protection policy (Prevention and Management of Contamination of Land) (Land SEPP) sets out the regulatory framework for the prevention and management of contaminated land within the State of Victoria. The intent of this framework is to maintain and maximise (to the extent practicable) the quality of the land environment in Victoria, in order to protect its existing and potential beneficial uses. The Land SEPP was declared in June 2002 in accordance with Section 16 of the *Environment Protection Act* 1970.

The Land SEPP identifies specific land use categories as well as a number of protected beneficial uses associated with each of the land use categories. The EPA considers that land (soil) is polluted where current and/or future protected beneficial uses for the relevant land use categories are precluded. Beneficial uses of land are considered to be precluded when relevant soil quality objectives set out in the Land SEPP, for those beneficial uses, have been exceeded.

Based on the proposed zoning of the site (i.e. residential), the land use for the site would be defined as "Sensitive Use".

The beneficial uses of land requiring protection, based on the proposed land use are shaded in Table 5.3.

Table 5.3: Protected beneficial uses of land

Beneficial Uses	Land Use						
	Parks & Reserves	Agricultural	Sensitive Use		Recreational	Commercial	Industrial
			High Density	Other	/Open Space		
Maintenance of Ecosystems							
Natural Ecosystems	ü						
Modified Ecosystems	ü	ü		ü	ü		
Highly Modified Ecosystems		ü	ü	ü	ü	ü	ü
Human Health	ü	ü	ü	ü	ü	ü	ü
Buildings & Structures	ü	ü	ü	ü	ü	ü	ü
Aesthetics	ü		ü	ü	ü	ü	
Production of Food, Flora & Fibre	ü	ü		ü			

Note: The above table is a reproduction of 'Table 1' from the State Environment Protection Policy (Prevention and Management of Contamination of Land); June 2002.

Based on the relevant beneficial uses (as highlighted in Table 5.3), the adopted criteria for protection of each of these beneficial uses are discussed below. Where the listed guidelines do not provide criteria for specific analytes, alternative criteria have been adopted (where available).

Maintenance of ecosystems

The Ecological Investigation/Screening Levels (EILs/ESLs) contained within the National Environment Protection Council (1999) National Environment Protection (Assessment of Site Contamination) Measure (NEPM) May 2013 Amendment, were the primary adopted screening levels for the purposes of determining whether or not this beneficial use is precluded by the chemical condition of site soils. The EILs are also typically adopted as an initial screen for potential impacts on the Production of Food, Flora and Fibre. The ASC NEPM provides EILs that are based on added contaminant limits (ACLs) over and above the existing ambient background concentrations (ABC) to which natural flora and fauna may be adapted. For the purposes of this investigation, we have evaluated results against the ACLs provided in the ASC NEPM, and using the results for the site soil characteristics to establish specific EILs for several constituents. As a conservative position, the ABCs were generally set at 'zero'.

Human health

The Health Investigation/Screening Levels (HILs/HSLs) contained within the ASC NEPM were adopted for the purposes of determining whether or not this beneficial use is precluded by the chemical condition of site soils. The ASC NEPM 'A' HILs provide reference criteria to assess whether soil contamination poses a risk to human health for Residential land use, which includes residential properties with garden/accessible soil, including childcare centres, preschools and primary schools.

Buildings and structures

For the protection of buildings and structures at the site, consideration was given to the potential for the land to be corrosive to or adversely affect the integrity of structures or building materials.

Tonkin & Taylor Ltd Preliminary Site Investigation - 89 - 91 & 95 Verdon Street, Warrnambool Veuve Property Group

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Specifically, consideration was given to the COPC that may have a potential detrimental impact on the integrity of structures or building materials.

Aesthetics

The Land SEPP states that "contamination must not cause the land to be offensive to the senses of human beings". Currently there are no concentration-based aesthetic criteria for soil. While aesthetic observations are subjective, it is considered that if there is discolouration, noticeable odour from the soil on the site, or if there are obvious components of waste, such as rubble, slag, bagged waste or similar, then there is a potential aesthetic concern.

5.5 Results

5.5.1 Soil profile

The hand auger excavation logs recorded during field activities are presented in Appendix F. The logs show the varying soils encountered, any observations of potential contamination, together with the depth of samples recovered at the sampling locations.

Top soils consisting of light to dark brown and grey sands and gravelly sands were encountered at all the locations from the surface to 0.1 m bgl. This layer overlies soils of predominantly yellow/brown clayey Sand.

5.5.2 Field observations

No odour or staining was noted at any of the sample locations. None of the soils encountered across the site were identified as imported fill.

5.5.3 Analytical results

The results for the nine samples analysed, reported below the ecological and human health criteria adopted for the site.

Tabulated analytical results are provided in Appendix G of this report and NATA Certified Laboratory reports are provided in Appendix H.

6 Quality Assurance and Quality Control

A quality assurance (QA) program was implemented for the works, which was based on relevant Australian Standards.

The QA program undertaken as part of the investigation by T+T included the following:

- Comparison of field and laboratory data.
- Preservation of samples in chilled containers during field activities and transport from the field to the laboratory.
- Transportation of samples with accompanying Chain of Custody (COC) documentation.
- · Compliance with recommended sample holding times.

6.1 Laboratory internal quality control

Eurofins conducted their own internal QC program including sample duplicates, spike recoveries, and method blanks in accordance with NATA certification requirements. Laboratory quality control data was concluded by the laboratory to meet their own internal quality requirements. On this basis, and considering the quality assurance procedures implemented, it was considered that the dataset reliability is acceptable.

6.2 Conclusions of QA/QC program

Based on the results of the QA/QC program as detailed above, the following is concluded:

- The field sampling procedure was carried out in accordance with the T+T QA program, which is based on sampling guidelines provided in the Australian Standard 4482.1-2005.
- Laboratories used were NATA accredited for the analyses performed.
- The internal laboratory quality control program reported acceptable results.
- Samples were analysed within the applicable holding times.

It is concluded that the sampling and analytical programs were acceptable.

7 Summary and Conclusions

T+T was engaged to conduct an environmental investigation to identify potential sources of contamination associated with the site that may impact on the proposed use of the site for redevelopment as a childcare centre.

Historically the site was initially developed for residential use. Prior to 1979 the garden supply centre was established at the site, selling various garden materials (e.g. mulch, sand, gravels, etc.). The use of heavy machinery (i.e. front end loader and trucks) was observed in aerial images during the operational period of the garden supply centre. Anecdotal evidence was identified that a fuel bowser, and underground fuel storage tanks were previously onsite, associated with the garden supply centre. Access to the building was not possible at the time of site works to confirm the function of the vent pipes observed.

Based on the information reviewed as part of this investigation as well as site observations, the site appears to have a 'medium' potential for contamination, due to the former fuel storage and dispensing infrastructure identified.

Sampling was undertaken across the wider site, and none of the samples submitted for analysis reported contaminant concentrations above human health or ecological investigation levels. No significant evidence of contamination was observed during the site inspection, with the exception of the inferred hydrocarbon staining near the former fuel bowser.

Based on the site observations and results of sample analysis, the environmental condition of the site in general is not considered to preclude the proposed development. However, the following works are required prior to confirming site suitability:

- Investigation of the location of the fuel storage system. This will require verification of the removal of the tanks and dispensing infrastructure, and validation of the residual soils, under the direction of a suitably qualified environmental consultant, to confirm that no residual impact is present.
- The degraded asphalt area adjacent to the garden supply centre constitutes an aesthetic impact, and will require removal from site prior to it being suitable for the proposed redevelopment. It is assumed that this material will be removed as part of the demolition of current site infrastructure and site preparation works for the proposed site redevelopment, however this should be verified on completion.

8 Applicability

This report has been prepared for the exclusive use of our client Veuve Property Group, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

Recommendations and opinions in this report are based on data from discrete locations. The nature and continuity of subsoil away from these locations is inferred but it must be appreciated that actual conditions could vary from the assumed model.

Tonkin & Taylor Ltd

Report prepared by:

Authorised for Tonkin & Taylor Ltd by:

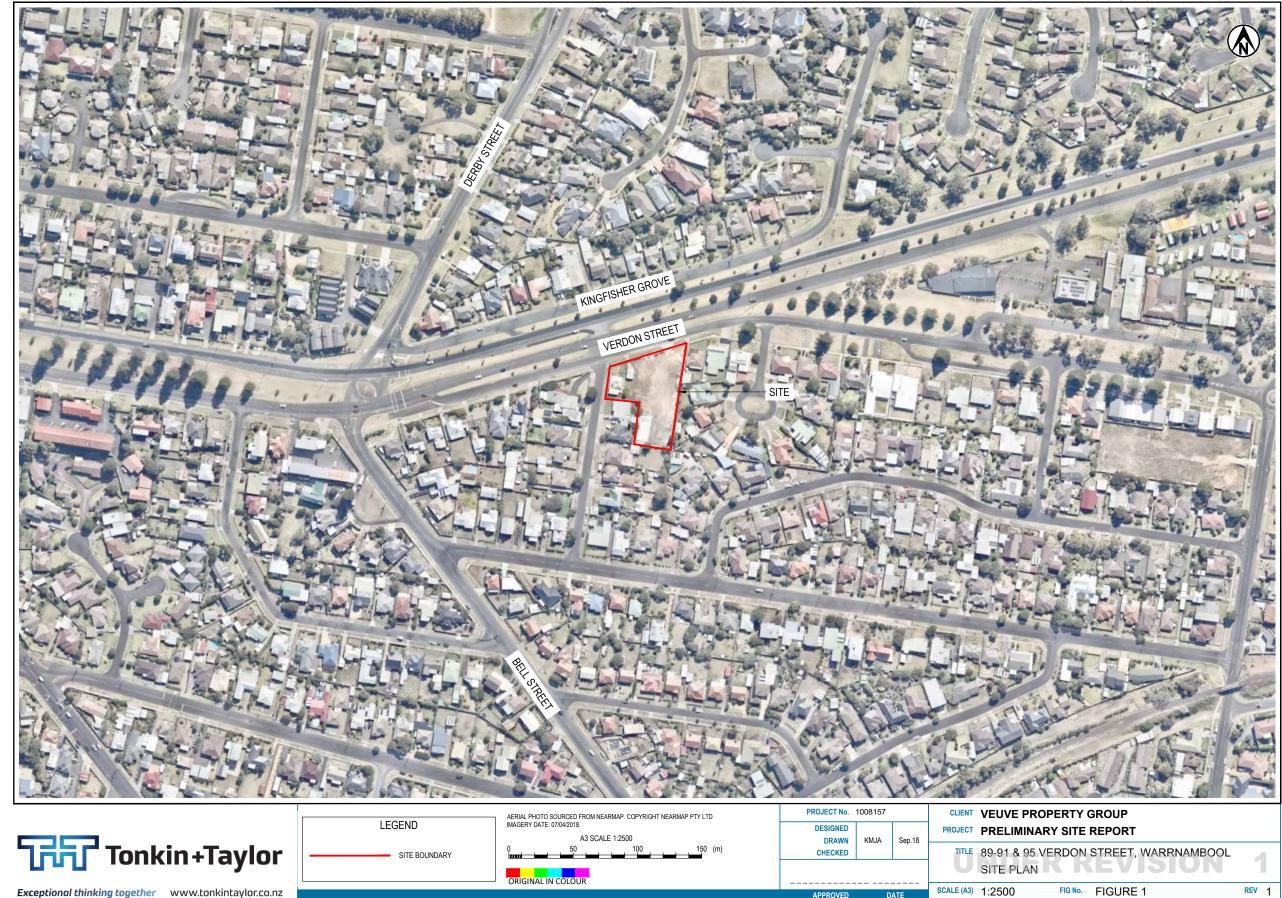
Tom Madill Senior Environmental Scientist

Tim Vass Project Director

Tom Madill t:\south melbourne\projects\1008157\1008157.1000\workingmaterial\1008157_20181012_r01.docx

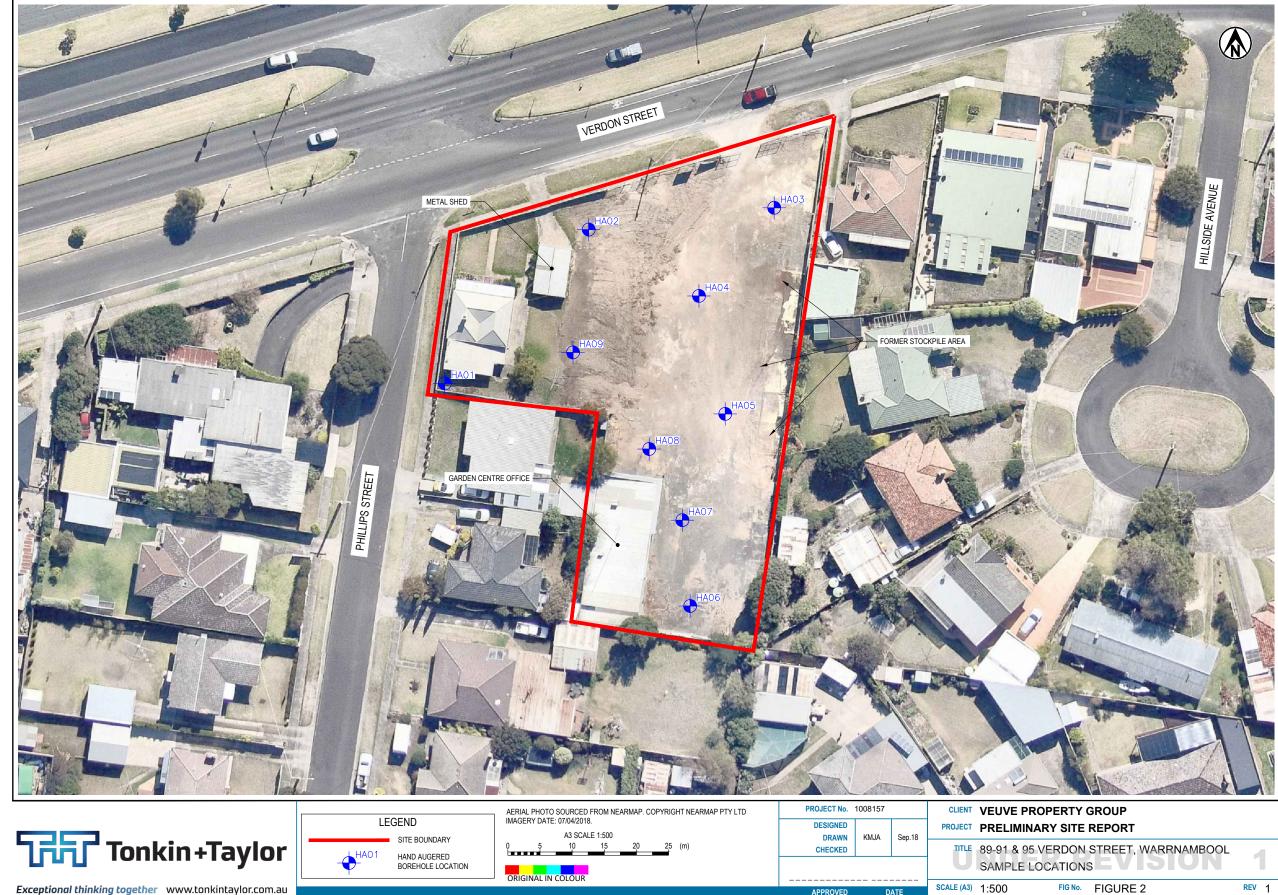
Appendix A : Figures

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Appendix B: EPA Search Information and Planning Property Report

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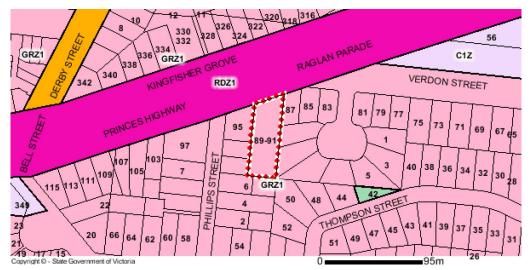
Planning Property Report

from www.planning.vic.gov.au on 18 September 2018 11:29 AM

Address: 89-91 VERDON STREET WARRNAMBOOL 3280 Lot and Plan Number: Lot 6 LP3653 Local Government (Council): WARRNAMBOOL Council Property Number: 140540 Directory Reference: VicRoads 515 O9

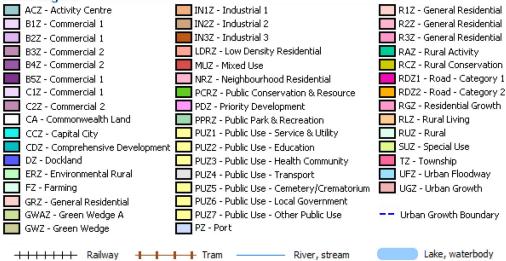
Planning Zone

<u>GENERAL RESIDENTIAL ZONE (GRZ)</u> <u>GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)</u>



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

Zones Legend

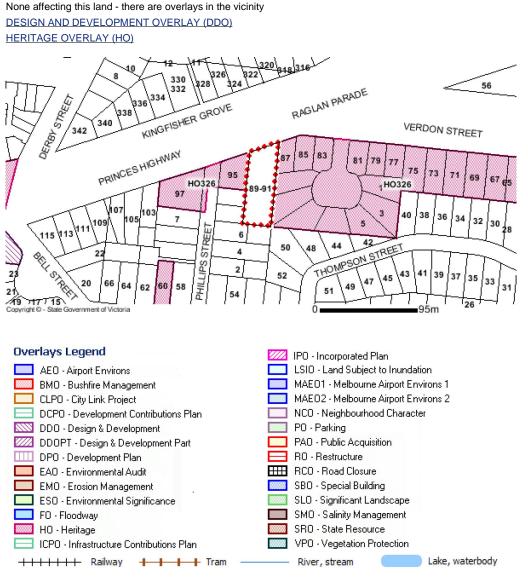


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Planning Overlay



Note: due to overlaps some colours on the maps may not match those in the legend.

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Areas of Aboriginal Cultural Heritage Sensitivity

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

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

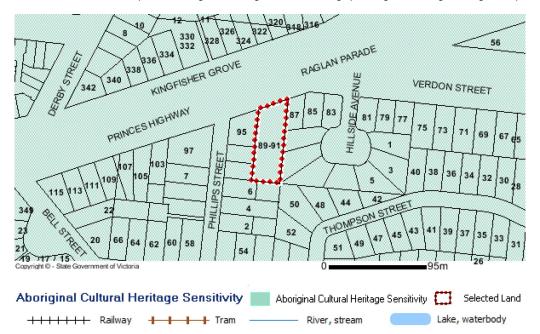
Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

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

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

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

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <u>https://www.vic.gov.au/aboriginal/victoria/heritage/planning-and-heritage-management-processes.html</u>



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Further Planning Information

Planning scheme data last updated on 5 September 2018.

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

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to <u>Titles and Property Certificates</u>

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

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

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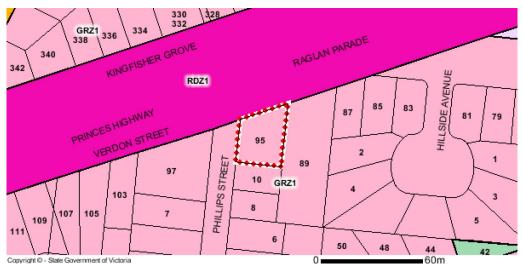
Planning Property Report

from www.planning.vic.gov.au on 18 September 2018 11:30 AM

Address: 95 VERDON STREET WARRNAMBOOL 3280 Lot and Plan Number: Lot 4 LP3653 Local Government (Council): WARRNAMBOOL Council Property Number: 140541 Directory Reference: VicRoads 515 O9

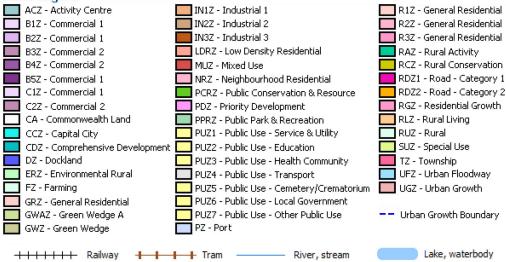
Planning Zone

<u>GENERAL RESIDENTIAL ZONE (GRZ)</u> <u>GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)</u>



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

Zones Legend

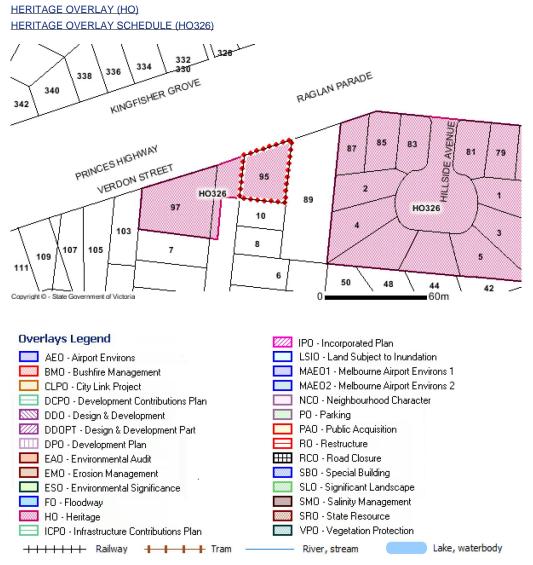


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Planning Overlay



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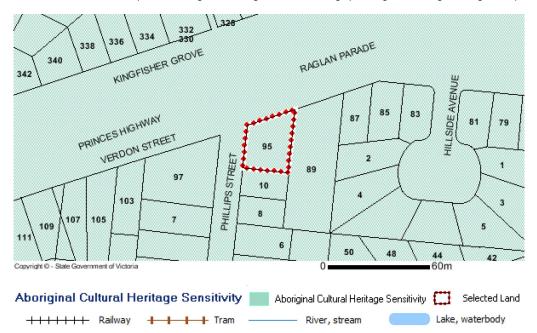
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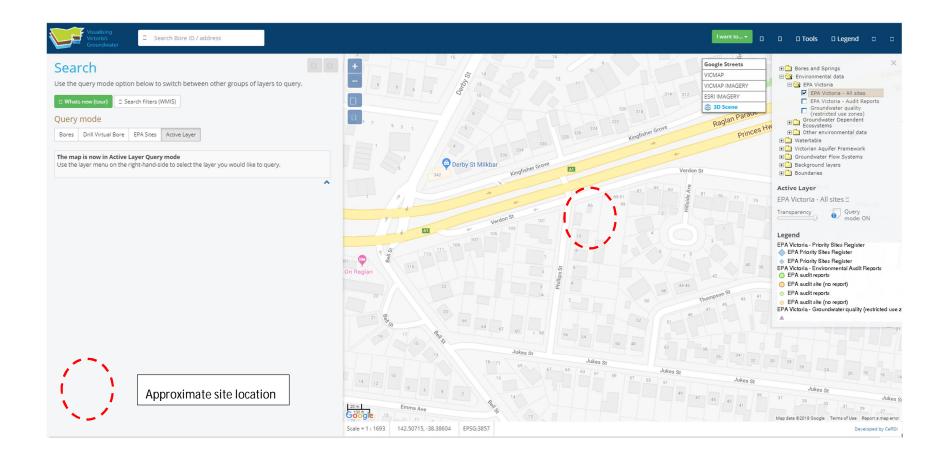
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Information as at 31 March 2018

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

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

WHAT ARE PRIORITY SITES?

Priority Sites are sites for which EPA has issued a Clean Up Notice pursuant to section 62A, or a Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the *Environment Protection Act 1970*. Typically these are sites where pollution of land and/or groundwater presents a potential risk to human health or to the environment. The condition of these sites is not compatible with the current or approved use of the site without active management to reduce the risk to human health and the environment. Such management can include clean up, monitoring and/or institutional controls.

The Priority Sites Register does not list sites managed by voluntary agreements or sites subject to management by planning controls (e.g. sites managed in accordance with a section 173 agreement under the *Planning and Environment Act 1987*). Land purchasers should be aware of these limitations and make their own enquiries. A site is listed on the Priority Sites Register when EPA issues a Clean Up Notice or a Pollution Abatement Notice (relevant to land and/or groundwater). A notice is a means by which EPA formalises requirements to manage pollution. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with. This is formalised through a Notice of Revocation pursuant to section 60B of the Act.

DISCLAIMER

Users of this site accept all risks and responsibilities for losses, damages, costs and other consequences resulting directly or indirectly from use of this site and information from it.

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

FURTHER INFORMATION

Additional information is available from: EPA Information Centre 200 Victoria Street Carlton VIC 3053 1300 EPA VIC (1300 372 842) www.epa.vic.gov.au

Municipality	Suburb	Address	Issue	Notice Number
Ararat Rural City Council	ARARAT	26 Grano ST	Former Industrial Site. Requires assessment and/or clean up.	0090001739
Ararat Rural City Council	ARARAT	Mclellan ST	Railway yard. Requires assessment and/or clean up.	0090001744
Ballarat City Council	BALLARAT	Canadian Gully Reserve Geelong RD	Historical deposit of mine tailings. Requires assessment and/or clean up.	0090000494
Ballarat City Council	BALLARAT	1003 Humffray ST	Former Industrial Site. Requires assessment and/or clean up.	0090001857
Ballarat City Council	BALLARAT	Volume 6747 Folio 250	Current Industrial Site. Requires assessment and/or clean up.	0090001913
Ballarat City Council	MOUNT CLEAR	3 WHITEHORSE RD	Former Landfill. Requires ongoing management.	0090003912
Ballarat City Council	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up.	0090004206
Ballarat City Council	MOUNT CLEAR	Whitehorse RD	Former Landfill. Requires assessment and/or clean up.	0090004207
Ballarat City Council	BUNKERS HILL	856 Greenhalghs RD	Current Industrial Site. Requires ongoing management.	0090004647
Ballarat City Council	SEBASTOPOL	Crown Allotment A Section 9	Gun, pistol or rifle range. Requires assessment and/ or clean up.	0090007801
Ballarat City Council	Black Hill	Crown Allotment 13A Section 35 Township of Ballarat East	Former Landfill. Requires assessment and/or clean up.	0090007863



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Municipality	Suburb	Address	Issue	Notice Number
Ballarat City Council	Black Hill	Crown Allotment 13A Section 35 Township of Ballarat East	Former Landfill. Requires assessment and/or clean up.	0090007864
Bass Coast Shire Council	WONTHAGGI	C/a 15 Section 58 Cameron St	Former Landfill. Requires ongoing management.	0090006816
Bass Coast Shire Council	RHYLL	309 COWES-RHYLL RD	Former Landfill. Requires ongoing management.	0090006861
Baw Baw Shire Council	TRAFALGAR SOUTH	200 GILES RD	Former Landfill. Requires ongoing management.	0090007302
Baw Baw Shire Council	Jindivick	15 Beattie RD	Illegal dumping. Requires assessment and/or clean up.	0090008457
Bayside City Council	BRIGHTON	316 - 322 New ST	Former Service Station. Requires assessment and/or clean up.	0090003577
Bayside City Council	CHELTENHAM	Lot 2, PS802507T 322-328 Bay Road	Former chemical storage facility. Requires assessment and/or clean up.	0090007313
Bayside City Council	CHELTENHAM	322 - 328 BAY RD	Former chemical storage facility. Requires assessment and/or clean up.	0090007751
Bayside City Council	Cheltenham	Lot 3, PS802507T 322-328 Bay Road	Former chemical storage facility. Requires assessment and/or clean up.	0090007752
Bayside City Council	CHELTENHAM	322 - 328 BAY RD	Former chemical storage facility. Requires assessment and/or clean up.	0090007753
Brimbank City Council	DEER PARK	765 BALLARAT RD	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090000162
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires assessment and/or clean up.	009000921
Brimbank City Council	SUNSHINE NORTH	47 MCINTYRE RD	Former Industrial Site. Requires ongoing management.	0090001549
Brimbank City Council	DEER PARK	765 BALLARAT RD	Former Industrial Site. Requires assessment and/or clean up.	0090001886
Brimbank City Council	SUNSHINE	16 - 20 THIRD AV	Current Industrial Site. Requires assessment and/or clean up.	0090003227
Brimbank City Council	BROOKLYN	594 GEELONG RD	Former Landfill. Requires ongoing management.	0090003478
Brimbank City Council	BROOKLYN	44 - 60 Mcdonald RD	Former Landfill. Requires ongoing management.	0090003591
Brimbank City Council	SYDENHAM	362 SYDENHAM RD	Former Landfill. Requires ongoing management.	0090003753
Brimbank City Council	TULLAMARINE	6 Prima Court EISNER CT	Illegal dumping. Requires assessment and/or clean up.	0090005495
Brimbank City Council	ST ALBANS & ALBION	137A Denton Ave & 27 Carrington Drv	Former Landfill. Requires ongoing management.	0090005541
Brimbank City Council	KEILOR DOWNS	Green Gully RD	Former Landfill. Requires ongoing management.	0090005738
Brimbank City Council	Cairnlea	Lot C of Draft Plan of Subdivision PS 801014Y	Contaminated soil is retained and managed onsite. Requires ongoing management.	0090005971
Brimbank City Council	BROOKLYN	174 OLD GEELONG RD	Former Landfill. Requires ongoing management.	0090006102
Brimbank City Council	SUNSHINE	The premises are listed in Appendix A by Volume and Folio Number	Former Industrial Site. Requires assessment and/or clean up.	0090006194
Brimbank City Council	ARDEER	22 - 24 REID ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007084
Brimbank City Council	BROOKLYN	52 - 60 MARKET RD	Former Landfill. Requires ongoing management.	0090007153
Brimbank City Council	SUNSHINE NORTH	49 AUBURN AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007459
Brimbank City Council	SUNSHINE NORTH	49 AUBURN AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007621
Brimbank City Council	Albion	SUNSHINE ENERGY PARK 570A Ballarat Road And	Former Landfill. Requires ongoing management.	0090007761
Brimbank City Council	BROOKLYN	52 - 60 MARKET RD	Former Landfill. Requires ongoing management.	0090007782
Brimbank City Council	SUNSHINE NORTH	56 BALDWIN AV	Current Industrial Site. Requires assessment and/or clean up.	0090007859
Brimbank City Council	SUNSHINE NORTH	62 Spalding AV	Current Industrial Site. Requires assessment and/or clean up.	0090008253
Brimbank City Council	SUNSHINE NORTH	56 BALDWIN AV	Current Industrial Site. Requires assessment and/or clean up.	0090008388
Buloke Shire Council	DONALD	22 (LOTS 40-45\LP8761)	Former petroleum storage site. Requires assessment	0090007710



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Municipality	Suburb	Address	Issue	Notice Number
Campaspe Shire Council	BAMAWM EXTENSION	1133 ECHUCA-MITIAMO RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090001745
Campaspe Shire Council	DIGGORA	ODONNELL RD	Former Landfill. Requires ongoing management.	0090006552
Campaspe Shire Council	KYABRAM	Graham RD	Former Landfill. Requires ongoing management.	0090007207
Campaspe Shire Council	ECHUCA	436 MCKENZIE RD	Former Landfill. Requires ongoing management.	0090007220
Campaspe Shire Council	ECHUCA	176 - 190 OGILVIE AV	Former petroleum storage site. Requires assessment and/or clean up.	0090008435
Campaspe Shire Council	ECHUCA	110 - 112 STURT ST	Former Service Station. Requires ongoing management.	0090008471
Cardinia Shire Council	PAKENHAM	570 Bald Hill Road	Former Landfill. Requires ongoing management.	0090003597
Casey City Council	NARRE WARREN	188 QUARRY RD	Former Landfill. Requires ongoing management.	0090003600
Casey City Council	CRANBOURNE	Lot 7, 9, 10, 11 & 12 Cyril Beechey Lane	Former Landfill. Requires ongoing management.	0090006965
Central Goldfields Shire Council	MARYBOROUGH	53 - 55 HIGH ST	Current Service Station. Requires assessment and/or clean up.	0090005850
Central Goldfields Shire Council	CARISBROOK	129 WILLIAMS RD	Former Landfill. Requires ongoing management.	0090006580
Colac-Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management.	0090001464
Colac-Otway Shire Council	MARENGO	Roberts RD	Former Landfill. Requires ongoing management.	0090003634
Colac-Otway Shire Council	COLAC	Bruce ST	Former Landfill. Requires ongoing management.	0090003696
Corangamite Shire Council	GLENORMISTON	Terang-Mortlake RD	Former Landfill. Requires ongoing management.	0090003621
Corangamite Shire Council	GLENORMISTON	Terang-Mortlake RD	Former Landfill. Requires ongoing management.	0090003622
Corangamite Shire Council	TERANG	59 BEND RD	Current Industrial Site. Requires assessment and/or clean up.	0090007044
Corangamite Shire Council	TERANG	59 BEND RD	Current Industrial Site. Requires assessment and/or clean up.	0090007045
Darebin City Council	PRESTON	67 - 79 High ST	Former Service Station. Requires assessment and/or clean up.	0090001449
Darebin City Council	NORTHCOTE	Clifton ST	Former Landfill. Requires ongoing management.	0090003493
Darebin City Council	RESERVOIR	87 Newlands RD	Former Landfill. Requires ongoing management.	0090003508
Darebin City Council	PRESTON	194 - 202 Bell ST	Former Industrial Site. Requires assessment and/or clean up.	0090006966
East Gippsland Shire Council	BAIRNSDALE	68 GILES ST	Former Landfill. Requires ongoing management.	0090006577
East Gippsland Shire Council	BAIRNSDALE	175 JOHNSTONS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008393
East Gippsland Shire Council	ORBOST	44 SALISBURY ST	Former Service Station. Requires assessment and/or clean up.	0090008454
Frankston City Council	FRANKSTON	MCCLELLAND DR	Former Landfill. Requires ongoing management.	0090003594
Glen Eira City Council	CAULFIELD SOUTH	818 Glen Huntly RD	Former Service Station. Requires assessment and/or clean up.	0090004221
Glen Eira City Council	CAULFIELD SOUTH	371 Hawthorn RD	Former Service Station. Requires ongoing management.	0090006585
Greater Bendigo City Council	MYERS FLAT	28 WILLIAMS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090004173
Greater Bendigo City Council	White Hills	(Crown Allotment 432E Section E)	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090004649
Greater Bendigo City Council	BENDIGO	Crown Allotment 432E, Section E Parish of Sandhurst, Bendigo	Former Landfill. Requires assessment and/or clean up.	0090007131
Greater Bendigo City Council	Huntly	29 Caellis Road	Current Industrial Site. Requires assessment and/or clean up.	0090007149
Greater Bendigo City Council	HEATHCOTE	90 HIGH ST	Former Service Station. Requires assessment and/or clean up.	0090007629
Greater Bendigo City Council	East Flora Hill	67 Havlin Street	Former Landfill. Requires ongoing management.	0090007642
Greater Bendigo City Council	West Bendigo	Liddell's Calcine Sands Derwent Gully Road	Historical deposit of mine tailings. Requires ongoing management.	0090007892



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Municipality	Suburb	Address	Issue	Notice Number
Greater Bendigo City Council	BENDIGO	8 - 32 WEEROONA AV	Former chemical storage facility. Requires ongoing management.	0090008074
Greater Bendigo City Council	MAIDEN GULLY	195 - 221 MARONG RD	Historical deposit of mine tailings. Requires assessment and/or clean up.	0090008247
Greater Bendigo City Council	LOCKWOOD	74 Hazeldenes RD	Land and/or groundwater impacted by intensive animal industr. Requires assessment and/or clean up.	0090008322
Greater Bendigo City Council	CALIFORNIA GULLY	45 Sandhurst RD	Current petroleum storage site. Requires ongoing management.	0090008386
Greater Bendigo City Council	California Gully	CA28G Sec K1, Holdsworth Road North Bendigo, CA300A Sec N, Green St	Historical deposit of mine tailings. Requires ongoing management.	0090008429
Greater Bendigo City Council	Maiden Gully	CA 64B, Parish of Sandhurst Sparrowhawk Road	Historical deposit of mine tailings. Requires assessment and/or clean up.	0090008450
Greater Bendigo City Council	North Bendigo	CA 300A Sec N, Parish of Sandhurst Green Street, California Gully	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090008451
Greater Bendigo City Council	EAGLEHAWK	191 - 193 UPPER CALIFORNIA GULLY RD	Current landfill. Requires assessment and/or clean up.	0090008470
Greater Bendigo City Council	STRATHFIELDSAYE	Lot 4, LP117430 JAMES COOK DRIVE	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008472
Greater Bendigo City Council	LOCKWOOD	74 Hazeldenes RD	Land and/or groundwater impacted by intensive animal industr. Requires ongoing management.	0090008514
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	009000608
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090003693
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090003848
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090003850
Greater Dandenong City Council	DANDENONG SOUTH	185 Dandenong-Hastings RD	Former Landfill. Requires ongoing management.	0090004214
Greater Dandenong City Council	KEYSBOROUGH	151 CHAPEL RD	Land and/or groundwater impacted by intensive animal industr. Requires assessment and/or clean up.	0090005573
Greater Dandenong City Council	SPRINGVALE SOUTH	East Side Of Clarke RD	Former Landfill. Requires ongoing management.	0090005826
Greater Dandenong City Council	DANDENONG SOUTH	Greens Road GREENS RD	Current waste water treatment plant. Requires ongoing management.	0090006097
Greater Dandenong City Council	DANDENONG SOUTH	125 COLEMANS RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090006764
Greater Dandenong City Council	SPRINGVALE SOUTH	169-222 Clarke Road	Former Landfill. Requires ongoing management.	0090006951
Greater Dandenong City Council	Bangholme	Cnr Thompson Road and Worsley Road	Current Industrial Site. Requires ongoing management.	0090007162
Greater Dandenong City Council	SPRINGVALE	917 Princes HWY	Former Industrial Site. Requires ongoing management.	0090007482
Greater Dandenong City Council	Springvale South	98-100 Clarke Road	Former Landfill. Requires ongoing management.	0090007896
Greater Geelong City Council	CORIO	Off Harpur RD	Former Service Station. Requires assessment and/or clean up.	009000782
Greater Geelong City Council	LARA	Princes HWY	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090001012
Greater Geelong City Council	GEELONG NORTH	1 - 39 Roseneath ST	Former chemical storage facility. Requires assessment and/or clean up.	0090001664
Greater Geelong City Council	DRYSDALE	97 High ST	Current Service Station. Requires ongoing management.	0090001808
Greater Geelong City Council	CORIO	83 Purnell RD	Current Service Station. Requires ongoing management.	0090002343
Greater Geelong City Council	MANIFOLD HEIGHTS	35 - 37 Shannon AV	Former Service Station. Requires assessment and/or clean up.	0090004098
Greater Geelong City Council	NORTH GEELONG	343 - 363 MELBOURNE RD	Former Industrial Site. Requires assessment and/or clean up.	0090004124



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Municipality	Suburb	Address	Issue	Notice Number
Greater Geelong City Council	NORLANE	5 - 19 PRINCES HWY	Former Industrial Site. Requires assessment and/or clean up.	0090004126
Greater Geelong City Council	NORLANE	60 - 80 NORTH SHORE RD	Current Industrial Site. Requires assessment and/or clean up.	0090004132
Greater Geelong City Council	CORIO	1500 - 1580 BIDDLECOMBE AV	Former Landfill. Requires ongoing management.	0090004271
Greater Geelong City Council	POINT HENRY	420 Point Henry RD	Former Industrial Site. Requires assessment and/or clean up.	0090005302
Greater Geelong City Council	BALLAN	1 6511 Western FWY	Current Service Station. Requires ongoing management.	0090006079
Greater Geelong City Council	CORIO	246 - 258 Princes HWY	Current petroleum storage site. Requires ongoing management.	0090006264
Greater Geelong City Council	CORIO	90 REFINERY RD	Current petroleum storage site. Requires ongoing management.	0090006483
Greater Geelong City Council	EAST GEELONG	101 - 161 HEARNE PDE	Gun, pistol or rifle range. Requires assessment and/ or clean up.	0090006642
Greater Geelong City Council	NORTH SHORE	121 - 171 SEABEACH PDE	Former Industrial Site. Requires assessment and/or clean up.	0090008221
Greater Geelong City Council	MOOLAP	132 - 140 HAYS RD	Current Industrial Site. Requires assessment and/or clean up.	0090008351
Greater Geelong City Council	Belmont	180 - 182 Barwon Heads RD	Former Service Station. Requires ongoing management.	0090008395
Greater Shepparton City Council	SHEPPARTON NORTH	280 Daldy RD	Former Industrial Site. Requires assessment and/or clean up.	0090001776
Greater Shepparton City Council	COSGROVE	205 COSGROVE-LEMNOS RD	Former Landfill. Requires ongoing management.	0090003551
Greater Shepparton City Council	COSGROVE	205 COSGROVE-LEMNOS RD	Former Landfill. Requires ongoing management.	0090006807
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires ongoing management.	0090006899
Hepburn Shire Council	CRESWICK	C/a 45a Parish Of Creswick County Of Talbot	Former Landfill. Requires assessment and/or clean up.	0090006952
Hobsons Bay City Council	ALTONA MEADOWS	306 - 316 Queen ST	Current Service Station. Requires assessment and/or clean up.	0090002186
Hobsons Bay City Council	SOUTH KINGSVILLE	38 - 48 Blackshaws RD	Former Industrial Site. Requires ongoing management.	0090002381
Hobsons Bay City Council	WILLIAMSTOWN	12 SEAVIEW PDE	Current Industrial Site. Requires ongoing management.	0090002444
Hobsons Bay City Council	SPOTSWOOD	144 - 150 HALL ST	Current Industrial Site. Requires assessment and/or clean up.	0090003301
Hobsons Bay City Council	ALTONA	401 - 435 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090003368
Hobsons Bay City Council	ALTONA	Queens ST	Former Landfill. Requires ongoing management.	0090003472
Hobsons Bay City Council	BROOKLYN	Hardie RD	Former Landfill. Requires ongoing management.	0090003487
Hobsons Bay City Council	ALTONA NORTH	Kyle RD	Former Landfill. Requires ongoing management.	0090003527
Hobsons Bay City Council	ALTONA	541 - 583 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090005374
Hobsons Bay City Council	SPOTSWOOD	512 - 578 Melbourne RD	Railway yard. Requires ongoing management.	0090005636
Hobsons Bay City Council	SOUTH KINGSVILLE	22 - 46 New ST	Former Industrial Site. Requires assessment and/or clean up.	0090006705
Hobsons Bay City Council	ALTONA MEADOWS	306 - 316 QUEEN ST	Current Service Station. Requires ongoing management.	0090006760
Hobsons Bay City Council	ALTONA	25 LINNET ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006781
Hobsons Bay City Council	NEWPORT	411 DOUGLAS PDE	Current petroleum storage site. Requires assessment and/or clean up.	0090006881
Hobsons Bay City Council	NEWPORT	Underground Section Of Petroleum Pipelines That Run Under Champion Rd	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090006968



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Municipality	Suburb	Address	Issue	Notice Number
Hobsons Bay City Council	ALTONA	351 - 381 MILLERS RD	Current Industrial Site. Requires ongoing management.	0090007005
Hobsons Bay City Council	ALTONA	521 - 537 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090007105
Hobsons Bay City Council	SPOTSWOOD	18 - 24 Drake ST	Former petroleum storage site. Requires assessment and/or clean up.	0090007126
Hobsons Bay City Council	ALTONA	471 Kororoit Creek RD	Current Industrial Site. Requires assessment and/or clean up.	0090007406
Hobsons Bay City Council	SOUTH KINGSVILLE	41 - 59 STEPHENSON ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007438
Hobsons Bay City Council	SPOTSWOOD	29 FRANCIS ST	Current petroleum storage site. Requires ongoing management.	0090007570
Hobsons Bay City Council	SPOTSWOOD	39 - 81 BURLEIGH ST	Current Industrial Site. Requires ongoing management.	0090008619
Horsham Rural City Council	Longerenong	Corner of West and Centre Roads	Current Industrial Site. Requires assessment and/or clean up.	0090007170
Horsham Rural City Council	DOOEN	81 & 132 LADLOWS ROAD	Current landfill. Requires assessment and/or clean up.	0090008127
Horsham Rural City Council	HORSHAM	23 - 25 MILL ST	Current petroleum storage site. Requires assessment and/or clean up.	0090008140
Hume City Council	BULLA	315 Loemans RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090000177
Hume City Council	CAMPBELLFIELD	1735 Sydney RD	Current Industrial Site. Requires assessment and/or clean up.	0090002373
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management.	0090003107
Hume City Council	CAMPBELLFIELD	5 - 11 REO CR	Current Industrial Site. Requires assessment and/or clean up.	0090003276
Hume City Council	CRAIGIEBURN	Craigieburn RD	Former Landfill. Requires ongoing management.	0090003475
Hume City Council	CAMPBELLFIELD	468 - 472 MAHONEYS RD	Former Landfill. Requires ongoing management.	0090003496
Hume City Council	TULLAMARINE	Western AV	Former Landfill. Requires ongoing management.	0090003530
Hume City Council	DIGGERS REST	65 EDWARDS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090003640
Hume City Council	CAMPBELLFIELD	1-71 & 2-70 BOLINDA RD	Former Landfill. Requires ongoing management.	0090003793
Hume City Council	CAMPBELLFIELD	1-71 & 2-70 BOLINDA RD	Former Landfill. Requires ongoing management.	0090003794
Hume City Council	SUNBURY	45 - 55 DEVERALL RD	Illegal dumping. Requires assessment and/or clean up.	0090005274
Hume City Council	WILDWOOD	275 KONAGADERRA RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006247
Hume City Council	DIGGERS REST	205 BULLA-DIGGERS REST RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007300
Hume City Council	SOMERTON	70 CLIFFORDS RD	Current Industrial Site. Requires ongoing management.	0090007724
Hume City Council	Greenvale	Mitchell Lasry Quarry 555 Mickleham Road	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090007757
Hume City Council	KEILOR	145 Annandale RD	Former Landfill. Requires ongoing management.	0090007798
Hume City Council	CAMPBELLFIELD	1-71 & 2-70 BOLINDA RD	Former Landfill. Requires ongoing management.	0090007850
Hume City Council	DIGGERS REST	95 MCLEOD RD	Illegal dumping. Requires assessment and/or clean up.	0090008035
Hume City Council	ATTWOOD	7 SAINSBURY CT	Illegal dumping. Requires assessment and/or clean up.	0090008272
Hume City Council	BULLA	375 LOEMANS RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008663
Kingston City Council	MOORABBIN	1 10 Ebden ST	Former Industrial Site. Requires ongoing management.	0090002273
Kingston City Council	CLAYTON SOUTH	RYANS and DEALS RD	Former Landfill. Requires ongoing management.	0090003603
Kingston City Council	CLAYTON SOUTH	RYANS and DEALS RD	Former Landfill. Requires ongoing management.	0090003604
Kingston City Council	CLAYTON SOUTH	8 Elder ST	Former Landfill. Requires ongoing management.	0090003610
Kingston City Council	CHELSEA	84 - 130 THAMES PROM	Former Landfill. Requires ongoing management.	0090003613
Kingston City Council	CLAYTON SOUTH	623 - 633 HEATHERTON RD	Former Landfill. Requires assessment and/or clean up.	0090003855



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Municipality	Suburb	Address	Issue	Notice Number
Kingston City Council	DINGLEY VILLAGE	Spring Road & Rowan Road DINGLEY VILLAGE VIC 3172	Former Landfill. Requires assessment and/or clean up.	0090003857
Kingston City Council	MOORABBIN	SOUTH WEST CNR HEATHERTON SANDS & BUNNYS LANE	Former Landfill. Requires ongoing management.	0090006094
Kingston City Council	MENTONE	17 BALCOMBE RD	Former petroleum storage site. Requires assessment and/or clean up.	0090006641
Kingston City Council	CLAYTON SOUTH	FRASER RD	Former Landfill. Requires ongoing management.	0090006803
Kingston City Council	HEATHERTON	16 BALL RD	Former Landfill. Requires ongoing management.	0090006941
Kingston City Council	CLAYTON SOUTH	Cnr Deals RD & Heatherton RD	Former Landfill. Requires ongoing management.	0090006972
Kingston City Council	CLAYTON SOUTH	654 - 718 CLAYTON RD	Former Landfill. Requires ongoing management.	0090007014
Kingston City Council	OAKLEIGH SOUTH	19-71 CARROLL RD	Former Landfill. Requires ongoing management.	0090007021
Kingston City Council	CLAYTON SOUTH	Former Clayton Road Landfill Cnr. Clayton Road & Ryans Road	Former Landfill. Requires ongoing management.	0090007125
Kingston City Council	CLAYTON SOUTH	1486 - 1550 CENTRE RD	Former Industrial Site. Requires assessment and/or clean up.	0090008000
Kingston City Council	DINGLEY	370 - 418 Old Dandenong RD	Former Landfill. Requires ongoing management.	0090008100
Knox City Council	Wantirna	750A Boronia RD	Illegal dumping. Requires assessment and/or clean up.	0090000181
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090000475
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090003738
Knox City Council	WANTIRNA SOUTH	CATHIES LANE CATHIES LANE	Former Landfill. Requires ongoing management.	0090006480
Knox City Council	WANTIRNA SOUTH	14 COPPELIA ST	Former Landfill. Requires ongoing management.	0090007017
Knox City Council	WANTIRNA	750 BORONIA RD	Illegal dumping. Requires assessment and/or clean up.	0090008116
Knox City Council	ROWVILLE	1215 STUD RD	Current Service Station. Requires assessment and/or clean up.	0090008139
Knox City Council	LYSTERFIELD	750 WELLINGTON RD	Gun, pistol or rifle range. Requires assessment and/ or clean up.	0090008452
_atrobe City Council	TRARALGON SOUTH	Loy Yang B3/4 Bartons Lane	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management.	0090002894
Macedon Ranges Shire Council	LANCEFIELD	Baynton (Lot 16 LP208950) RD	Former Landfill. Requires ongoing management.	0090005294
Macedon Ranges Shire Council	ROMSEY	2 33 MAIN ST	Current Service Station. Requires assessment and/or clean up.	0090005361
Macedon Ranges Shire Council	KYNETON	Redesdale (Lot 24D\PP2979) RD	Former Landfill. Requires ongoing management.	0090006370
Macedon Ranges Shire Council	BULLENGAROOK	531 Hobbs RD	Former Landfill. Requires ongoing management.	0090006708
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090005987
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090005988
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090005989
Manningham City Council	PARK ORCHARDS	20 - 26 STINTONS RD	Illegal dumping. Requires assessment and/or clean up.	0090006690
Maribyrnong City Council	YARRAVILLE	1 - 3 High ST	Former Industrial Site. Requires ongoing management.	0090000134
Maribyrnong City Council	BROOKLYN	550 GEELONG RD	Former Industrial Site. Requires assessment and/or clean up.	0090002056
Maribyrnong City Council	YARRAVILLE	221 Whitehall ST	Former Industrial Site. Requires ongoing management.	0090003331
Maribyrnong City Council	FOOTSCRAY	Farnsworth AV	Former Landfill. Requires ongoing management.	0090003484
Maribyrnong City Council	MAIDSTONE	9 - 15 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up.	0090003767
Maribyrnong City Council	MAIDSTONE	9 - 15 WILLIAMSON RD	Former Industrial Site. Requires assessment and/or clean up.	0090003768



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Information as at 31 March 2018

Municipality	Suburb	Address	Issue	Notice Number
Maribyrnong City Council	BROOKLYN	550 GEELONG RD	Illegal dumping. Requires assessment and/or clean up.	0090004455
Maribyrnong City Council	3012	1 AMANDA RD TOTTENHAM	Current chemical storage facility. Requires assessment and/or clean up.	0090004939
Maribyrnong City Council	YARRAVILLE	2A FRANCIS ST	Former Industrial Site. Requires assessment and/or clean up.	0090006320
Maribyrnong City Council	WEST FOOTSCRAY	1 - 19 Graingers RD	Former chemical storage facility. Requires assessment and/or clean up.	0090006322
Maribyrnong City Council	YARRAVILLE	325 WHITEHALL STREET	Former Industrial Site. Requires assessment and/or clean up.	0090006664
Maribyrnong City Council	BRAYBROOK	30 - 38 SOUTH RD	Current Industrial Site. Requires assessment and/or clean up.	0090007873
Maroondah City Council	CROYDON	58 - 60 VINTER AV	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090007069
Maroondah City Council	RINGWOOD EAST	18 Mount Dandenong RD	Current Service Station. Requires ongoing management.	0090008258
Melbourne City Council	KENSINGTON	71 - 89 HOBSONS RD	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090007064
Melbourne City Council	PORT MELBOURNE	2 WEST GATE FWY	Current Service Station. Requires assessment and/or clean up.	0090007492
Melbourne City Council	CARLTON	46-78 Bouverie St, 185-195 Queensberry Street	Former Industrial Site. Requires assessment and/or clean up.	0090007635
Melbourne City Council	PORT MELBOURNE	1 WEST GATE FWY	Current Service Station. Requires assessment and/or clean up.	0090007721
Melton Shire Council	PLUMPTON	627 - 703 Plumpton RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	009000300
Melton Shire Council	PLUMPTON	627 - 703 PLUMPTON RD	Solid inert waste has been dumped at the site. Requires assessment and/or clean up.	0090003893
Melton Shire Council	PLUMPTON	627 - 703 PLUMPTON RD	Illegal dumping. Requires assessment and/or clean up.	0090004146
Melton Shire Council	COBBLEBANK	28 - 52 FERRIS RD	Former Landfill. Requires ongoing management.	0090005053
Melton Shire Council	COBBLEBANK	43 FERRIS ROAD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008182
Mildura Rural City Council	KOORLONG	Twentieth ST	Former Landfill. Requires ongoing management.	0090005267
Mildura Rural City Council	MILDURA	211 - 217 NINTH ST	Former petroleum storage site. Requires ongoing management.	0090005843
Mildura Rural City Council	MILDURA	220 - 222 TENTH ST	Former petroleum storage site. Requires assessment and/or clean up.	0090005846
Mildura Rural City Council	NICHOLS POINT	63 CURETON (Lot 3, LP218256) AV	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006182
Mildura Rural City Council	OUYEN	52 - 56 FARRELL (CA19 SECTION 3\PP5621) ST	Former petroleum storage site. Requires ongoing management.	0090007130
Mildura Rural City Council	KOORLONG	153 (LOT 1\TP390223) TWENTY FOURTH ST	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008389
Mitchell Shire Council	BROADFORD	High ST	Former Landfill. Requires ongoing management.	0090003542
Mitchell Shire Council	SEYMOUR	Lot 1\TP41415 HUME AND HOVELL ROAD	Former Landfill. Requires ongoing management.	0090007542
Moira Shire Council	YARRAWONGA	81 Channel RD	Former Landfill. Requires ongoing management.	0090003539
Moira Shire Council	NUMURKAH	Parish Of Katunga C/a 14 Sect D Naring Rd	Former Landfill. Requires ongoing management.	0090003545
Moira Shire Council	NUMURKAH	Parish Of Katunga C/a 14 Sect D Naring Rd	Former Landfill. Requires ongoing management.	0090007551
Moira Shire Council	YARRAWONGA	81 Channel RD	Former Landfill. Requires ongoing management.	0090008056
Monash City Council	OAKLEIGH EAST	108 - 112 FERNTREE GULLY RD	Former Landfill. Requires ongoing management.	0090006175
Monash City Council	GLEN WAVERLEY	310 - 336 SPRINGVALE RD	Current Industrial Site. Requires ongoing management.	0090006390
Monash City Council	CLAYTON	1555 - 1615 CENTRE RD	Former Industrial Site. Requires assessment and/or clean up.	0090007862
Moonee Valley City Council	ASCOT VALE	556 MT ALEXANDER RD	Current Service Station. Requires ongoing management.	0090007960



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Information as at 31 March 2018

Municipality	Suburb	Address	Issue	Notice Number
Moorabool Shire Council	MADDINGLEY	Side Of Kerrs RD	Former Landfill. Requires ongoing management.	0090003631
Moorabool Shire Council	FISKVILLE	4549 Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up.	0090004570
Moorabool Shire Council	FISKVILLE	4549 Geelong-Ballan RD	Current Industrial Site. Requires assessment and/or clean up.	0090004571
Moreland City Council	Brunswick	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management.	0090004362
Moreland City Council	BRUNSWICK	225 and 227-231 Barkly Street	Former Industrial Site. Requires ongoing management.	0090004520
Moreland City Council	BRUNSWICK EAST	4 - 6 BARKLY ST	Former petroleum storage site. Requires assessment and/or clean up.	0090006773
Moreland City Council	COBURG NORTH	46 - 54 Newlands RD	Current Service Station. Requires ongoing management.	0090007998
Mornington Peninsula Shire Council	SOMERVILLE	182 Eramosa RD	Illegal dumping. Requires assessment and/or clean up.	009000097
Mornington Peninsula Shire Council	MOUNT ELIZA	250 - 450 Moorooduc HWY	Former Landfill. Requires ongoing management.	0090000477
Mornington Peninsula Shire Council	RED HILL	87 Arthurs Seat RD	Current Service Station. Requires assessment and/or clean up.	0090002114
Mornington Peninsula Shire Council	ROSEBUD WEST	119 Truemans RD	Former Landfill. Requires ongoing management.	0090003616
Mornington Peninsula Shire Council	CRIB POINT	2 Lens ST	Former Landfill. Requires ongoing management.	0090003619
Mornington Peninsula Shire Council	MOUNT ELIZA	250 - 450 Moorooduc HWY	Former Landfill. Requires ongoing management.	0090003744
Mornington Peninsula Shire Council	CRIB POINT	The Esplanade	Former Industrial Site. Requires ongoing management.	0090006084
Mornington Peninsula Shire Council	HASTINGS	33 CEMETERY RD	Current Industrial Site. Requires assessment and/or clean up.	0090007389
Mornington Peninsula Shire Council	ТҮАВВ	15-21 MCKIRDYS RD	Former Landfill. Requires ongoing management.	0090007677
Mornington Peninsula Shire Council	DROMANA	107 - 109 Point Nepean RD	Current Service Station. Requires assessment and/or clean up.	0090008151
Mount Alexander Shire Council	Castlemaine	74 Tomkies Road Lane	Contaminated soil is retained and managed onsite. Requires ongoing management.	0090004156
Mount Alexander Shire Council	CASTLEMAINE	CASTLEMAINE WRP C/a 7a 8a 9a 16 16e & 16f Sec D3	Current waste water treatment plant. Requires assessment and/or clean up.	0090008288
Moyne Shire Council	PORT FAIRY	Badhams LANE	Former Landfill. Requires ongoing management.	0090003625
Moyne Shire Council	ALLANSFORD	5331 Great Ocean RD	Current Industrial Site. Requires ongoing management.	0090004322
Nillumbik Shire Council	PANTON HILL	165 MOTSCHALL RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090002083
Nillumbik Shire Council	ELTHAM	197 Sherbourne RD	Former Industrial Site. Requires assessment and/or clean up.	0090007082
Nillumbik Shire Council	YARRAMBAT	290 - 304 Yan Yean RD	Former Landfill. Requires ongoing management.	0090007767
Nillumbik Shire Council	KANGAROO GROUND	105 GRAHAM RD	Former Landfill. Requires ongoing management.	0090007781
Northern Grampians Shire Council	Stawell	Crown Allotment 136K Parish of Illawarra	Industrial waste has been dumped at the site. Requires ongoing management.	0090006260
Northern Grampians Shire Council	Stawell	Crown Allotment 136K Parish of Illawarra	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006261
Northern Grampians Shire Council	Stawell	TSF2 ,CA1 Sec5,CA4 Sec5, CA5 Sec5 CA6 Sec5, CA18V Sec2, CA18W Sec2,	Historical deposit of mine tailings. Requires assessment and/or clean up.	0090008332
Port Phillip City Council	SOUTH MELBOURNE	211A DORCAS ST	Contaminated soil is retained and managed onsite.	0090008038

Port Phillip City Council	SOUTH MELBOURNE	211A DORCAS ST	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090008038
Port Phillip City Council	ST KILDA	63 - 71 GREY ST	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090008039
Southern Grampians Shire Council	PENSHURST	14 PENSHURST-DUNKELD RD	Current Industrial Site. Requires assessment and/or clean up.	0090008161
Southern Grampians Shire Council	PENSHURST	14 PENSHURST-DUNKELD RD	Current Industrial Site. Requires assessment and/or clean up.	0090008234



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Information as at 31 March 2018

Municipality	Suburb	Address	Issue	Notice Number
Southern Grampians Shire Council	PENSHURST	14 PENSHURST-DUNKELD RD	Current Industrial Site. Requires assessment and/or clean up.	0090008236
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management.	0090003533
South Gippsland Shire Council	FOSTER	4090 SOUTH GIPPSLAND HWY	Former Landfill. Requires ongoing management.	0090003747
South Gippsland Shire Council	LEONGATHA SOUTH	630 ROUGHEADS RD	Former Landfill. Requires ongoing management.	0090006475
Surf Coast Shire Council	ANGLESEA	CAMP RD	Former Industrial Site. Requires assessment and/or clean up.	0090006380
Surf Coast Shire Council	Winchelsea	72 Willis Street CA 34 Township of Winchelsea	Gun, pistol or rifle range. Requires ongoing management.	0090007011
Surf Coast Shire Council	Winchelsea	84 Hopkins Street CA 33 Township of Winchelsea	Gun, pistol or rifle range. Requires ongoing management.	0090007071
Swan Hill Rural City Council	PENTAL ISLAND	LOT 4\PS537291, 1411 PENTAL ISLAND ROAD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006076
Swan Hill Rural City Council	Swan Hill	3 Hastings Street	Former petroleum storage site. Requires assessment and/or clean up.	0090006980
Towong Shire Council	BETHANGA	4 MARTIN ST	Former Landfill. Requires ongoing management.	0090003554
Wangaratta Rural City Council	WANGARATTA SOUTH	99 SHANLEY ST	Current Industrial Site. Requires assessment and/or clean up.	0090007165
Wangaratta Rural City Council	North Wangaratta	21 Detour Road	Gun, pistol or rifle range. Requires assessment and/ or clean up.	0090008057
Wangaratta Rural City Council	NORTH WANGARATTA	7 DETOUR RD	Gun, pistol or rifle range. Requires assessment and/ or clean up.	0090008121
Wangaratta Rural City Council	WANGARATTA SOUTH	551 GLENROWAN RD	Illegal dumping. Requires assessment and/or clean up.	0090008124
Warrnambool City Council	WARRNAMBOOL	Braithwaite ST	Former Landfill. Requires ongoing management.	0090007563
Wellington Shire Council	TRARALGON	Loy Yang Switchyard Bartons LANE	Ash pond with a Groundwater Attenuation Zone. Requires ongoing management.	0090002893
Wellington Shire Council	YARRAM	Off Yarram-Traralgon RD	Former Landfill. Requires ongoing management.	0090003055
Wellington Shire Council	SALE	2-14 McMillan Streeet	Former Industrial Site. Requires assessment and/or clean up.	0090007112
Wellington Shire Council	WEST SALE	Cnr Princes Highway and Sale- Cowarr Road	Current Industrial Site. Requires ongoing management.	0090007151
Wellington Shire Council	SALE	51 - 53 STEAD ST	Accidental spill/leak (non-industrial site). Requires assessment and/or clean up.	0090008278
Wellington Shire Council	LONGFORD	GARRETTS RD	Current Industrial Site. Requires assessment and/or clean up.	0090008496
Wellington Shire Council	LONGFORD	GARRETTS RD	Current Industrial Site. Requires assessment and/or clean up.	0090008551
Whitehorse City Council	BOX HILL	14 Federation ST	Former Landfill. Requires ongoing management.	0090003499
Whittlesea City Council	EPPING	500 Cooper ST	Former Landfill. Requires ongoing management.	0090003490
Whittlesea City Council	EPPING	490 COOPER ST	Former Landfill. Requires ongoing management.	0090003502
Whittlesea City Council	WHITTLESEA	125 Holts RD	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090006944
Whittlesea City Council	THOMASTOWN	15 INDUSTRIAL AV	Illegal dumping. Requires assessment and/or clean up.	0090007144
Whittlesea City Council	THOMASTOWN	338 - 342 SETTLEMENT RD	Former petroleum storage site. Requires ongoing management.	0090007336
Whittlesea City Council	EPPING	315 OHERNS RD	Illegal dumping. Requires assessment and/or clean up.	0090008250
Whittlesea City Council	WOLLERT	585 SUMMERHILL RD	Contaminated soil is retained and managed onsite. Requires assessment and/or clean up.	0090008382
Wodonga Rural City Council	WODONGA	3437 Beechworth-Wodonga RD	Former Landfill. Requires ongoing management.	0090003548
Wodonga Rural City Council	WODONGA	CARROLLS LANE LOT 1TP423757	Industrial waste has been dumped at the site. Requires assessment and/or clean up.	0090008268
Wyndham City Council	LAVERTON NORTH	41 - 55 LEAKES RD	Former Industrial Site. Requires ongoing management.	0090003389



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Information as at 31 March 2018

Municipality	Suburb	Address	Issue	Notice Number
Wyndham City Council	LITTLE RIVER	490 EDGARS RD	Illegal dumping. Requires assessment and/or clean up.	0090004276
Wyndham City Council	LAVERTON NORTH	41 - 55 LEAKES RD	Contaminated soil is retained and managed onsite. Requires ongoing management.	0090007725
Wyndham City Council	LAVERTON NORTH	19 LITTLE BOUNDARY RD	Current Industrial Site. Requires assessment and/or clean up.	0090007872
Wyndham City Council	LAVERTON NORTH	88 - 90 William Angliss DR	Current Industrial Site. Requires assessment and/or clean up.	0090008401
Yarra City Council	FITZROY NORTH	433 SMITH ST	Former Industrial Site. Requires ongoing management.	0090004363
Yarra City Council	RICHMOND	1-21 KENT STREET & 10-24 BUCKINGHAM STREET	Former Industrial Site. Requires assessment and/or clean up.	0090007101
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006106
Yarra Ranges Shire Council	KILSYTH	2 76 Fussell RD	Former Industrial Site. Requires assessment and/or clean up.	0090006107

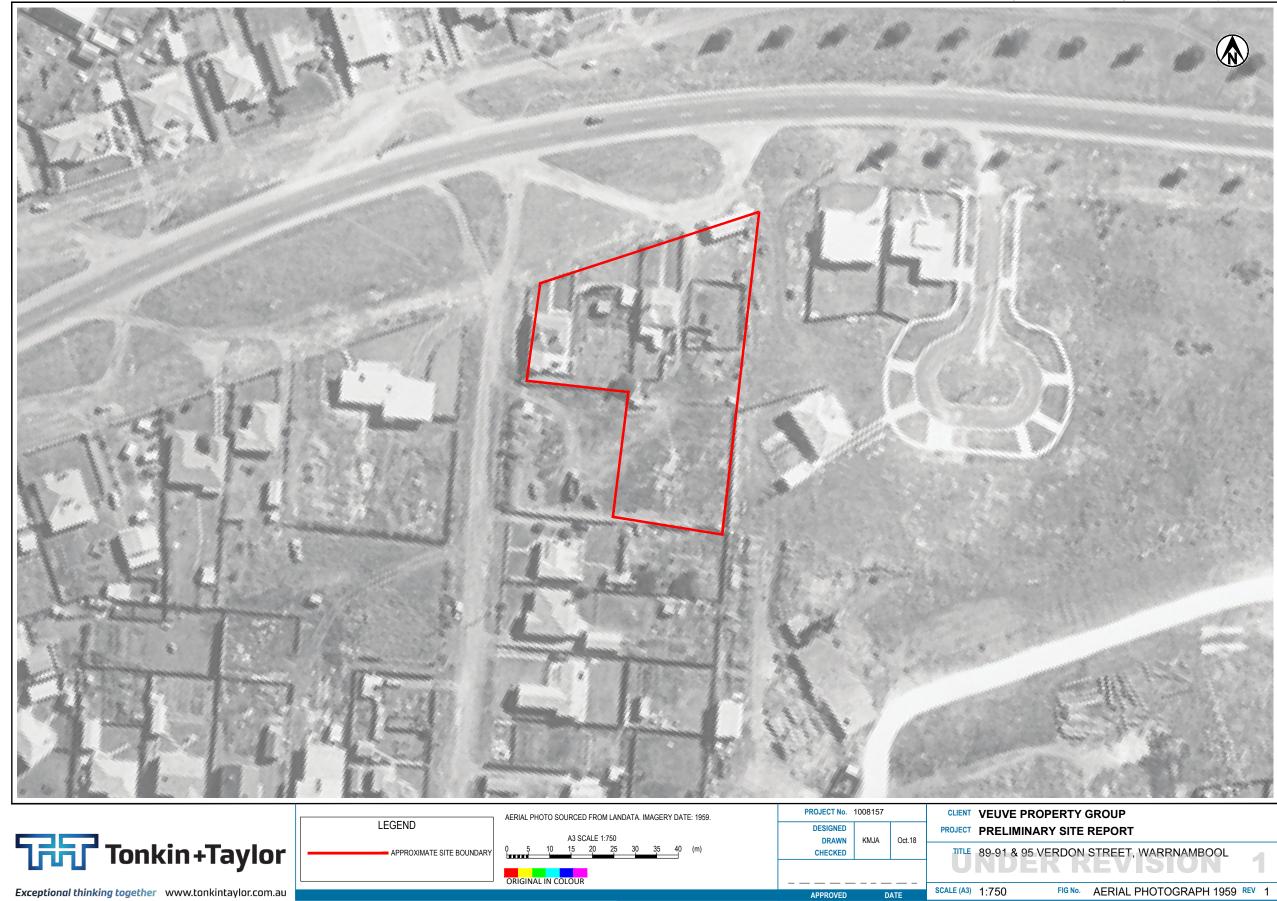


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Appendix C : Aerial photographs

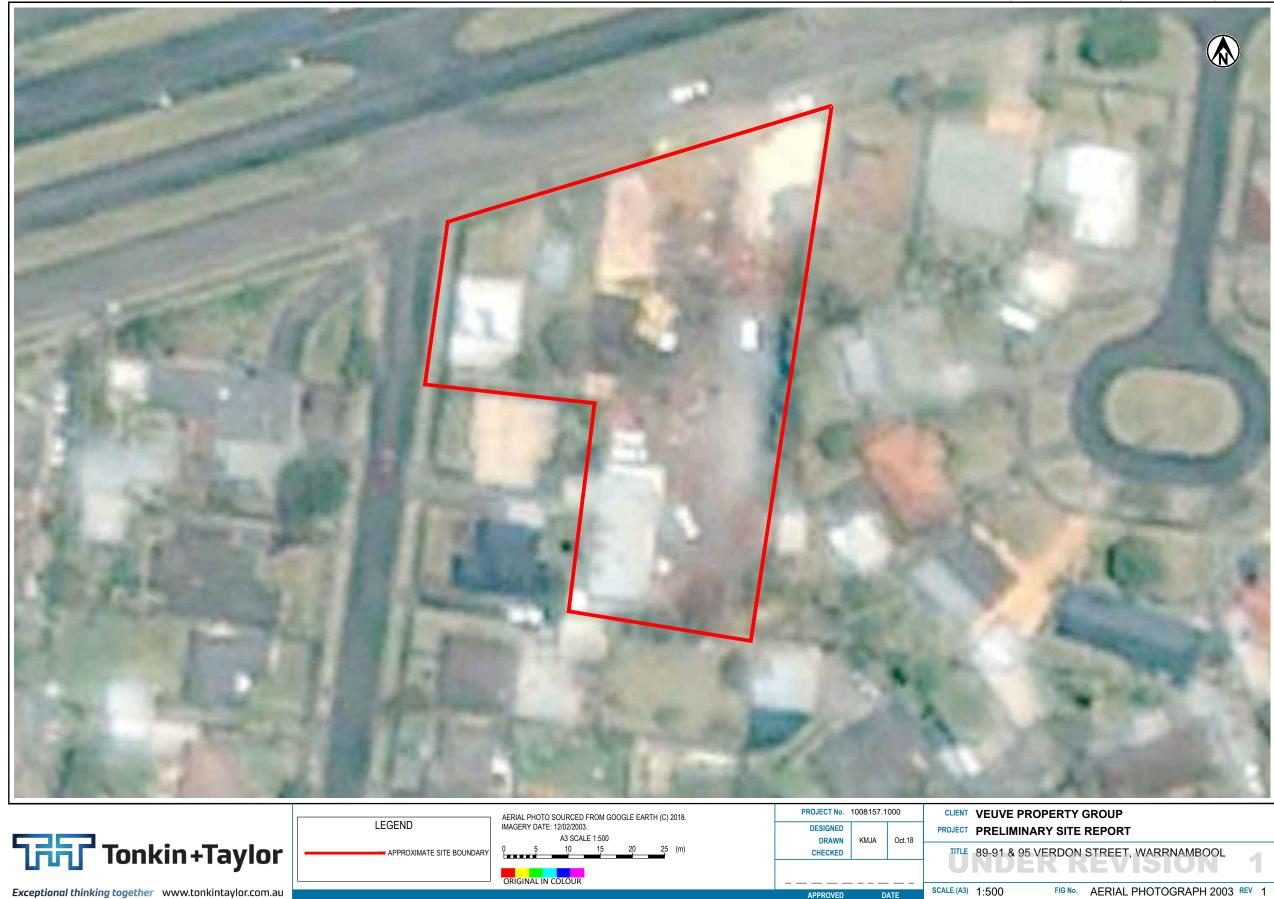
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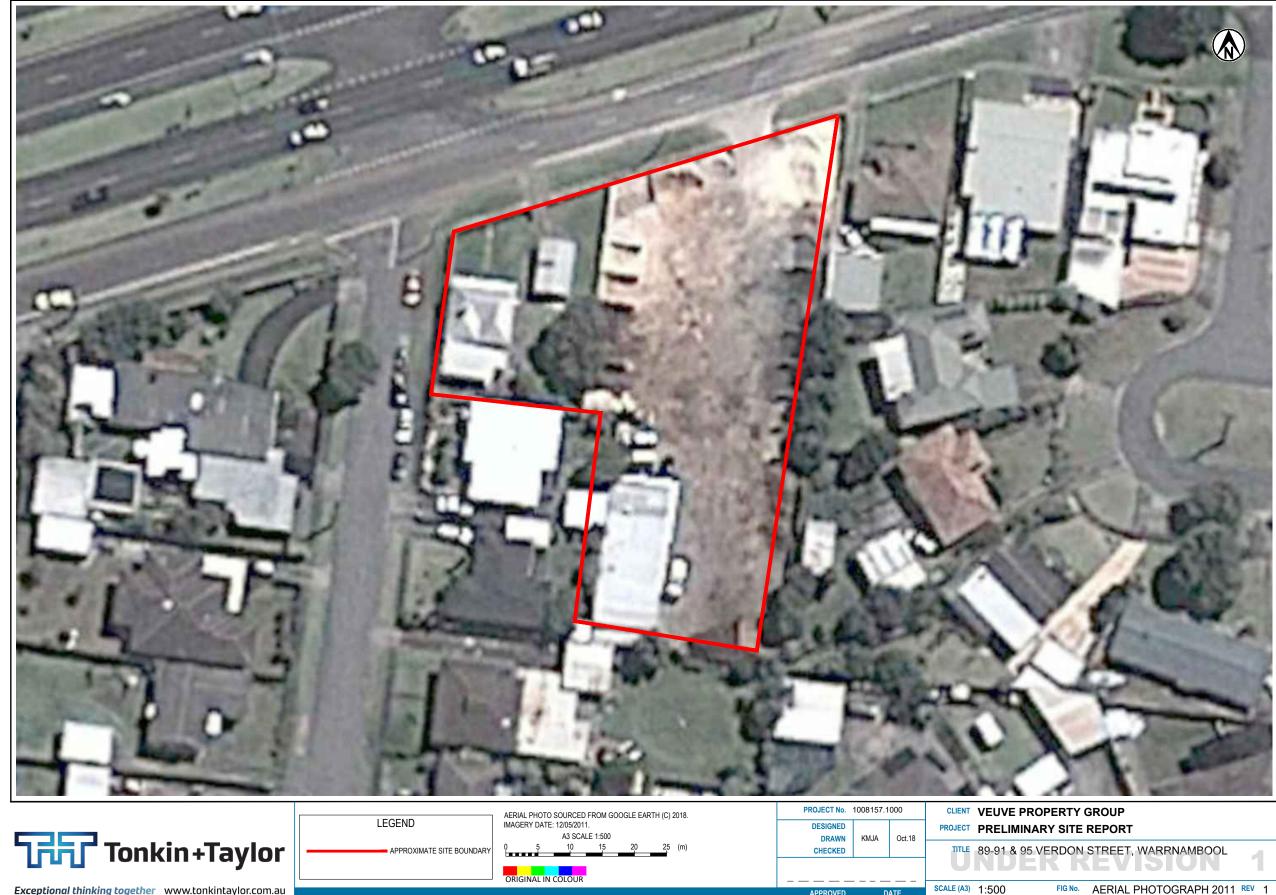


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2 September 2019 Page | 376

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2 September 2019 Page | 378

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Appendix D : Certificates of title

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HISTORICAL	SEARCH	STATEMENT	Land Use Victoria	Page 1 of 6
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Volume 02697 Folio 287 Folio Creation: Created as paper folio continued as computer folio Parent title Volume 02559 Folio 782

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RECORD OF HISTORICAL DEALINGS

Date Lodged for	Date Recorded	Dealing	Imaged	Dealing Type and
Registration	on Register			Details

RECORD OF VOTS DEALINGS

Date Lodged for Date Recorded Dealing Imaged Registration on Register

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STATEMENT END

VOTS Snapshot

VOLUME 02697 FOLIO 287 124045094382V Produced 13/03/2013 04:44 pm

LAND DESCRIPTION

Lot 6 on Plan of Subdivision 003653. PARENT TITLE Volume 02559 Folio 782 Created by instrument C274939 28/07/1965

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor DONALD JOHN BELL of 159 RAGLAN PARADE WARRNAMBOOL J208310 27/10/1980

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE E957118 22/08/1973 AUSTRALIA AND NEW ZEALAND BANKING GROUP LTD

Title 2697/287 Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019



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HISTORICAL SEARCH STATEMENT Land Use Victoria Page 2 of 6

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

DIAGRAM LOCATION

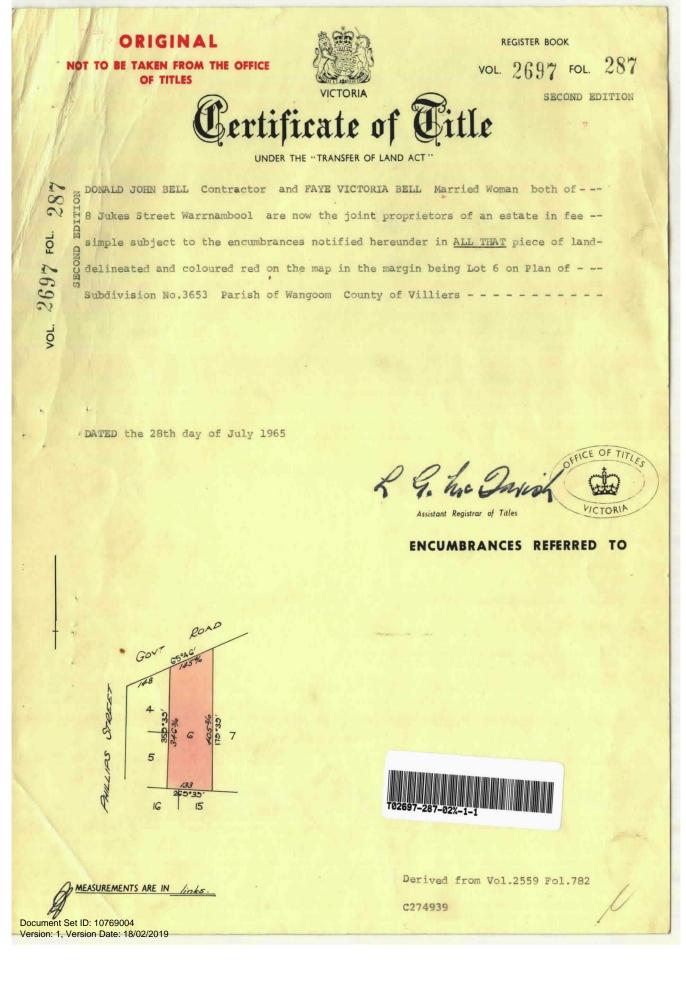
SEE TP484258S FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

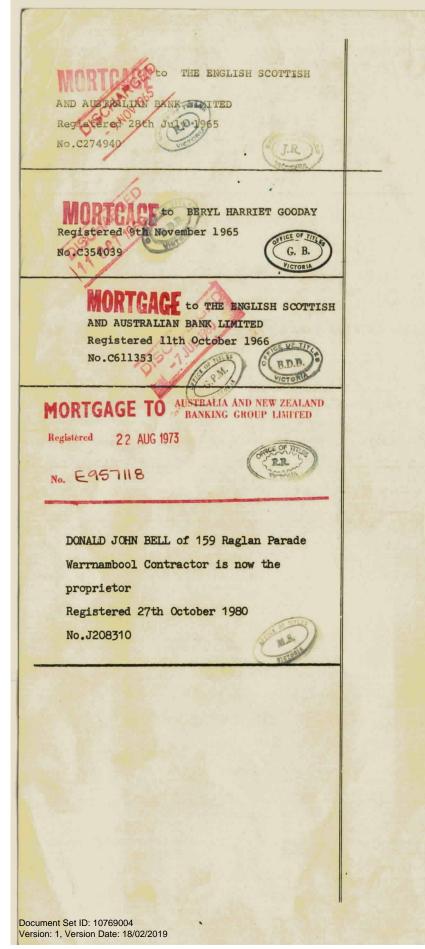
2697/287 - Edition 2, Version 0, Date 24/03/2000

Attachment 5.6.2

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ered by LANDATA®. Land Use Victoria timestamp 18/09/2018 12:55 Page 3 of 4 Entered in the Register Book FIRST EDITION. Vol. 2697 Fol. 539287 ICTORIA CANCELLED itle, ical P UNDER THE "TRANSFER OF LAND ACT 1890 William arthur Fary of allowford Read Harman bool Groom is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored sed on the Map in the margin, being for Sig on Flaw of Subdivision 1 3/5 5 lodged in the office of Sitter and being Part of Crown allotment Suity-two Yours of Warman bool Parish of trangrom outside the Titles Office CERTIFICATE. County of Villiers ... to be dealt with ORIGINAL Dated the Mineteenth _ day of August = One thousand eight hundred and ninety Eight . Assistant Regis ENCUMBRANCES REFERRE GOVI nude LP. T02697-287-01%-1-7 69°39 60 Ocument Set ID: 10769004 ersion: 1, Version Date: 18/02/2019

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Appacation 55 900.57 Transfer Number or St of Instr William arthur & an Assistant Registrar of Titles of Warrambool Laborer is Richard Sary ames now the Proprietor of the within-described Estate and Land by Transfer from the within registered 12" October 19.08 named William Arthur Fary o'clock in the after noon, and Numbered 581385 at 3 Malatery Titles. The 12" October James Richard Fary 265720 . 1908 at 3/1.m. Agnes Stewart Malaley Assistant Registrar of Titles William Arthur Fary of Allansford Road Warmambool Laboure is now the Proprietor of the within-described Estate and Land by Transfer from the above named farmes Richard Pary registered 28 th October 1910 al 2.32 o'clock in the afternoon, and Numbered 635156 SH:10 Assistant Registrar of Titles. Arthur Fary 22nd December 328493 Harry Griffiths 1913 at 3.7 pm Annistant Registrar of Titles. JOHN BURRIS IS NOW THE Red Ink. No. 5375005 SURVIVING PROPRIETOR 28ª Jaly 1965 STERED William Arthur Fary died On 16 capril 1957, Pro No. C274938 (J.R.) TRANSFER No. C 274939 registered 28th Josiafut Registrar of Tu July 1965 CANCELLED See Second Edition Document Set ID: 10769004 ersion: 1, Version Date: 18/02/2019



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Volume 02559 Folio 782 Folio Creation: Created as paper folio continued as computer folio Parent title Volume 01024 Folio 627

RECORD OF HISTORICAL DEALINGS

Date Lodged for	Date Recorded	Dealing	Imaged	Dealing Type and
Registration	on Register			Details

RECORD OF VOTS DEALINGS

Date Lodged for Registration	Date Recorded on Register	Dealing	Imaged
27/02/2014	27/02/2014	AK930430D	N

RECTIFICATION-PROPRIETOR NAME/ADDRESS

RESULTING PROPRIETORSHIP: Estate Fee Simple Sole Proprietor WILLIAM MCMEEKIN of WARRNAMBOOL VIC 3280 Y006519E 21/05/1907

STATEMENT END

VOTS Snapshot

VOLUME 02559 FOLIO 782 124049486662D Produced 27/02/2014 10:28 am

LAND DESCRIPTION

Road R1 on Plan of Subdivision 003653. PARENT TITLE Volume 01024 Folio 627 Created by instrument 0355453 11/02/1895

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor WILLIAM MC MEEKIN of WARRNAMBOOL Y006519E 21/05/1907

ENCUMBRANCES, CAVEATS AND NOTICES

Title 2559/782 Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019



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HISTORICAL	SEARCH	STATEMENT	Land Use Victoria	Page 2 of 8
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Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

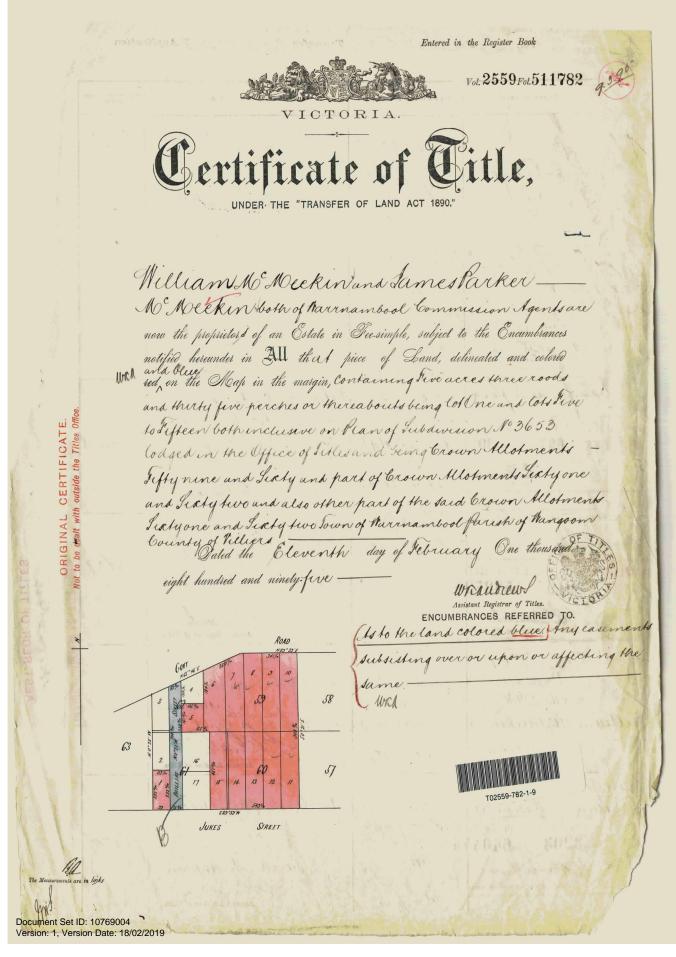
SEE LP003653 FOR FURTHER DETAILS AND BOUNDARIES

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Attachment 5.6.2

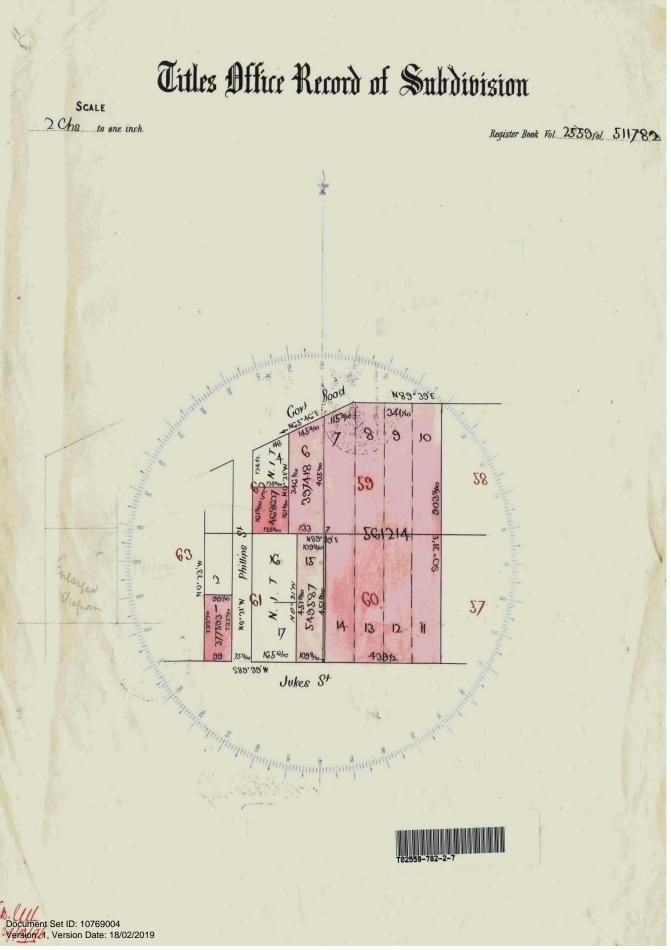
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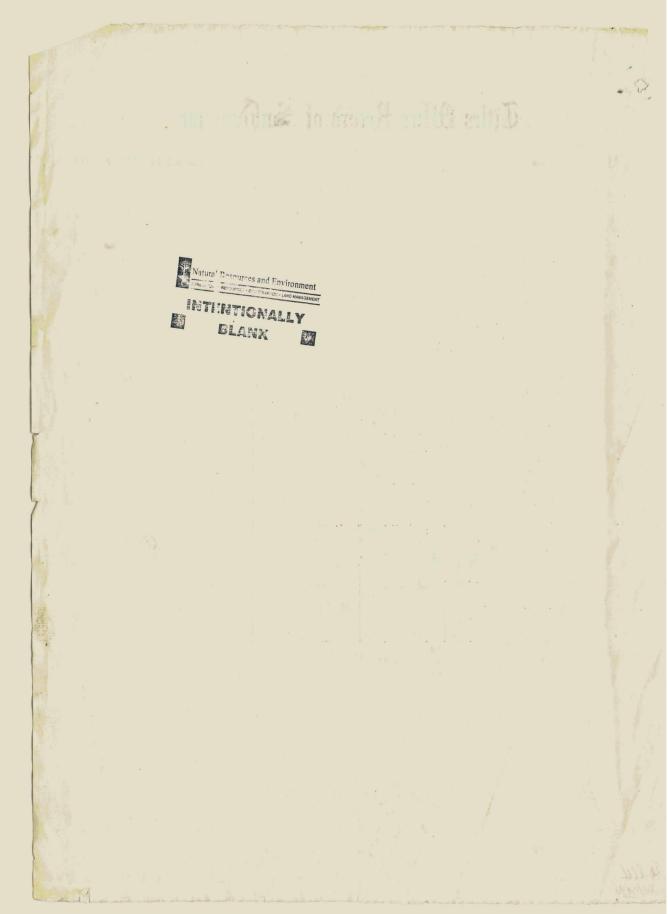
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HISTORICAL	SEARCH	STATEMENT	Land Use Victoria	Page 1 of 6
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Volume 02508 Folio 567 Folio Creation: Created as paper folio continued as computer folio Parent title Volume 01024 Folio 627

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 13/05/2003 05:02 AM

RECORD OF HISTORICAL DEALINGS

Date Lodged for	Date Recorded	Dealing	Imaged	Dealing Type and
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RECORD OF VOTS DEALINGS

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LAND DESCRIPTION

Lot 4 on Plan of Subdivision 003653. PARENT TITLE Volume 01024 Folio 627 Created by instrument 0342619 19/12/1893

Title 2508/567 Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019 Page 1 of 6



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HISTORICAL SEARCH	STATEMENT	Land Use Victoria	Page 2 of 6
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REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor TOP JOCKEY NOMINEES PTY. LTD. of 177 KOROIT ST WARRNAMBOOL N373671W 28/03/1988

ENCUMBRANCES, CAVEATS AND NOTICES

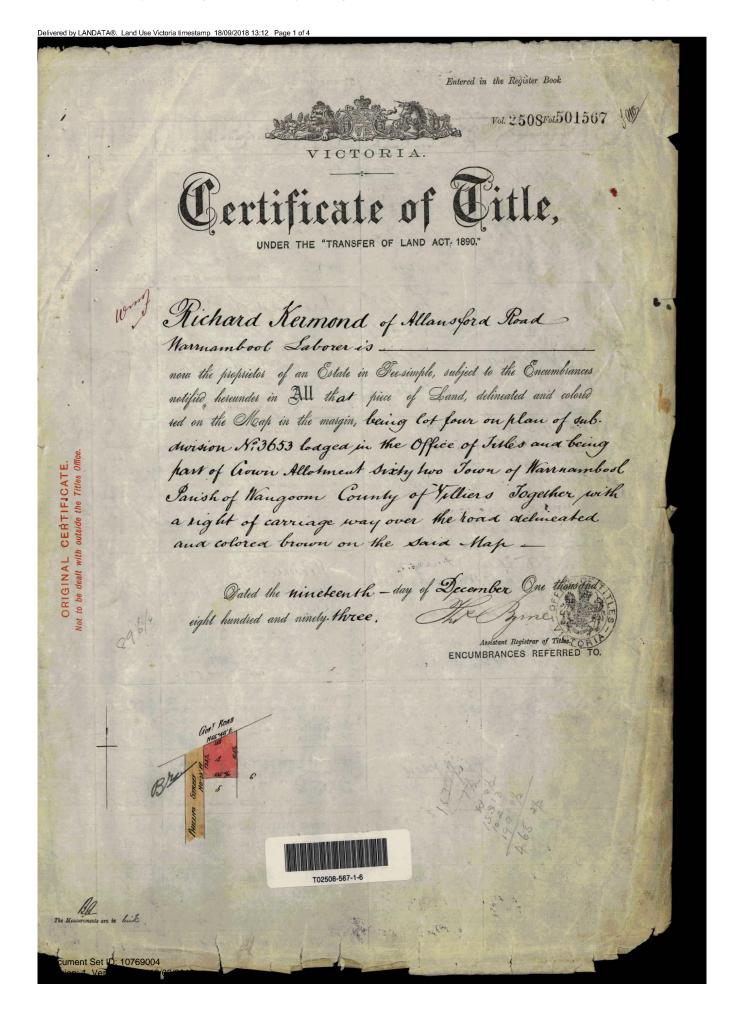
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DIAGRAM LOCATION

SEE TP658872F FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

2508/567 - Version 0, Date 03/06/2000



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Vol. 1024 For 20462 Transfer 342619. Application Nature of Instrument. Day and Hour of its Produ Number or Symbolic thereon. Assistant Registrar of Titles. tern ar 11' 3000 Assistant Registrar of Titles. Red Ink No. 224 5060 AK. No. 5375005 Richard Kermond William Arthur Fary died une 1916 Probate has been granted on 16 April 1951 Probate of his Will offike avid has been granted to hn Arth unis of 14 Hotham Stra DATED 12 MR apr Dated 9 APR 1953 8.1.53 5 22 Assistant thar of Titles. Titles sistant Registrar of Titles. , harry of William arthur Thomas Fary of allansford Road Warman now the proprietor of the within described estate mbool 19 Jinov Street Warnambool Carrier is by transfer from David Thompson now the proprietor of the within described transfer registered on 1 O JUL 1953 registered on 12 AR april 19 22and numbered 1040937 and numbered 2572 155 many low Assistant Registrar of Titles. 2.5.22 1.10.53 Assistant Registrar of Titles. Assistant Registrar of With THOMAS FARY died on 11th September 1962 Probate of his will has been granted to ALLAN THOMAS FARY of 10 Japan Street Warrnambool Butcher any Fotheringham and paret Hetheringham DATED 28th May 1963 No. B667154 R.L. comber 1923 052 SADIE JOSEPHINE FARY of 119E Raglan Parade lane Warnambool Widow is now the proprietor Registered 28th May 1963 OU LARE egiatran sistant & R. L. No. B667155 VICTORIA Assistant Registrar of Titles. PETER FRANCIS O'GRADY Telecommunications lebergan Technician and JENNIFER ANN O'GRADY Nursing registered Sister both of 41 Marfell Road Warrnambool umbered 7/06/8 1 Edgbose are now JOINT PROPRIETORS R Registered 11th July 1977 Assistant Registrar of Titles RIJ No.G701886 Assistant Registrar of Titles.

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HISTORICAL SEARCH	STATEMENT	Land Use Victoria	Page 1 of 7

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Volume 01024 Folio 627 Folio Creation: Details Unknown Parent titles : Volume 00521 Folio 017 to Volume 00521 Folio 020

STATEMENT END

VOTS Snapshot

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Paper Title Images

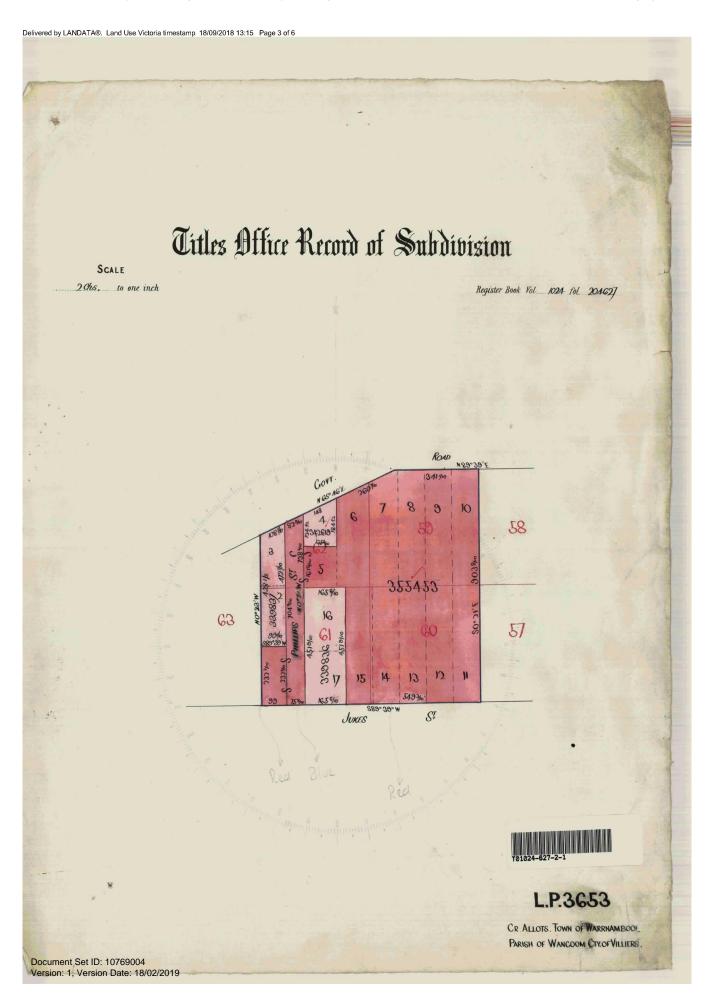
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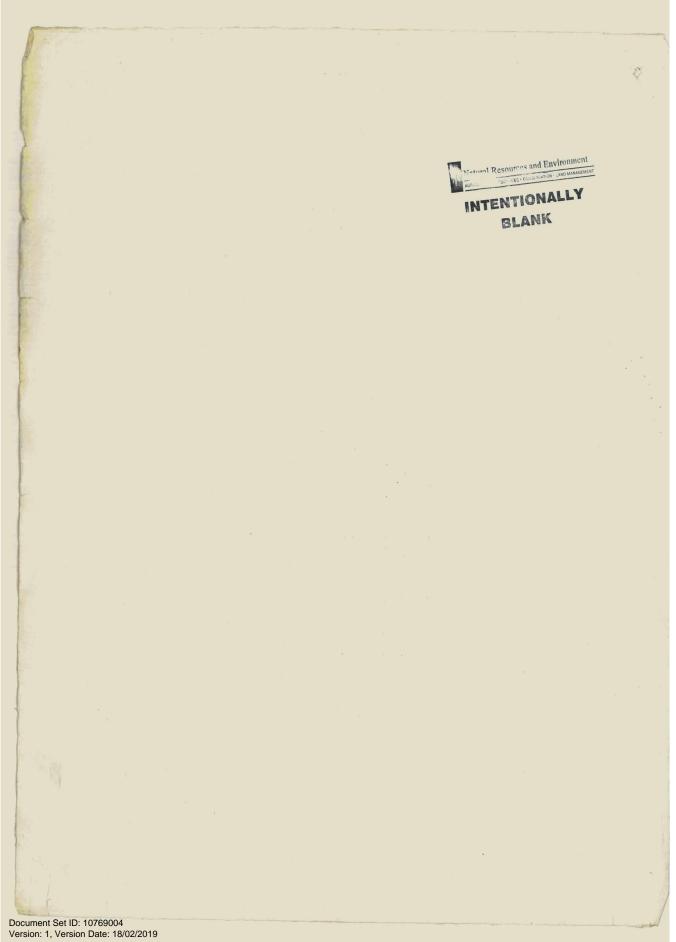
Entered in the Register Book, GAMUELLEN Hol. 10.24 Stol. 20462 Jilles. egistiar VICTORIA ORIGINAL CERTIFICATE. ertificate of Til THE TITLE8 tle, HI JOB DEVIL WITH DUTSIDE TH UNDER THE "TRANSFER OF LAND STATUTE." Frances Tozer of Wangoom County of Villiers Grazier is now the proprietor of an Estate in Fee-simple, subject to the Encumbrances notified hereunder in All that piece of Land, delineated and colored red on the Map in the margin, containing seven acres one ~ good and thurteen perches or thereabouts being brown allotments fifty nine, sixty sixty one and sixty two town of Marmambool parish of Mangoom County of Villiers_ Dated the hventy seventh day of March -- One thousand eight hundred and seventy eight Registrar MBRANCES REFERRED TO. The measurements are in links. T01024-627-1-3 Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019

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1521 / 104017. 8.9 000 hans: 69730 NUMBER OF SYMBOL THEEBON. NAMES OF THE PARTIES TO IT. NATURE OF INSTRUMENT. DAY AND HOUR OF ITS PRODUCTION. 14 Sohn Edols of Thombank near bolac Trazier is now the Proprietor, of the within described Estate and Land, by Transfer from the within named Francis Toyer . , registered on the 24 day of June 1889, at 10. 340 clock in the tople noon, and Numbered 25475 8 11 Farland. Assistant-Registrar of Tilles. memo hog 626 William Taylor of Over newton near stellor Esquire John Ord Inglis of Ingliston Ballon Esquire, and Charles Francis of Elsternwick, Esquire, are registered as the proprietors of the within described land, as Executors to when probate of the will of John Eduls (who died on the 2 y th day of December 18881 was granted on the 11th day of April 1889. (Dated the 26th day of povember 1889 Asst Reg of Tilles F. C.W. 4. 12. 09 Sames Mason of Alpiston Brighton Road St Kilda Gentleman rements now the Proprietor of the within-described Estate and Land, by Transfer f above named William Taylor John Ord Inglis and Charles registered on the 6th day of December 1889, at 11,20 o'clock in the foce noon and Numbered 268458, Farland. Assistant-Registrar of Titles ac of Merwood near Harrnamb to and Land, by ribed Esta James Mason , registered on the 29/hay of above named 1890, at 9.30 clock in the fore noon, and Numbered 25/1459. Assistant-Registrar of Titles. The 13th William Rupert Rutledge LRED Deptember Harry Jules 2499 FOL,499751 TITLE VOL. ar 11. 40a m Unauren Uncandrew. asst Begio The 2nd William Rubert Rutler, Ctober 1893 Cari to 7 2500 FOL499 Workaudrews Woraworew. Document Set ID: 10769004 ersion: 1, Version Date: 18/02/2019



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Volume 00521 Folio 017 Folio Creation: Details Unknown

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Preventing Register Long The Tenne Mark The Tenne M	or thereabouts described in the schedule hereto and shown with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow. To non- unto the said farmed, and abuttals thereof in the map drawn in the margin but an iject to resumption under Section 99 of the Lond Act 1809 under the provisions of which Act the said piece of land has been dimented. If the thetim the fact on the new encert this one content to be about a section of the said piece of land has been dimented	well-beloved The Right Homomble Jonx HEART THOMAS VISCOPER CAREEMERT, Knight Commander of the Most Homorphic order of the Bath, Governor and Commander-in-Chief of the said Colony of Victoria, at Melbourne this Accently Months Order of of Micry — in the thirty MMA – year of Our Reign and in the year of our Lord One thousand eight hundred and seventy 4100 – in the thory MMA – year of Our Reign and in the year of our Lord One thousand eight		Scherbull, Superficial Teteration. Benerations. Benerations. Benerations. Benerations.	Commencing al the worth wort angle of the alconnent and consided on the north by allotment sizety two bearing north again, new togets minh now moutes and four chains forty four links on the east by alconned sorty bearing sould twenty an anamets cast four chains fifty taiks on the sould by a sould bearing sould twenty an anamets cast mine minutes wort pour cleans forty four links and be will now deneral field with three bearing north twenty one minutes west four chains (1) the last of the the dominenties point.	
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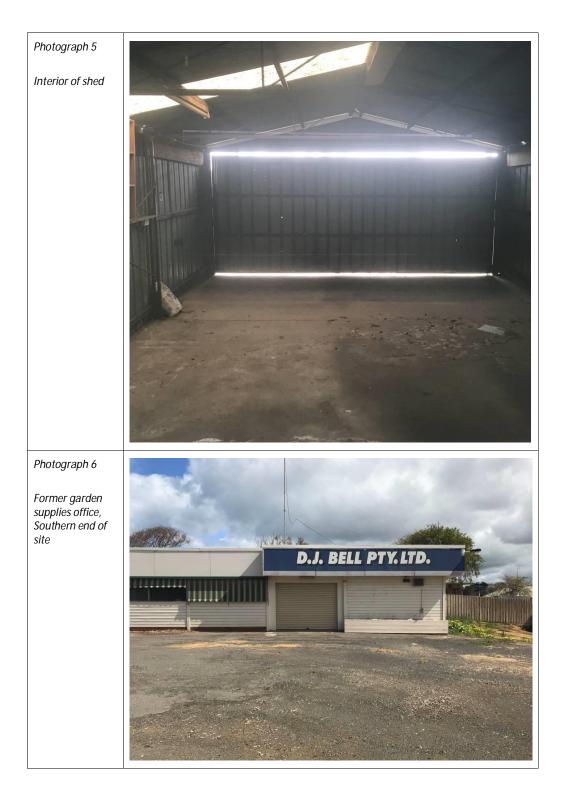
Appendix E : Photographic log

Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019



T+T Ref. 1008157 September 2018



















T+T Ref. 1008157 September 2018



Appendix F : Bore logs

Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019



BOREHOLE No:HA1 Hole Location:

BORELOG HA LOGS.GPJ 17-Oct-2018

PROJECT: Prelimina	ry Sit	e In	ives	stiga	ation	1									rdon St,		nambool	JOB No: 1008157
CO-ORDINATES: (NZMG)										-							FED: 20/9/18 HED: 20/9/18	
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BOREHOLE No:HA2 Hole Location:

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EOLOGICAL UNIT, ENERIC NAME, RIGIN, NERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL		STRENGTH/DENSITY CLASSIFICATION	- 10 25 SHEAR STRENGTH - 50 (kPa)		-5 COMPRESSIVE -20 STRENGTH -100 (MPa) -250	250 DEFECT SPACING	Defector Tree indirector thickness
									-	<u>x1 1/</u> 1/ x1 1								TOPSOIL. Dark brown SAND
						HA2-0.1m			-									Light brown clayey SAND, with minor sandstone gravel, low strength, low plasticity
						HA2-0.6m			0.5-									End of hand auger
									-	-								No signs of contamination, odours, staining
									1.0- - - -	-								
									-	-								
									1.5- - -									
									-									



BOREHOLE No:HA3 Hole Location:

Tonkin		-																	SHEET 1 OF 1
PROJECT: Prelimina	ry Sit	e In	ves	tiga	ition											on St	W		ambool JOB No: 1008157
CO-ORDINATES: (NZMG)												PE: H		uger					DLE STARTED: 20/9/18 DLE FINISHED: 20/9/18
R.L.:										DRIL	_L ME	THOE) :						RILLED BY: DEV
DATUM:									DRIL	L FL	UID:							GGED BY: D. Evans CHECKED: T. Ma	
		1										U			Т				S DESCRIPTION SOIL DESCRIPTION
EOLOGICAL UNIT, ENERIC NAME, RIGIN, INERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MOISTURE WEATHERING	STRENGTH/DENSITY CLASSIFICATION	SHEAR STRENGTH (KPa)		COMPRESSIVE COMPRESSIVE 50 STRENGTH 100 (MPa)		00 DEFECT SPACING 000 (mm) 000 (mm)	Soli DESCRIPTION Soil type, minor components, plasticity or particle size, colour. ROCK DESCRIPTION Substance: Rock type, particle size, colour, minor components. Defects: Type, inclination, thickness, roughness, filling.
	Ē	<	0	Σ	J		ŝ	۳	۵	0 <u>x1/</u>	0	20	00	- 0.67		- 666		1	TOPSOIL. Dark brown SAND, with minor
						HA3-0.1m			-										gravel (from compacted gravel driveway) Light brown clayey SAND, minor snadstone gravel encountered, dry, low strength, low plasticity
						HA3-0.5m			-										
									-0.5										End of hand auger No signs of contamination, odours, staining
									- - - - 1.0- - - -										
									-										
									1.5- - - -										
Scale 1:10 21 ID: 10769004																			BORELOG HA LOGS.GPJ 17-OC



BOREHOLE No:HA4 Hole Location:

ROJECT: Prelimina	ry Sit	e Ir	ives	stiga	ation					LOC	ATIO	N: 89-	91 & 9	5 Ve	rdo	on S	t, V	Varrı	nambool JOB No: 1008157
O-ORDINATES:										DRI	LTY	PE: H	and A	uger				Н	OLE STARTED: 20/9/18
(NZMG)										DRIL	L ME	THOE):						OLE FINISHED: 20/9/18
.L.: ATUM:										ווסח	L FLU	יחוו.							RILLED BY: DEV DGGED BY: D. Evans CHECKED: T. Ma
EOLOGICAL												JID.			EN	IGIN	IEE		DGGED BY: D. Evans CHECKED: T. M. G DESCRIPTION
OLOGICAL UNIT,												Ŋ			Т				
ENERIC NAME, RIGIN,			(%								MBO	WEATHERING	>	SHEAR STRENGTH (kPa)		COMPRESSIVE STRENGTH	<u>_</u>	DEFECT SPACING (mm)	Soil type, minor components, plasticity or particle size, colour.
NERAL COMPOSITION.			ERY			TESTS					on s'	WEA.	ON	R STF (KPa		TREN	MP MP	(mm	ROCK DESCRIPTION
	SSC		ECOV				s		Ê	CLOC	ICATI	NO NO	STH/DI	SHEA		0°°		DEFE	Substance: Rock type, particle size, colour, minor components.
	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING		SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MOISTURE V CONDITION	STRENGTH/DENSITY CLASSIFICATION					-88	Defector Time inclination this/see
	Ę	Š	8	ž	õ		SA	Ľ	B	ö	ŭ	žΰ	C S	2889 	28. 	-688:	₽2 	8228	Yellow and brown SAND
									-										
						HA4-0.1m			-										Dark brown clayey SAND, low strength,
									-										low plasticity
									-										
						HA4-0.3m			-	-									
						11/1-0.511													End of hand augor
									-										End of hand auger No signs of contamination, odours, staining
									-										
									-										
									0.5-										
									-										
									-										
									-										
									-										
									-										
									-										
									-										
									_										
									1.0-										
									-										
									_										
									_										
									-										
									_										
									-										
									_										
									-										
									-										
									1.5-										
									-										
									-										
									-										
									-										
									-										
									-										
									_										
									_										
									-										
		1	1	1	1		1	1	-	1 I		1			c E I		111	111	



BOREHOLE No:HA5 Hole Location:

ROJECT: Prelimina	y Sit	e In	ves	tiga	ition					LOC	ATIO	N: 89-	91 & 9	15 Ve	erd	lon	St, ۱	Wa	rrn	ambool JOB No: 1008157
O-ORDINATES:										DRI	L TY	PE: H	and A	uge	r					LE STARTED: 20/9/18
(NZMG)										DRII	L ME	THO) :							LE FINISHED: 20/9/18
all: ATUM:										DRI	L FL	יסונ								ILLED BY: DEV GGED BY: D. Evans CHECKED: T. Ma
EOLOGICAL												0.2.			E١	NGI	NE			DESCRIPTION
EOLOGICAL UNIT, ENERIC NAME, RIGIN, NERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL		STRENGTH/DENSITY CLASSIFICATION	25 SHEAR STRENGTH		COMPRESSIVE STRENGTH		50 DEFECT SPACING		SOIL DESCRIPTION Soil type, minor components, plasticity or particle size, colour. ROCK DESCRIPTION Substance: Rock type, particle size, colour, minor components. Defects: Type, inclination, thickness, roughness, filling.
		>		2	0		S	Ľ.	-	0	0	20	00						Ì	Dark brown SAND with gravel (from compacted gravel driveway)
						HA2-0.1m			-											Light golden brown clayey SAND, minor sandstone gravel encountered, low strength, low plasticity
						HA5-0.3m			-											
									-											End of hand auger No signs of contamination, odours, staining
									0.5-	-										
									-	-										
									-	-										
									- 1.0—	-										
									-	-										
									-	-										
									- 1.5- -	-										
									-	-										
									-											



BOREHOLE No:HA6 Hole Location:

PROJECT: Prelimina	ry Sit									LOC	ATIO	N: 89-	91 & 9	5 Ve	rdc	n St	t, V	/arrr	nambool JOB No: 1008157
O-ORDINATES:												PE: H							DLE STARTED: 20/9/18
(NZMG)										DRII	_L ME	THOE):						DLE FINISHED: 20/9/18
R.L.: DATUM:										ווסח	L FL	יחוו							RILLED BY: DEV DGGED BY: D. Evans CHECKED: T. Ma
BEOLOGICAL												JID.		1	EN	GIN	EE		G DESCRIPTION
Eological Unit, Eneric Name, Rigin, Ineral composition.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL	MOISTURE WEATHERING	STRENGTH/IDENSITY CLASSIFICATION	25 SHEAR STRENGTH		COMPRESSIVE		250 DEFECT SPACING 1000 (mm)	Defecto: Tuno inclination thickness
									-										Dark brown SAND with gravel (from compacted gravel driveway)
						HA6-0.1m			-										Light yellow brown clayey SAND, low strength, low plasticity
						HA6-0.4m			-										
									-	-									End of hand auger No signs of contamination, odours, staining
									0.5-	-									
									-	-									
									-	-									
									- 1.0 -	-									
									-	-									
									-										
									- - 1.5-										
									-	-									
									-	-									
										-									



BOREHOLE No:HA7 Hole Location:

PROJECT: Prelimina	iry Site	e In	vest	iga	tion											on St,			ambool JOB No: 1008157
CO-ORDINATES: (NZMG)													and A	uger					DLE STARTED: 20/9/18 DLE FINISHED: 20/9/18
R.L.:										DRIL	L ME	THOE):						RILLED BY: DEV
DATUM:										DRIL	L FL	JID:				0.1.15			GGED BY: D. Evans CHECKED: T. Ma
GEOLOGICAL	_						Г	<u> </u>				0			Т	GINE	Т		
EOLOGICAL UNIT, ENERIC NAME, IRIGIN, IINERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL		STRENGTH/DENSITY CLASSIFICATION	- 10 SHEAR STRENGTH		-5 COMPRESSIVE -20 STRENGTH -100 (MPa)		- 280 041 04 04 04 04 04 04 04 04 04 04 04 04 04	SOIL DESCRIPTION Soil type, minor components, plasticity or particle size, colour, ROCK DESCRIPTION Substance: Rock type, particle size, colour, minor components. Defects: Type, inclination, thickness, roughness, filling.
						HA7-0.1m			-										Grey SAND with gravel (from compacted gravel driveway) Light brown and yellow clayey SAND, low strength, low plasticity
						HA7-0.5m			- - -0.5										End of hand auger No signs of contamination, odours, staining
									-										
									- 1.0- - -	-									
									-	-									
									1.5- - -										
									-										



BOREHOLE No:HA8 Hole Location:

PROJECT: Prelimina	ry Sit	e Ir	ives	tiga	ation					LOC	ATIO	N: 89-	91 & 9	5 Ve	rdo	n St,	War	rnambool	JOB No: 1008157
CO-ORDINATES: (NZMG)										DRI	L TY	PE: H	and A	uger				IOLE START	
(NZMG) R.L.:										DRII	L ME	THOE):					OLE FINISHI	
DATUM:										DRII	L FL	UID:						OGGED BY:	
GEOLOGICAL		1	1									1		E	EN	GINE	ERII	IG DESCRIP	TION
SEOLOGICAL UNIT, SENERIC NAME, DRIGIN, IINERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL		STRENGTH/DENSITY CLASSIFICATION	25 SHEAR STRENGTH 25 SHEAR STRENGTH 1500 (kPa)		- 5 COMPRESSIVE - 50 STRENGTH - 100 (MPa)	- 50 - 250 DEFECT SPACING	Defects:	, minor components, plasticity or ize, colour. CRIPTION e. Rock type, particle size, colour, minor components. Type, inclination, thickness, roughness, filling.
						HA8-0.1m												Mottled yet	n SAND with gravel (from gravel driveway) llow and light brown clayey v strength, low plasticity
						HA8-0.7m			-		-							End of han No signs of	d auger f contamination, odours, staining
									- - 1.0- -	-									1
									-										
									1.5- - - -										



BOREHOLE No:HA9 Hole Location:

Tonkin	T	ay	yl	0	r														SHEET 1 OF 1
PROJECT: Prelimina	ry Sit	e Ir	ives	tiga	ation										rdo	on St	, W		ambool JOB No: 1008157
CO-ORDINATES: (NZMG) R.L.:												PE: H THOE		uger				НС	DLE STARTED: 20/9/18 DLE FINISHED: 20/9/18 RILLED BY: DEV
DATUM: GEOLOGICAL										DRIL	L FL	UID:		E	EN	GINI	EEF	LO	GGED BY: D. Evans CHECKED: T. Mad G DESCRIPTION
SEOLOGICAL UNIT, SENERIC NAME, ORIGIN, MINERAL COMPOSITION.	FLUID LOSS	WATER	CORE RECOVERY (%)	METHOD	CASING	TESTS	SAMPLES	R.L. (m)	DEPTH (m)	GRAPHIC LOG	CLASSIFICATION SYMBOL		STRENGTH/DENSITY CLASSIFICATION	-10 25 26 26 26 26 25 25 25 25 25 25 25 25 25 25 25 25 25		-5 COMPRESSIVE -20 STRENGTH -100 (MPa)		- 250 DEFECT SPACING - 1000 (mm)	SOIL DESCRIPTION Soil type, minor components, plasticity or particle size, colour. ROCK DESCRIPTION Substance: Rock type, particle size, colour, minor components. Defects: Type, inclination, thickness, roughness, filling.
						HA9-0.1m			-										TOPSOIL. Dark brown and grey sand, with roots Light brown and yellow clayey SAND, low strength, low plasticity
						HA9-0.6m			0.5-										0 End of hand auger
									-										No signs of contamination, odours, staining
									1.0- - - -										i
									- - 1.5-										
									-										

Appendix G : Results table

Terekin - Teylor

Table 1: Soil Results Summary

Veuve Property Group -89-91 95 Verdon Street, Warnambool

1008157.1000_Table1.xism , 15/10/2018

						Sampled_Date-Time Lab_Report_Number	20/09/2018 619279	20/09/2018 619279	HA3_0.1M 20/09/2018 619279		20/09/2018 619279	20/09/2018 619279	20/09/2018 619279	20/09/2018 619279	20/09/201 619279
			NEPM 2013 Table 1A(1) HILs Res A Soil	NEPM 2013 Table 1A(3) Res A/B Soil HSL for	NEPM 2013 Table 1B(6) EILs & ESLs for Urban	NEPM 2013 Table 1B(7) Management Limits in	017217	011217	017277	017217	017217	011217	013277	017217	017217
			FILS NES A SUI	Vapour Intrusion, Sand	Res, Coarse Soil 0-2m	Res / Parkland, Coarse									
mName	Units	EQL		0-1m		Soil									
ivy Metal ron (%)	%	0.01		1										3.5	
rganic % Clay	%	1												3.8	
P Vic EPA IWRG 621 OCP (Total)*	MG/KG	0.1		1											<0.1
Vic EPA IWRG 621 Other OCP (Total)*	MG/KG	0.1													<0.1
Vic EPA IWRG 621 CHC (Total)*	MG/KG	0.5													<0.5
Vic EPA IWRG 621 Other CHC (Total)* EX	MG/KG	0.5													<0.5
Benzene Ethylbenzene	mg/kg mg/kg	0.1		0.5	50 70		-								<0.1
Toluene Xylene (m & p)	mg/kg mg/kg	0.1		160	85		-								<0.1
Xylene (o) Xylene Total	mg/kg mg/kg	0.1		40	105										<0.1
C6-C10 less BTEX (F1)	mg/kg	20		45	180										<20
lorinated Hydrocarbons 1,1,1,2-tetrachloroethane	mg/kg	0.5													<0.5
1,1,1-trichloroethane 1,1,2,2-tetrachloroethane	mg/kg mg/kg	0.5 0.5													<0.5
1,1,2-trichloroethane 1,1-dichloroethane	mg/kg mg/kg	0.5					-		-						<0.5
1,1-dichloroethene 1,2,3-trichloropropane	mg/kg mg/kg	0.5 0.5													<0.5
1,2-dichloroethane	mg/kg	0.5													<0.5
1,2-dichloropropane 1,3-dichloropropane	mg/kg mg/kg	0.5													<0.5
Bromochloromethane Bromodichloromethane	mg/kg mg/kg	0.5											-		<0.5
Bromoform Carbon tetrachloride	mg/kg mg/kg	0.5							-	-				1	<0.5
Chlorodibromomethane	mg/kg	0.5											-		<0.5
Chloroethane Chloroform	mg/kg mg/kg	0.5 0.5 0.5							-						<0.
Chloromethane cis-1,2-dichloroethene	mg/kg mg/kg	0.5					-		-			-	-	-	<0.5
cis-1,3-dichloropropene Dibromomethane	mg/kg mg/kg	0.5													<0.
Dichloromethane	mg/kg	0.5						-							<0.5
Hexachlorobutadiene Trichloroethene	mg/kg mg/kg	0.5 0.5						-							<0.5
Tetrachloroethene trans-1.2-dichloroethene	mg/kg	0.5						-		-		-			<0.
trans-1,3-dichloropropene Vinyl chloride	mg/kg mg/kg mg/kg	0.5													<0.
logenated Benzenes		0.5													
1,2,4-trichlorobenzene 1,2-dichlorobenzene	mg/kg mg/kg	0.5 0.5											-		<0.
1,3-dichlorobenzene 1.4-dichlorobenzene	mg/kg mg/kg	0.5													<0.5
4-chlorotoluene Bromobenzene	mg/kg	0.5													<0.5
Chlorobenzene	mg/kg mg/kg	0.5													<0.5
Hexachlorobenzene logenated Hydrocarbons	mg/kg	0.05	10												<0.0
1,2-dibromoethane Bromomethane	mg/kg	0.5													<0.5
Dichlorodifluoromethane	mg/kg mg/kg	0.5													<0.5
lodomethane Trichlorofluoromethane	mg/kg mg/kg	0.5									1.1	1.1			<0.
logenated Phenols 2,4,5-trichlorophenol	mg/kg	1													1
2,4,6-trichlorophenol 2,4-dichlorophenol	mg/kg mg/kg	1													<1
2,6-dichlorophenol	mg/kg	0.5													<0.5
2-chlorophenol Pentachlorophenol	mg/kg mg/kg	0.5 1	100												<0.5
tetrachlorophenols rbicides	mg/kg	1													<1
Dinoseb organics	mg/kg	20													<20
Cyanide Total	mg/kg	5													<5
Fluoride Moisture Content (dried @ 103°C)	mg/kg %	100 1					. 17	. 13	. 11	. 11	9.7	. 10	. 13	. 7	<100
pH (aqueous extract) pH (Lab)	pH_Units pH_Units	0.1												8.8	7.4
ad		0.1	300		1100*		210	24	39			6.7		15	19
Lead AH	mg/kg	5	300		1100*		210	24	39	<5	6	6./	- 6	15	
Total MAH 1,2,4-trimethylbenzene	mg/kg mg/kg	0.5					-		-						<0.5
1,3,5-trimethylbenzene Isopropylbenzene	mg/kg mg/kg	0.5													<0.5
Styrene	mg/kg	0.5													<0.5
etals Arsenic	mg/kg	2	100		100*		<2	<2	-2	<2	<2	<2	<2	<2	52
Cadmium Chromium (hexavalent)	mg/kg mg/kg	0.4 1	20 100				<0.4	<0.4	<0.4	<0.4 ·	<0.4	<0.4	<0.4	<0.4 ·	<0.4
Chromium (III+VI) Copper	mg/kg mg/kg	5	6000		320* 210*		31 31	26 8.3	14	17	15 19	17 38	19 6.8	22 39	39
Iron	mg/kg	20												35,000	
Mercury Molybdenum	mg/kg mg/kg	0.1 5	40				0.1	<0.1 <5	-d0.1 -d5	01 _<5	<0.1 <5	<0.1 <5	-d0.1 -65	<0.1 <5	<0.1
Nickel Selenium	mg/kg mg/kg	5	400 200		320*		23 <2 0.4	18	34	11 <2 0.3	37 <2	99	17 <2 0.3	88 <2	23
Silver Tin	mg/kg mg/kg	0.2 10					<10	0.3 <10	0.3 <10	0.3	0.3	0.4 <10	0.3 <10	0.5 <10	0.3
Zinc	mg/kg	5	7400		860*		320	48	50	<5	26	51	7	54	26
anochlorine Pesticides 4,4-DDE		0.05													<0.0
a-BHC Aldrin	mg/kg mg/kg	0.05							-	-	-	-	-		<0.0
Aldrin + Dieldrin b-BHC	mg/kg mg/kg	0.05	6					-		-		-		-	<0.0
chlordane d-BHC	mg/kg	0.05	50												<0.0
DD	mg/kg mg/kg	0.05													<0.0
DDT DDT+DDE+DDD	mg/kg mg/kg	0.05	240		180*			-	-	-		-	-	1	<0.0
Dieldrin Endosulfan I	mg/kg	0.05													<0.0
Endosulfan II	mg/kg mg/kg	0.05						1	-						<0.0
Endosulfan sulphate Endrin	mg/kg mg/kg	0.05	10						-						<0.0
Endrin aldehyde Endrin ketone	mg/kg	0.05													<0.0
g-BHC (Lindane)	mg/kg mg/kg	0.05												1	<0.0
Heptachlor Heptachlor epoxide	mg/kg mg/kg	0.05	6						-	-	-	-	-		<0.0
Methoxychlor Toxaphene	mg/kg mg/kg	0.05	300 20												<0.0
н			20												
Benzo[b+j]fluoranthene Benzo(a)pyrene TEQ (lower bound) *	mg/kg MG/KG	0.5 0.5 0.5					<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	√0.5 √0.5	<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	<0.5 <0.5	<0.
Benzo(a)pyrene TEQ (medium bound) * Benzo(a)pyrene TEQ (upper bound) *	MG/KG MG/KG	0.5					0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
		10.0													

(Filter)

THE Resident Teylor

Table 1: Soil Results Summary

Veuve Property Group -89-91 95 Verdon Street, Warnambool

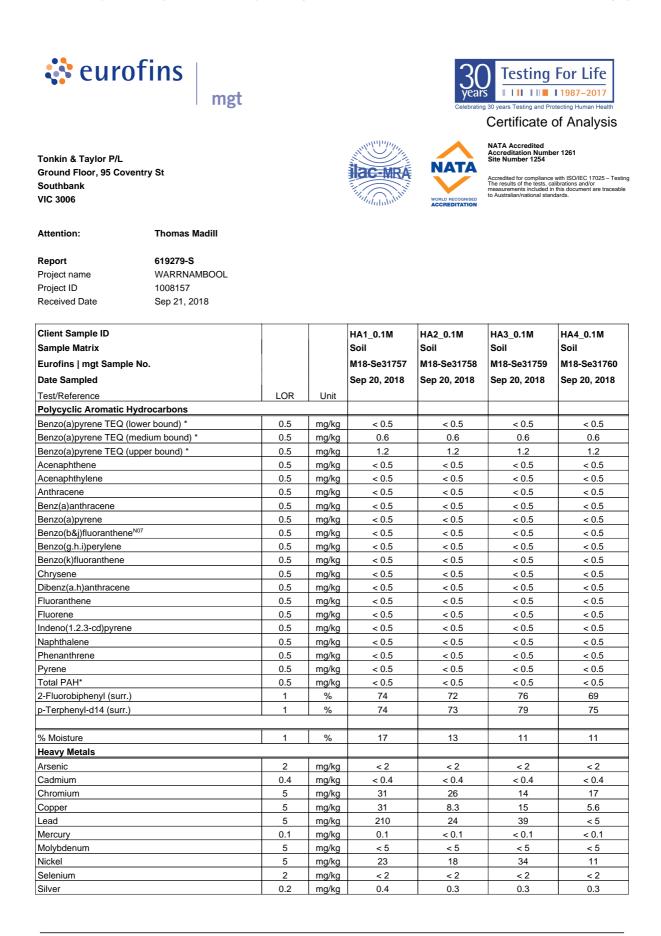
1008157.1000_Table1.xism , 15/10/2018

						Field_ID Sampled Date-Time	HA1_0.1M	HA2_0.1M 20/09/2018	HA3_0.1M 20/09/2018	HA4_0.1M 20/09/2018	HA5_0.1M 20/09/2018	HA6_0.1M 20/09/2018	HA7_0.1M 20/09/2018	HA8_0.1M 20/09/2018	HA9_0.1N 20/09/20
						Lab_Report_Number		619279	619279	619279	619279	619279	619279	619279	619279
			ALEDRA 2012 Toble 14(1)	NEPM 2013 Table 1A(3)	NEDA4 2012 Toble 1D/41		619279	019219	014274	019279	019279	019279	014214	014214	019279
			HLs Res A Soil	Res A/B Soil HSL for	FILS &FSLS for Lirban	Management Limits in									
				Vapour Intrusion. Sand		Res / Parkland, Coarse									
				0-1m		Soil									
hemName	Units	EQL	1												
2,4-dinitrophenol	mg/kg	5													-6
2-methylphenol	mg/kg	0.2													<0.
2-nitrophenol	mg/kg	1										-			<1
3-&4-methylphenol	mg/kg	0.4													<0.
4,6-Dinitro-2-methylphenol	mg/kg	5													<5
4-chloro-3-methylphenol	mg/kg	1													<1
4-nitrophenol Acenaphthene	mg/kg	5					<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5		<0
Acenaphthene	mg/kg	0.5					<0.5	<0.5	<0.5	<0.5 <0.5	<0.5	<0.5	<0.5	<0.5	<0.
Acenaphthylene	mg/kg	0.5					<0.5	<0.5	<0.5	<0.5 <0.5	<0.5	<0.5	<0.5	<0.5	<0.
Anthracene Benzíalanthracene	mg/kg	0.5					<0.5	<0.5	<0.5	<0.5 <0.5	<0.5	<0.5	<0.5	<0.5	<0.
	mg/kg	0.5			0.7		<0.5	<0.5	<0.5	<0.5 <0.5	<0.5	<0.5	<0.5	<0.5	<0.
Benzo(a) pyrene Carcinogenic PAHs as B(a)P TPE	mg/kg	U.5	2		0.7		<0.5	<0.5	<0.5	<1.21	<0.5	<0.5	<0.5	<1.21	<0.
Carcinogenic PAHs as B(a)P TPE Benzo(q,h,i)perylene	mg/kg	0.5	3				<1.21	<1.21	<1.21	<1.21	<1.21	<1.21	<1.21	<1.21	<1.2
	mg/kg						<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	
Benzo(k)fluoranthene Chrysene	mg/kg mg/kg	0.5					<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
Dibenz(a,h)anthracene	mg/kg	0.5					<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
Fluoranthene	mg/kg	0.5					<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
Fluorene	mg/kg	0.5					<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
Indeno(1.2.3-c.d)pyrene	mg/kg	0.5					<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
Naphthalene		0.5		3	170*		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
PAHs (Sum of total)	mg/kg mg/kg	0.5	300	3	170*		<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
Phenanthrene	mg/kg	0.5	300				<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
Phenol		0.5	3000				<0.5	<u.5< td=""><td><u.5< td=""><td>40.5</td><td><0.5</td><td><u.5< td=""><td><0.5</td><td>- dub</td><td><0.</td></u.5<></td></u.5<></td></u.5<>	<u.5< td=""><td>40.5</td><td><0.5</td><td><u.5< td=""><td><0.5</td><td>- dub</td><td><0.</td></u.5<></td></u.5<>	40.5	<0.5	<u.5< td=""><td><0.5</td><td>- dub</td><td><0.</td></u.5<>	<0.5	- dub	<0.
Prieno	mg/kg mg/kg	0.5	3000				<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.
henolics	jing/kg	0.5					40.5	40.5	1 40.5	1 40.5	1 40.5	10.5	40.5	10.5	×u.
4,6-Dinitro-o-cyclohexyl phenol	mg/kg	20													<20
Phenols (Total Halogenated)	mg/kg	1													<1
Phenols (Total Non Halogenated)	mg/kg	20													<20
olychlorinated Biphenyls	Ingrag						-								
Arochlor 1016	mg/kg	0.1													<0.1
Arochlor 1221	mg/kg	0.1													<0.1
Arochlor 1232	mg/kg	0.1													<0.1
Arochlor 1242	mg/kg	0.1													<0.1
Arochlor 1248	mg/kg	0.1													<0.
Arochlor 1254	mg/kg	0.1													<0.
Arochlor 1260	mg/kg	0.1													<0.
PCBs (Sum of total)	mg/kg	0.1	1												<0.1
olvents	1.19.19														
Methyl Ethyl Ketone	mg/kg	0.5													<0.5
4-Methyl-2-pentanone	mg/kg	0.5													<0.
Acetone	mg/kg	0.5													<0.
Allyl chloride	mg/kg	0.5													<0.
Carbon disulfide	mg/kg	0.5											-		<0.
24															
C10-C16	mg/kg	50				1000									-50
C16-C34	mg/kg	100			300	2500									<10
C34-C40	mg/kg	100			2800	10000									<10
F2-NAPHTHALENE	mg/kg	50		110	120										- 3
C6 - C9	mg/kg	20										-			<2
C10-C14	mg/kg	20													<2
C15 - C28	mg/kg	50													- 3
C29-C36	mg/kg	50													- 3
+C10 - C36 (Sum of total)	mg/kg	50													- 3
C10 - C40 (Sum of total)	mg/kg	100													<10
C6-C10	mg/kg	20	1			700				1					- 2

[Filter]

Appendix H : NATA accredited laboratory certificates of analysis

Attachment 5.6.2



Eurofins | mgt 2-5 Kingston Town Close, Oakleigh, Victoria, Australia, 3166 ABN : 50 005 085 521 Telephone: +61 3 8564 5000 Page 1 of 23 Report Number: 619279-S

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Client Sample ID Sample Matrix Eurofins mgt Sample No. Date Sampled			HA1_0.1M Soil M18-Se31757 Sep 20, 2018	HA2_0.1M Soil M18-Se31758 Sep 20, 2018	HA3_0.1M Soil M18-Se31759 Sep 20, 2018	HA4_0.1M Soil M18-Se31760 Sep 20, 2018
Test/Reference	LOR	Unit				
Heavy Metals						
Tin	10	mg/kg	< 10	< 10	< 10	< 10
Zinc	5	mg/kg	320	48	50	< 5

Client Sample ID			HA5 0.1M	HA6 0.1M	HA7 0.1M	HA8 0.1M
Sample Matrix			Soil	Soil	Soil	Soil
			M18-Se31761	M18-Se31762	M18-Se31763	M18-Se31764
Eurofins mgt Sample No.						
Date Sampled			Sep 20, 2018	Sep 20, 2018	Sep 20, 2018	Sep 20, 2018
Test/Reference	LOR	Unit				
Polycyclic Aromatic Hydrocarbons		1		-		
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6	0.6	0.6	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2	1.2	1.2	1.2
Acenaphthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benz(a)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(a)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(b&j)fluoranthene ^{N07}	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(g.h.i)perylene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Chrysene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Dibenz(a.h)anthracene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fluoranthene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Fluorene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Naphthalene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Phenanthrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Pyrene	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
Total PAH*	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
2-Fluorobiphenyl (surr.)	1	%	84	73	67	82
p-Terphenyl-d14 (surr.)	1	%	89	73	76	81
% Clay	1	%	-	-	-	3.8
Conductivity (1:5 aqueous extract at 25°C as rec.)	10	uS/cm	-	-	-	60
pH (units)(1:5 soil:CaCl2 extract at 25°C as rec.)	0.1	pH Units	-	-	-	8.8
Total Organic Carbon	0.1	%	-	-	-	0.6
% Moisture	1	%	9.7	10	13	7.0
Heavy Metals						
Arsenic	2	mg/kg	< 2	< 2	< 2	< 2
Cadmium	0.4	mg/kg	< 0.4	< 0.4	< 0.4	< 0.4
Chromium	5	mg/kg	15	17	19	22
Copper	5	mg/kg	19	38	6.8	39
Iron	20	mg/kg	-	-	-	35000
Lead	5	mg/kg	< 5	6.7	< 5	15
Mercury	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Molybdenum	5	mg/kg	< 5	< 5	< 5	< 5
Nickel	5	mg/kg	37	99	17	88
Selenium	2	mg/kg	< 2	< 2	< 2	< 2

Eurofins | mgt 2-5 Kingston Town Close, Oakleigh, Victoria, Australia, 3166 ABN : 50 005 085 521 Telephone: +61 3 8564 5000 Page 2 of 23 Report Number: 619279-S

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Client Sample ID Sample Matrix Eurofins mgt Sample No.			HA5_0.1M Soil M18-Se31761	HA6_0.1M Soil M18-Se31762	HA7_0.1M Soil M18-Se31763	HA8_0.1M Soil M18-Se31764
Date Sampled			Sep 20, 2018	Sep 20, 2018	Sep 20, 2018	Sep 20, 2018
Test/Reference	LOR	Unit				
Heavy Metals						
Silver	0.2	mg/kg	0.3	0.4	0.3	0.5
Tin	10	mg/kg	< 10	< 10	< 10	< 10
Zinc	5	mg/kg	26	51	7.0	54
Heavy Metals						
Iron (%)	0.01	%	-	-	-	3.5
Cation Exchange Capacity						
Cation Exchange Capacity	0.05	meq/100g	-	-	-	26

Client Sample ID			HA9_0.1M
Sample Matrix			Soil
Eurofins mgt Sample No.			M18-Se31765
Date Sampled			Sep 20, 2018
Test/Reference	LOR	Unit	
Total Recoverable Hydrocarbons - 1999 NEPM Fract	ions		
TRH C6-C9	20	mg/kg	< 20
TRH C10-C14	20	mg/kg	< 20
TRH C15-C28	50	mg/kg	< 50
TRH C29-C36	50	mg/kg	< 50
TRH C10-36 (Total)	50	mg/kg	< 50
Volatile Organics			
1.1-Dichloroethane	0.5	mg/kg	< 0.5
1.2.4-Trichlorobenzene	0.5	mg/kg	< 0.5
Hexachlorobutadiene	0.5	mg/kg	< 0.5
1.1-Dichloroethene	0.5	mg/kg	< 0.5
1.1.1-Trichloroethane	0.5	mg/kg	< 0.5
1.1.1.2-Tetrachloroethane	0.5	mg/kg	< 0.5
1.1.2-Trichloroethane	0.5	mg/kg	< 0.5
1.1.2.2-Tetrachloroethane	0.5	mg/kg	< 0.5
1.2-Dibromoethane	0.5	mg/kg	< 0.5
1.2-Dichlorobenzene	0.5	mg/kg	< 0.5
1.2-Dichloroethane	0.5	mg/kg	< 0.5
1.2-Dichloropropane	0.5	mg/kg	< 0.5
1.2.3-Trichloropropane	0.5	mg/kg	< 0.5
1.2.4-Trimethylbenzene	0.5	mg/kg	< 0.5
1.3-Dichlorobenzene	0.5	mg/kg	< 0.5
1.3-Dichloropropane	0.5	mg/kg	< 0.5
1.3.5-Trimethylbenzene	0.5	mg/kg	< 0.5
1.4-Dichlorobenzene	0.5	mg/kg	< 0.5
2-Butanone (MEK)	0.5	mg/kg	< 0.5
2-Propanone (Acetone)	0.5	mg/kg	< 0.5
4-Chlorotoluene	0.5	mg/kg	< 0.5
4-Methyl-2-pentanone (MIBK)	0.5	mg/kg	< 0.5
Allyl chloride	0.5	mg/kg	< 0.5
Benzene	0.1	mg/kg	< 0.1
Bromobenzene	0.5	mg/kg	< 0.5
Bromochloromethane	0.5	mg/kg	< 0.5
Bromodichloromethane	0.5	mg/kg	< 0.5
Bromoform	0.5	mg/kg	< 0.5

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Client Sample ID			HA9_0.1M
Sample Matrix			Soil
Eurofins mgt Sample No.			M18-Se31765
Date Sampled			Sep 20, 2018
Test/Reference		Linit	Sep 20, 2010
Volatile Organics	LOR	Unit	
Bromomethane	0.5	malka	× 0.5
	0.5	mg/kg	< 0.5
Carbon disulfide	0.5 0.5	mg/kg	< 0.5
Carbon Tetrachloride		mg/kg	< 0.5
Chlorobenzene Chloroethane	0.5 0.5	mg/kg mg/kg	< 0.5
Chloroform	0.5	mg/kg	< 0.5
Chloromethane	0.5	mg/kg	< 0.5
cis-1.2-Dichloroethene	0.5		< 0.5
	0.5	mg/kg	< 0.5
cis-1.3-Dichloropropene Dibromochloromethane	0.5	mg/kg mg/kg	< 0.5
Dibromomethane	0.5		< 0.5
Dichlorodifluoromethane	0.5	mg/kg	< 0.5
	0.5	mg/kg	< 0.5
Ethylbenzene Iodomethane		mg/kg mg/kg	< 0.1
Isopropyl benzene (Cumene)	0.5	mg/kg	< 0.5
m&p-Xylenes	0.3	mg/kg	< 0.2
Methylene Chloride	0.2	mg/kg	< 0.2
o-Xylene	0.5		< 0.1
Styrene	0.1	mg/kg mg/kg	< 0.5
Tetrachloroethene	0.5	mg/kg	< 0.5
Toluene	0.0		< 0.1
trans-1.2-Dichloroethene	0.1	mg/kg mg/kg	< 0.5
trans-1.3-Dichloropropene	0.5		< 0.5
Trichloroethene	0.5	mg/kg mg/kg	< 0.5
Trichlorofluoromethane	0.5	mg/kg	< 0.5
Vinyl chloride	0.5	mg/kg	< 0.5
Xylenes - Total	0.3	mg/kg	< 0.3
Total MAH*	0.5	mg/kg	< 0.5
Vic EPA IWRG 621 CHC (Total)*	0.5	mg/kg	< 0.5
Vic EPA IWRG 621 Other CHC (Total)*	0.5	mg/kg	< 0.5
4-Bromofluorobenzene (surr.)	1	%	114
Toluene-d8 (surr.)	1	%	110
Total Recoverable Hydrocarbons - 2013 NEPM Fract		,,,	
Naphthalene ^{N02}	0.5	mg/kg	< 0.5
TRH C6-C10	20	mg/kg	< 20
TRH C6-C10 less BTEX (F1) ^{N04}	20	mg/kg	< 20
TRH >C10-C16	50	mg/kg	< 50
TRH >C10-C16 less Naphthalene (F2) ^{N01}	50	mg/kg	< 50
TRH >C16-C34	100	mg/kg	< 100
TRH >C34-C40	100	mg/kg	< 100
TRH >C10-C40 (total)*	100	mg/kg	< 100
Polycyclic Aromatic Hydrocarbons		~~~~	
Benzo(a)pyrene TEQ (lower bound) *	0.5	mg/kg	< 0.5
Benzo(a)pyrene TEQ (medium bound) *	0.5	mg/kg	0.6
Benzo(a)pyrene TEQ (upper bound) *	0.5	mg/kg	1.2
Acenaphthene	0.5	mg/kg	< 0.5
Acenaphthylene	0.5	mg/kg	< 0.5
Anthracene	0.5	mg/kg	< 0.5
Benz(a)anthracene	0.5	mg/kg	< 0.5
	0.0	i iiig/iig	- 0.0

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Client Sample ID			HA9_0.1M
Sample Matrix			Soil
Eurofins mgt Sample No.			M18-Se31765
Date Sampled			Sep 20, 2018
Test/Reference	LOR	Unit	
Polycyclic Aromatic Hydrocarbons			
Benzo(a)pyrene	0.5	mg/kg	< 0.5
Benzo(b&j)fluoranthene ^{N07}	0.5	mg/kg	< 0.5
Benzo(g.h.i)perylene	0.5	mg/kg	< 0.5
Benzo(k)fluoranthene	0.5	mg/kg	< 0.5
Chrysene	0.5	mg/kg	< 0.5
Dibenz(a.h)anthracene	0.5	mg/kg	< 0.5
Fluoranthene	0.5	mg/kg	< 0.5
Fluorene	0.5	mg/kg	< 0.5
Indeno(1.2.3-cd)pyrene	0.5	mg/kg	< 0.5
Naphthalene	0.5	mg/kg	< 0.5
Phenanthrene	0.5	mg/kg	< 0.5
Pyrene	0.5	mg/kg	< 0.5
Total PAH*	0.5	mg/kg	< 0.5
2-Fluorobiphenyl (surr.)	1	%	65
p-Terphenyl-d14 (surr.)	1	%	74
Organochlorine Pesticides			
Chlordanes - Total	0.1	mg/kg	< 0.1
4.4'-DDD	0.05	mg/kg	< 0.05
4.4'-DDE	0.05	mg/kg	< 0.05
4.4'-DDT	0.05	mg/kg	< 0.05
a-BHC	0.05	mg/kg	< 0.05
Aldrin	0.05	mg/kg	< 0.05
b-BHC	0.05	mg/kg	< 0.05
d-BHC	0.05	mg/kg	< 0.05
Dieldrin	0.05	mg/kg	< 0.05
Endosulfan I	0.05	mg/kg	< 0.05
Endosulfan II	0.05	mg/kg	< 0.05
Endosulfan sulphate	0.05	mg/kg	< 0.05
Endrin	0.05	mg/kg	< 0.05
Endrin aldehyde	0.05	mg/kg	< 0.05
Endrin ketone	0.05	mg/kg	< 0.05
g-BHC (Lindane)	0.05	mg/kg	< 0.05
Heptachlor	0.05	mg/kg	< 0.05
Heptachlor epoxide	0.05	mg/kg	< 0.05
Hexachlorobenzene	0.05	mg/kg	< 0.05
Methoxychlor	0.05	mg/kg	< 0.05
Toxaphene	1	mg/kg	< 1
Aldrin and Dieldrin (Total)*	0.05	mg/kg	< 0.05
DDT + DDE + DDD (Total)*	0.05	mg/kg	< 0.05
Vic EPA IWRG 621 OCP (Total)*	0.1	mg/kg	< 0.1
Vic EPA IWRG 621 Other OCP (Total)*	0.1	mg/kg	< 0.1
Dibutylchlorendate (surr.)	1	%	113
Tetrachloro-m-xylene (surr.)	1	%	102
Polychlorinated Biphenyls			
Aroclor-1016	0.1	mg/kg	< 0.1
Aroclor-1221	0.1	mg/kg	< 0.1
Aroclor-1232	0.1	mg/kg	< 0.1
Aroclor-1242	0.1	mg/kg	< 0.1
Aroclor-1248	0.1	mg/kg	< 0.1

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Client Sample ID			HA9_0.1M
Sample Matrix			Soil
Eurofins mgt Sample No.			M18-Se31765
Date Sampled			Sep 20, 2018
Test/Reference	LOR	Unit	
Polychlorinated Biphenyls	LOIN	Onit	
Aroclor-1254	0.1	mg/kg	< 0.1
Aroclor-1260	0.1	mg/kg	< 0.1
Total PCB*	0.1	mg/kg	< 0.1
Dibutylchlorendate (surr.)	1	%	113
Tetrachloro-m-xylene (surr.)	1	%	102
Phenols (Halogenated)	1	70	102
2-Chlorophenol	0.5	mg/kg	< 0.5
2.4-Dichlorophenol	0.5		< 0.5
2.4.5-Trichlorophenol	1	mg/kg mg/kg	< 1
2.4.6-Trichlorophenol	1.0		< 1
2.6-Dichlorophenol	0.5	mg/kg	< 0.5
	1.0	mg/kg	
4-Chloro-3-methylphenol Pentachlorophenol	1.0	mg/kg mg/kg	<1 <1
· · ·		mg/kg	< 1
Tetrachlorophenols - Total Total Halogenated Phenol*	1.0		< 1
Phenois (non-Halogenated)	I	mg/kg	< 1
	20	malka	< 20
2-Cyclohexyl-4.6-dinitrophenol 2-Methyl-4.6-dinitrophenol	5	mg/kg	< 5
	0.2	mg/kg	
2-Methylphenol (o-Cresol) 2-Nitrophenol	1.0	mg/kg	< 0.2
	0.5	mg/kg	< 1 < 0.5
2.4-Dimethylphenol 2.4-Dinitrophenol	5	mg/kg	< 5
3&4-Methylphenol (m&p-Cresol)	0.4	mg/kg mg/kg	< 0.4
4-Nitrophenol	5	mg/kg	< 5
Dinoseb	20	mg/kg	< 20
Phenol	0.5	mg/kg	< 0.5
Total Non-Halogenated Phenol*	20	mg/kg	< 20
Phenol-d6 (surr.)	1	%	49
		70	40
Chromium (hexavalent)	1	mg/kg	< 1
Cyanide (total)	5	mg/kg	< 5
Fluoride	100	mg/kg	< 100
pH (1:5 Aqueous extract at 25°C as rec.)	0.1	pH Units	7.4
% Moisture	1	%	17
Heavy Metals		70	
Arsenic	2	mg/kg	52
Cadmium	0.4	mg/kg	< 0.4
Chromium	5	mg/kg	39
Copper	5	mg/kg	8.0
Lead	5	mg/kg	19
Mercury	0.1	mg/kg	< 0.1
Molybdenum	5	mg/kg	< 5
Nickel	5	mg/kg	23
Selenium	2	mg/kg	< 2
Silver	0.2	mg/kg	0.3
Tin	10	mg/kg	< 10
Zinc	5	mg/kg	26



Sample History

Where samples are submitted/analysed over several days, the last date of extraction and analysis is reported. A recent review of our LIMS has resulted in the correction or clarification of some method identifications. Due to this, some of the method reference information on reports has changed. However, no substantive change has been made to our laboratory methods, and as such there is no change in the validity of current or previous results (regarding both quality and NATA accreditation).

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Vic EPA IWRG 621 (Solids)	0		Ū
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	Melbourne	Sep 26, 2018	14 Day
- Method: LTM-ORG-2010 TRH C6-C36		•	
Volatile Organics	Melbourne	Sep 26, 2018	7 Days
- Method: LTM-ORG-2150 VOCs in Soils Liquid and other Aqueous Matrices			-
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Sep 26, 2018	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			
Total Recoverable Hydrocarbons - 2013 NEPM Fractions	Melbourne	Sep 26, 2018	14 Day
- Method: TRH C6-C40 - LTM-ORG-2010			-
Polycyclic Aromatic Hydrocarbons	Melbourne	Sep 26, 2018	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water			
Organochlorine Pesticides	Melbourne	Sep 26, 2018	14 Day
- Method: LTM-ORG-2220 OCP & PCB in Soil and Water			
Polychlorinated Biphenyls	Melbourne	Sep 26, 2018	28 Days
- Method: LTM-ORG-2220 OCP & PCB in Soil and Water			
Phenols (Halogenated)	Melbourne	Sep 26, 2018	14 Days
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water			
Phenols (non-Halogenated)	Melbourne	Sep 26, 2018	14 Day
- Method: LTM-ORG-2130 PAH and Phenols in Soil and Water			
Chromium (hexavalent)	Melbourne	Sep 26, 2018	28 Day
- Method: APHA 3500-Cr Hexavalent Chromium- (Extraction:- USEPA3060)			
Cyanide (total)	Melbourne	Sep 26, 2018	14 Day
- Method: LTM-INO-4020 Total Free WAD Cyanide by CFA			
Fluoride	Melbourne	Sep 27, 2018	28 Day
- Method: LTM-INO-4150 Determination of Total Fluoride PART A - CIC			
pH (1:5 Aqueous extract at 25°C as rec.)	Melbourne	Sep 26, 2018	7 Day
- Method: LTM-GEN-7090 pH in soil by ISE			
Metals IWRG 621 : Metals M12	Melbourne	Sep 26, 2018	28 Day
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
NEPM Screen for Soil Classification			
% Clay	Brisbane	Sep 27, 2018	6 Day
- Method: LTM-GEN-7040			
Conductivity (1:5 aqueous extract at 25°C as rec.)	Melbourne	Sep 26, 2018	7 Day
- Method: LTM-INO-4030 Conductivity			
pH (units)(1:5 soil:CaCl2 extract at 25°C as rec.)	Melbourne	Sep 26, 2018	7 Day
- Method: LTM-GEN-7090 pH in soil by ISE			
Total Organic Carbon	Melbourne	Oct 02, 2018	28 Day
- Method: APHA 5310B Total Organic Carbon		_	
Heavy Metals	Melbourne	Sep 26, 2018	180 Day
- Method: LTM-MET-3040 Metals in Waters, Soils & Sediments by ICP-MS			
Cation Exchange Capacity	Melbourne	Sep 27, 2018	180 Days
- Method: LTM-MET-3060 Cation Exchange Capacity by bases & Exchangeable Sodium Percentage			
% Moisture	Melbourne	Sep 24, 2018	14 Day
- Method: LTM-GEN-7080 Moisture			

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16 Mars Koad Lane Cove West NSW 2066 Phone : +61 2 9900 8400 NATA # 1261 Site # 18217														
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Odine: 461 3856 NATA # 1261 3856 Stee # 1261 30 42	ject Name: ject ID:	WARRNAME 1008157	BOOL									gh, Victoria, . 50		rvices Manager : Mary Makar
ABN-50 005 085 521 Ph e.mail : EnviroSales@eurofins.com N/ web : www.eurofins.com.au Sit		Sa	mple Detail			НОГД	Polycyclic Aromatic Hydrocarbons	Metals IWRG 621 : Metals M12	Moisture Set	NEPM Screen for Soil Classification	Vic EPA IWRG 621 (Solids)	Eurofins mgt 2-5 Kingston Town Close, Oakle ABN : 50 005 085 521 Telephone: +61 3 8564		
əlbo	urne Laborato	ory - NATA Site	# 1254 & 142	271		х	х	х	X	х	х			
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isb	ane Laborator	y - NATA Site #	20794							х				
		IATA Site # 237	'36											
	nal Laboratory								-					
E E	Sample ID	Sample Date	Sampling Time	Matrix	LAB ID									
	HA1_0.1M	Sep 20, 2018		Soil	M18-Se31757		х	х	Х					
	HA2_0.1M	Sep 20, 2018		Soil	M18-Se31758		X	X	X					
	HA3_0.1M	Sep 20, 2018		Soil	M18-Se31759		X	X	X					
	HA4_0.1M	Sep 20, 2018		Soil	M18-Se31760		X	X X	X					
	HA5_0.1M	Sep 20, 2018 Sep 20, 2018		Soil	M18-Se31761 M18-Se31762		X X	X	X					
	HA6_0.1M HA7_0.1M	Sep 20, 2018 Sep 20, 2018		Soil Soil	M18-Se31762 M18-Se31763		X	X	X X			18		
	HA8_0.1M	Sep 20, 2018 Sep 20, 2018		Soil	M18-Se31764		x	X	x	x		2, 20		
	HA9_0.1M	Sep 20, 2018 Sep 20, 2018		Soil	M18-Se31765				X		х	Det 0.		
												Date Reported:Oct 02, 2018		

Addre	any Name: ss: ct Name:	Tonkin & Taylor P/L Ground Floor, 95 Co Southbank VIC 3006				Re	der N eport ione: x:		0	19279 3 9863 3 9863	
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Abr = 20 uos ous ous ous ous ous ous ous ous ous		Sample D	Detail		HOLD	Polycyclic Aromatic Hydrocarbons	Metals IWRG 621 : Metals M12	Moisture Set	NEPM Screen for Soil Classification	Vic EPA IWRG 621 (Solids)	Eurofins mgi 2-6 Kingston Town Close, Oakle ABN : 50 005 085 521 Telephone: +61 3 8564
elbour	rne Laborat	ory - NATA Site # 1254	& 14271		х	х	х	х	х	х	
/dney	Laboratory	- NATA Site # 18217									
		ry - NATA Site # 20794							х		
		NATA Site # 23736									
	1_1M	Sep 20, 2018	Soil	M18-Se31766	X					+	
	2_0.6M 3_0.5M	Sep 20, 2018 Sep 20, 2018	Soil Soil	M18-Se31767 M18-Se31768	X					+	
	4_0.3M	Sep 20, 2018 Sep 20, 2018	Soil	M18-Se31768 M18-Se31769	X X						
	14_0.3M 15_0.3M	Sep 20, 2018 Sep 20, 2018	Soil	M18-Se31769	x						
	6_0.4M	Sep 20, 2018	Soil	M18-Se31770	X						
	7_0.5M	Sep 20, 2018	Soil	M18-Se31772	X			1			
_	8_0.7M	Sep 20, 2018	Soil	M18-Se31773	X						
	9_0.7M	Sep 20, 2018	Soil	M18-Se31774	х						~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
					9	8	8	9	1	1	Date Reported: Oct 02, 2018



Internal Quality Control Review and Glossary

General

- 1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples are included in this QC report where applicable. Additional QC data may be available on request.
- 2. All soil results are reported on a dry basis, unless otherwise stated.
- 3. All biota/food results are reported on a wet weight basis on the edible portion, unless otherwise stated.
- 4. Actual LORs are matrix dependant. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- 5. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds.
- 6. SVOC analysis on waters are performed on homogenised, unfiltered samples, unless noted otherwise.
- 7. Samples were analysed on an 'as received' basis.
- 8. This report replaces any interim results previously issued.

Holding Times

Please refer to 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours prior to sample receipt deadlines as stated on the SRA. If the Laboratory did not receive the information in the required timeframe, and regardless of any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the date of sampling, therefore compliance to these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether the holding time is 7 days however for all other VOCs such as BTEX or C6-10 TRH then the holding time is 14 days. **NOTE: pH duplicates are reported as a range NOT as RPD

Units

mg/kg: milligrams per kilo	gram	mg/L: milligrams per litre	ug/L: micrograms per litre
ppm: Parts per million		ppb: Parts per billion	%: Percentage
org/100mL: Organisms pe	er 100 millilitres	NTU: Nephelometric Turbidity Units	MPN/100mL: Most Probable Number of organisms per 100 millilitres
Terms ^{Dry}	Where a moisture has been determin	ed on a solid sample the result is expressed on a dry basis.	

Diy	where a molsure has been determined on a solid sample the result is expressed on a dry basis.
LOR	Limit of Reporting.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
LCS	Laboratory Control Sample - reported as percent recovery.
CRM	Certified Reference Material - reported as percent recovery.
Method Blank	In the case of solid samples these are performed on laboratory certified clean sands and in the case of water samples these are performed on de-ionised water.
Surr - Surrogate	The addition of a like compound to the analyte target and reported as percentage recovery.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
USEPA	United States Environmental Protection Agency
APHA	American Public Health Association
TCLP	Toxicity Characteristic Leaching Procedure
COC	Chain of Custody
SRA	Sample Receipt Advice
QSM	Quality Systems Manual ver 5.1 US Department of Defense
CP	Client Parent - QC was performed on samples pertaining to this report
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC is representative of the sequence or batch that client samples were analysed within.
TEQ	Toxic Equivalency Quotient
	LOR SPIKE RPD LCS CRM Method Blank Surr - Surrogate Duplicate USEPA APHA TCLP COC SRA QSM CP

QC - Acceptance Criteria

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is 30% however the following acceptance guidelines are equally applicable:

Results <10 times the LOR : No Limit

Results between 10-20 times the LOR : RPD must lie between 0-50%

Results >20 times the LOR : RPD must lie between 0-30%

Surrogate Recoveries: Recoveries must lie between 50-150%-Phenols & PFASs

PFAS field samples that contain surrogate recoveries in excess of the QC limit designated in QSM 5.1 where no positive PFAS results have been reported have been reviewed and no data was affected.

WA DWER (n=10): PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC Data General Comments

- 1. Where a result is reported as a less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
- 2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch, but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown is not data from your samples.
- 3. Organochlorine Pesticide analysis where reporting LCS data, Toxaphene & Chlordane are not added to the LCS.
- 4. Organochlorine Pesticide analysis where reporting Spike data, Toxaphene is not added to the Spike
- Total Recoverable Hydrocarbons where reporting Spike & LCS data, a single spike of commercial Hydrocarbon products in the range of C12-C30 is added and it's Total Recovery is reported in the C10-C14 cell of the Report.
- 6. pH and Free Chlorine analysed in the laboratory Analysis on this test must begin within 30 minutes of sampling. Therefore laboratory analysis is unlikely to be completed within holding time. Analysis will begin as soon as possible after sample receipt.
- 7. Recovery Data (Spikes & Surrogates) where chromatographic interference does not allow the determination of Recovery the term "INT" appears against that analyte.
- 8. Polychlorinated Biphenyls are spiked only using Aroclor 1260 in Matrix Spikes and LCS.
- 9. For Matrix Spikes and LCS results a dash " -" in the report means that the specific analyte was not added to the QC sample.
- 10. Duplicate RPDs are calculated from raw analytical data thus it is possible to have two sets of data.

Date Reported: Oct 02, 2018 Document Set ID: 10769004 Version: 1, Version Date: 18/02/2019 Eurofins | mgt 2-5 Kingston Town Close, Oakleigh, Victoria, Australia, 3166 ABN : 50 005 085 521 Telephone: +61 3 8564 5000 Page 10 of 23 Report Number: 619279-S



Quality Control Results

Test	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
Method Blank						
Total Recoverable Hydrocarbons - 1999 NEPM Fractions	S					
TRH C6-C9	mg/kg	< 20		20	Pass	
TRH C10-C14	mg/kg	< 20		20	Pass	
TRH C15-C28	mg/kg	< 50		50	Pass	
TRH C29-C36	mg/kg	< 50		50	Pass	
Method Blank						
Volatile Organics						
1.1-Dichloroethane	mg/kg	< 0.5		0.5	Pass	
1.2.4-Trichlorobenzene	mg/kg	< 0.5		0.5	Pass	
Hexachlorobutadiene	mg/kg	< 0.5		0.5	Pass	
1.1-Dichloroethene	mg/kg	< 0.5		0.5	Pass	
1.1.1-Trichloroethane	mg/kg	< 0.5		0.5	Pass	
1.1.1.2-Tetrachloroethane	mg/kg	< 0.5		0.5	Pass	
1.1.2-Trichloroethane	mg/kg	< 0.5		0.5	Pass	
1.1.2.2-Tetrachloroethane	mg/kg	< 0.5		0.5	Pass	
1.2-Dibromoethane	mg/kg	< 0.5		0.5	Pass	
1.2-Dichlorobenzene	mg/kg	< 0.5		0.5	Pass	
1.2-Dichloroethane	mg/kg	< 0.5		0.5	Pass	
1.2-Dichloropropane	mg/kg	< 0.5		0.5	Pass	
1.2.3-Trichloropropane	mg/kg	< 0.5		0.5	Pass	
1.2.4-Trimethylbenzene	mg/kg	< 0.5		0.5	Pass	
1.3-Dichlorobenzene	mg/kg	< 0.5		0.5	Pass	
1.3-Dichloropropane	mg/kg	< 0.5		0.5	Pass	
1.3.5-Trimethylbenzene	mg/kg	< 0.5		0.5	Pass	
1.4-Dichlorobenzene	mg/kg	< 0.5		0.5	Pass	
2-Butanone (MEK)	mg/kg	< 0.5		0.5	Pass	
2-Propanone (Acetone)	mg/kg	< 0.5		0.5	Pass	
4-Chlorotoluene	mg/kg	< 0.5		0.5	Pass	
4-Methyl-2-pentanone (MIBK)	mg/kg	< 0.5		0.5	Pass	
Allyl chloride	mg/kg	< 0.5		0.5	Pass	
Benzene	mg/kg	< 0.1		0.1	Pass	
Bromobenzene	mg/kg	< 0.5		0.5	Pass	
Bromochloromethane	mg/kg	< 0.5		0.5	Pass	
Bromodichloromethane	mg/kg	< 0.5		0.5	Pass	
Bromoform	mg/kg	< 0.5		0.5	Pass	
Bromomethane	mg/kg	< 0.5		0.5	Pass	
Carbon disulfide	mg/kg	< 0.5		0.5	Pass	
Carbon Tetrachloride	mg/kg	< 0.5		0.5	Pass	
Chlorobenzene	mg/kg	< 0.5		0.5	Pass	
Chloroethane	mg/kg	< 0.5		0.5	Pass	
Chloroform	mg/kg	< 0.5		0.5	Pass	
Chloromethane		< 0.5		0.5	Pass	
	mg/kg	1				
cis-1.2-Dichloroethene cis-1.3-Dichloropropene	mg/kg mg/kg	< 0.5 < 0.5		0.5	Pass Pass	
Dibromochloromethane			<u>├</u> ───			
	mg/kg	< 0.5		0.5	Pass	
Dibromomethane	mg/kg	< 0.5		0.5	Pass	
Dichlorodifluoromethane	mg/kg	< 0.5		0.5	Pass	
Ethylbenzene	mg/kg	< 0.1		0.1	Pass	
Iodomethane	mg/kg	< 0.5	<u>├ </u>	0.5	Pass	
Isopropyl benzene (Cumene)	mg/kg	< 0.5	<u>├</u> ───	0.5	Pass	
m&p-Xylenes	mg/kg	< 0.2		0.2	Pass	

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o-Xylene Styrene Styrene I Tetrachloroethene I Toluene I trans-1.2-Dichloroethene I trans-1.3-Dichloropropene I Trichloroethene I Trichloroethene I Trichlorofluoromethane I Vinyl chloride Xylenes - Total Method Blank I Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene TRH C6-C10 I TRH >C10-C16 I TRH >C16-C34 I TRH >C34-C40 I Method Blank I Polycyclic Aromatic Hydrocarbons I Acenaphthene I Acenaphthene I Acenaphthylene I Anthracene I Benzo(a)pyrene I Benzo(b&i)fluoranthene I Benzo(g.h.i)perylene I	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.1 < 0.5 < 20 < 20 < 50 < 100 < 100		.1	Pass Pass Pass Pass Pass Pass Pass Pass	
Styrene I Tetrachloroethene I Toluene I trans-1.2-Dichloroethene I trans-1.3-Dichloropropene I Trichloroethene I Trichlorofluoromethane I Vinyl chloride Xylenes - Total Method Blank I Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene TRH C6-C10 I TRH >C10-C16 I TRH >C16-C34 I TRH >C34-C40 I Method Blank I Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthene I Acenaphthene I Acenaphthylene I Anthracene I Benzo(a)pyrene I Benzo(b&i)fluoranthene I Benzo(b&i)fluoranthene I Benzo(g.h.i)perylene I	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.5 < 0.1 < 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.3		.5 .5 .5 .5 .5 .5 .3 .5	Pass Pass Pass Pass Pass Pass Pass Pass	
Tetrachloroethene Toluene trans-1.2-Dichloroethene trans-1.3-Dichloropropene Trichloroethene Trichloroethene Trichlorofluoromethane Vinyl chloride Xylenes - Total Method Blank Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene TRH C6-C10 TRH >C10-C16 TRH >C16-C34 TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthene Acenaphthylene Anthracene Benzo(a)pyrene Benzo(b&i)fluoranthene Benzo(b&i)fluoranthene Benzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.1 < 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.3 < 0.5 < 20 < 50 < 100		.5 .5 .5 .5 .5 .3 .5	Pass Pass Pass Pass Pass Pass Pass Pass	
Toluenetrans-1.2-Dichloroethenetrans-1.3-DichloropropeneTrichloroetheneTrichlorofluoromethaneVinyl chlorideXylenes - TotalMethod BlankTotal Recoverable Hydrocarbons - 2013 NEPM FractionsNaphthaleneTRH C6-C10TRH >C10-C16TRH >C16-C34TRH >C34-C40Method BlankPolycyclic Aromatic HydrocarbonsAcenaphtheneAcenaphtheneAcenaphthyleneAnthraceneBenz(a)anthraceneBenzo(b&i)fluorantheneBenzo(b&i)fluorantheneBenzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.1 < 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.3		.1 .5 .5 .5 .5 .3 .5 .3	Pass Pass Pass Pass Pass Pass Pass	
trans-1.2-Dichloroethenetrans-1.3-DichloropropeneTrichloroetheneTrichlorofluoromethaneVinyl chlorideXylenes - TotalMethod BlankTotal Recoverable Hydrocarbons - 2013 NEPM FractionsNaphthaleneTRH C6-C10TRH >C10-C16TRH >C16-C34TRH >C34-C40Method BlankPolycyclic Aromatic HydrocarbonsAcenaphtheneAcenaphtheneAcenaphthyleneAnthraceneBenzo(a)pyreneBenzo(b&i)fluorantheneBenzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.5 < 0.3 < 0.5 < 20 < 50 < 100	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	.1 .5 .5 .5 .5 .3 .5 .3	Pass Pass Pass Pass Pass Pass Pass	
trans-1.3-Dichloropropene Trichloroethene Trichlorofluoromethane Vinyl chloride Xylenes - Total Method Blank Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene TRH C6-C10 TRH >C10-C16 TRH >C16-C34 TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Anthracene Benzo(a)anthracene Benzo(b&i)fluoranthene Benzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.5 < 0.5 < 0.5 < 0.3 < 0.5	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	.5 .5 .5 .3 .5	Pass Pass Pass Pass Pass	
Trichloroethene I Trichlorofluoromethane Vinyl chloride Xylenes - Total Image: Comparison of the state of th	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.5 < 0.5 < 0.3 < 0.5 < 0.5 < 20 < 50 < 100	0 0 0 0 0 0 0 0 0 0 2 2 5	.5 .5 .3 .5	Pass Pass Pass Pass	
Trichlorofluoromethane Vinyl chloride Xylenes - Total Method Blank Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene TRH C6-C10 TRH >C10-C16 TRH >C16-C34 TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Acenaphthylene Benzo(a)anthracene Benzo(a)pyrene Benzo(b&j)fluoranthene Benzo(g.h.i)perylene Acenaphtene	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.5 < 0.3 < 0.5 < 20 < 50 < 100	0 0 0 0 0 0 0 0 2 5	.5 .5 .3 .5	Pass Pass Pass	
Vinyl chloride Xylenes - Total Method Blank Image: Constant of the second s	mg/kg mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.5 < 0.3 < 0.5 < 20 < 50 < 100	0 0 0 0 0 2 5	.5 .3 .5	Pass Pass	
Xylenes - Total Method Blank Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene TRH C6-C10 TRH >C10-C16 TRH >C16-C34 TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(b&j)fluoranthene Benzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg mg/kg	< 0.3 < 0.5 < 20 < 50 < 100	0 0 2 5	.3	Pass	
Method Blank Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene TRH C6-C10 TRH >C10-C16 TRH >C16-C34 TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(b&j)fluoranthene Benzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg	< 0.5 < 20 < 50 < 100	0	.5		
Total Recoverable Hydrocarbons - 2013 NEPM Fractions Naphthalene Image: Colspan="2">Image: Colspan="2" Image: C	mg/kg mg/kg mg/kg mg/kg	< 20 < 50 < 100	2		Pass	
Naphthalene TRH C6-C10 TRH >C10-C16 TRH >C16-C34 TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(b&j)fluoranthene Benzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg	< 20 < 50 < 100	2		Pass	
TRH C6-C10 TRH >C10-C16 TRH >C16-C34 TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(b&j)fluoranthene Benzo(g.h.i)perylene	mg/kg mg/kg mg/kg mg/kg	< 20 < 50 < 100	2		Pass	
TRH >C10-C16 I TRH >C16-C34 I TRH >C34-C40 I Method Blank I Polycyclic Aromatic Hydrocarbons I Acenaphthene I Acenaphthylene I Anthracene I Benz(a)anthracene I Benzo(a)pyrene I Benzo(b&j)fluoranthene I Benzo(g.h.i)perylene I	mg/kg mg/kg mg/kg	< 50 < 100	5	20 1		
TRH >C10-C16 Image: Constraint of the second se	mg/kg mg/kg mg/kg	< 100			Pass	
TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(bši)fluoranthene Benzo(g.h.i)perylene	mg/kg		1	i0 I	Pass	
TRH >C34-C40 Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(bši)fluoranthene Benzo(g.h.i)perylene	mg/kg	< 100			Pass	
Method Blank Polycyclic Aromatic Hydrocarbons Acenaphthene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(bši)fluoranthene Benzo(g.h.i)perylene			1	00 1	Pass	
Acenaphthene Acenaphthylene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(bàj)fluoranthene Benzo(bàj)fluoranthene Benzo(g.h.i)perylene Benzo(g.h.i)perylene	mg/kg					
Acenaphthene Acenaphthylene Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(bàj)fluoranthene Benzo(bàj)fluoranthene Benzo(g.h.i)perylene Benzo(g.h.i)perylene	mg/kg					
Acenaphthylene Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(bàj)fluoranthene Benzo(baj)fluoranthene		< 0.5	0	.5	Pass	
Anthracene Benz(a)anthracene Benzo(a)pyrene Benzo(b§j)fluoranthene Benzo(g.h.i)perylene Benzo(g.h.i)perylene	mg/kg	< 0.5			Pass	
Benz(a)anthracene Benzo(a)pyrene Benzo(b&j)fluoranthene Benzo(g.h.i)perylene	mg/kg	< 0.5			Pass	
Benzo(a)pyrene Benzo(b&j)fluoranthene Benzo(g.h.i)perylene Benzo(g.h.i)perylene	mg/kg	< 0.5			Pass	
Benzo(b&j)fluoranthene Benzo(g.h.i)perylene	mg/kg	< 0.5			Pass	
Benzo(g.h.i)perylene	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
	mg/kg	< 0.5			Pass	
Method Blank		1010				
Organochlorine Pesticides						
	mg/kg	< 0.1	0	.1 1	Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass	
	mg/kg	< 0.05			Pass Pass	
	mg/kg	< 0.05			Pass Pass	

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Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Heptachlor	mg/kg	< 0.05	0.05	Pass	
Heptachlor epoxide	mg/kg	< 0.05	0.05	Pass	
Hexachlorobenzene	mg/kg	< 0.05	0.05	Pass	
Methoxychlor	mg/kg	< 0.05	0.05	Pass	
Toxaphene	mg/kg	< 1	1	Pass	
Method Blank					
Polychlorinated Biphenyls					
Aroclor-1016	mg/kg	< 0.1	0.1	Pass	
Aroclor-1221	mg/kg	< 0.1	0.1	Pass	
Aroclor-1232	mg/kg	< 0.1	0.1	Pass	
Aroclor-1242	mg/kg	< 0.1	0.1	Pass	
Aroclor-1248	mg/kg	< 0.1	0.1	Pass	
Aroclor-1254	mg/kg	< 0.1	0.1	Pass	
Aroclor-1260	mg/kg	< 0.1	0.1	Pass	
Total PCB*	mg/kg	< 0.1	0.1	Pass	
Method Blank		• •			
Phenols (Halogenated)					
2-Chlorophenol	mg/kg	< 0.5	0.5	Pass	
2.4-Dichlorophenol	mg/kg	< 0.5	0.5	Pass	
2.4.5-Trichlorophenol	mg/kg	< 1	1	Pass	
2.4.6-Trichlorophenol	mg/kg	< 1	1.0	Pass	
2.6-Dichlorophenol	mg/kg	< 0.5	0.5	Pass	
4-Chloro-3-methylphenol	mg/kg	< 1	1.0	Pass	
Pentachlorophenol	mg/kg	< 1	1.0	Pass	
Tetrachlorophenols - Total	mg/kg	< 1	1.0	Pass	
Method Blank					
Phenols (non-Halogenated)					
2-Cyclohexyl-4.6-dinitrophenol	mg/kg	< 20	20	Pass	
2-Methyl-4.6-dinitrophenol	mg/kg	< 5	5	Pass	
2-Methylphenol (o-Cresol)	mg/kg	< 0.2	0.2	Pass	
2-Nitrophenol	mg/kg	< 1	1.0	Pass	
2.4-Dimethylphenol	mg/kg	< 0.5	0.5	Pass	
2.4-Dinitrophenol	mg/kg	< 5	5	Pass	
3&4-Methylphenol (m&p-Cresol)	mg/kg	< 0.4	0.4	Pass	
4-Nitrophenol	mg/kg	< 5	5	Pass	
Dinoseb	mg/kg	< 20	20	Pass	
Phenol	mg/kg	< 0.5	0.5	Pass	
Method Blank					
% Clay	%	< 1	1	Pass	
Chromium (hexavalent)	mg/kg	< 1	1	Pass	
Conductivity (1:5 aqueous extract at 25°C as rec.)	uS/cm	< 10	10	Pass	
Cyanide (total)	mg/kg	< 5	5	Pass	
Fluoride	mg/kg	< 100	100	Pass	
Total Organic Carbon	%	< 0.1	0.1	Pass	
Method Blank					
Heavy Metals					
Arsenic	mg/kg	< 2	2	Pass	
Cadmium	mg/kg	< 0.4	0.4	Pass	
Chromium	mg/kg	< 5	5	Pass	
Copper	mg/kg	< 5	5	Pass	
Iron	mg/kg	< 20	20	Pass	
Lead	mg/kg	< 5	5	Pass	
Mercury	mg/kg	< 0.1	0.1	Pass	
Molybdenum	mg/kg	< 5	5	Pass	

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Test	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Nickel	mg/kg	< 5	5	Pass	
Selenium	mg/kg	< 2	2	Pass	
Silver	mg/kg	< 0.2	0.2	Pass	
Tin	mg/kg	< 10	10	Pass	
Zinc	mg/kg	< 5	5	Pass	
LCS - % Recovery			 		
Total Recoverable Hydrocarbons - 1999 NEPM Fraction	s				
TRH C10-C14	%	93	70-130	Pass	
LCS - % Recovery					
Volatile Organics					
1.1-Dichloroethene	%	87	70-130	Pass	
1.1.1-Trichloroethane	%	105	70-130	Pass	
1.2-Dichlorobenzene	%	110	70-130	Pass	
1.2-Dichloroethane	%	111	70-130	Pass	
Benzene	%	109	70-130	Pass	
Ethylbenzene	%	122	70-130	Pass	
m&p-Xylenes	%	123	70-130	Pass	
Toluene	%	114	70-130	Pass	
Xylenes - Total	%	123	70-130	Pass	
LCS - % Recovery	·				
Total Recoverable Hydrocarbons - 2013 NEPM Fraction	s				
Naphthalene	%	78	70-130	Pass	
TRH >C10-C16	%	101	70-130	Pass	
LCS - % Recovery					
Polycyclic Aromatic Hydrocarbons					
Acenaphthene	%	78	70-130	Pass	
Acenaphthylene	%	83	70-130	Pass	
Anthracene	%	91	70-130	Pass	
Benz(a)anthracene	%	74	70-130	Pass	
Benzo(a)pyrene	%	80	70-130	Pass	
Benzo(b&j)fluoranthene	%	76	70-130	Pass	
Benzo(g.h.i)perylene	%	82	70-130	Pass	
Benzo(k)fluoranthene	%	94	70-130	Pass	
Chrysene	%	89	70-130	Pass	
Dibenz(a.h)anthracene	%	73	70-130	Pass	
Fluoranthene	%	107	70-130	Pass	
Fluorene	%	93	70-130	Pass	
Indeno(1.2.3-cd)pyrene	%	73	70-130	Pass	
Naphthalene	%	83	70-130	Pass	
Phenanthrene	%	97	70-130	Pass	
Pyrene	%	110	70-130	Pass	
LCS - % Recovery					
Organochlorine Pesticides					
4.4'-DDD	%	120	70-130	Pass	
4.4'-DDE	%	126	70-130	Pass	
4.4'-DDT	%	109	70-130	Pass	
a-BHC	%	120	70-130	Pass	
Aldrin	%	127	70-130	Pass	
b-BHC	%	113	70-130	Pass	
d-BHC	%	113	70-130	Pass	
Dieldrin	%	127	70-130	Pass	
Endosulfan I	%	122	70-130	Pass	
Endosulfan II	%	119	70-130	Pass	
Endosulfan sulphate	%	122	70-130	Pass	

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Test	Units	Result 1		ceptance Limits	Pass Limits	Qualifying Code
Endrin	%	126		70-130	Pass	
Endrin aldehyde	%	127		70-130	Pass	
Endrin ketone	%	118		70-130	Pass	
g-BHC (Lindane)	%	117	7	70-130	Pass	
Heptachlor	%	109		70-130	Pass	
Heptachlor epoxide	%	118	7	70-130	Pass	
Hexachlorobenzene	%	117		70-130	Pass	
Methoxychlor	%	92		70-130	Pass	
LCS - % Recovery						
Polychlorinated Biphenyls						
Aroclor-1260	%	75	7	70-130	Pass	
LCS - % Recovery						
Phenols (Halogenated)						
2-Chlorophenol	%	86	3	30-130	Pass	
2.4-Dichlorophenol	%	72		30-130	Pass	
2.4.5-Trichlorophenol	%	59		30-130	Pass	
2.4.6-Trichlorophenol	%	71		30-130	Pass	
2.6-Dichlorophenol	%	85		30-130	Pass	
4-Chloro-3-methylphenol	%	82		30-130	Pass	
Pentachlorophenol	%	60		30-130	Pass	
Tetrachlorophenols - Total	%	59		30-130	Pass	
LCS - % Recovery	,,,				1 400	
Phenols (non-Halogenated)						
2-Cyclohexyl-4.6-dinitrophenol	%	31		30-130	Pass	
2-Methyl-4.6-dinitrophenol	%	32		30-130 30-130	Pass	
2-Methylphenol (o-Cresol)	%	78		30-130 30-130	Pass	
2-Nitrophenol	%	81		30-130 30-130	Pass	
2.4-Dimethylphenol	%	70		30-130 30-130	Pass	
2.4-Dinitrophenol	%	42		30-130 30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	%	86		30-130 30-130	Pass	
4-Nitrophenol	%	37		30-130 30-130	Pass	
Dinoseb	%	36		30-130	Pass	
Phenol	%	85		30-130 30-130	Pass	
LCS - % Recovery	/0	05		50-150	F 455	
% Clay	%	96	7	70-130	Pass	
Chromium (hexavalent)	%	90		70-130	Pass	
Cyanide (total)	%	90 97		70-130	Pass	
Fluoride	%	97 114		70-130	Pass	
Total Organic Carbon	%	101		70-130	Pass	
LCS - % Recovery	70		/	10-130	F 855	
Heavy Metals	0/	05		0 4 2 0	Deee	
Arsenic	%	95		30-120	Pass	
Chromium	%	95		30-120	Pass	
Chromium		106		30-120	Pass	
Copper	%	107		30-120	Pass	
Lead	%	106		30-120	Pass	
Mercury	%	108		75-125	Pass	
Molybdenum	%	104		30-120	Pass	
Nickel	%	106		30-120	Pass	
Selenium	%	92		30-120	Pass	
Silver	%	102		30-120	Pass	
Tin	%	98		30-120	Pass	
Zinc	%	101	8	30-120	Pass	



Test	Lab Sample ID	QA Source	Units	Result 1	Acceptance Limits	Pass Limits	Qualifying Code
Spike - % Recovery							
Heavy Metals				Result 1			
Arsenic	M18-Se32252	NCP	%	86	75-125	Pass	
Spike - % Recovery							
Polycyclic Aromatic Hydrocarbor	าร			Result 1			
Acenaphthene	M18-Se31760	CP	%	71	70-130	Pass	
Acenaphthylene	M18-Se31760	CP	%	92	70-130	Pass	
Anthracene	M18-Se31760	CP	%	101	70-130	Pass	
Benz(a)anthracene	M18-Se31760	CP	%	78	70-130	Pass	
Benzo(a)pyrene	M18-Se31760	CP	%	87	70-130	Pass	
Benzo(b&j)fluoranthene	M18-Se31760	CP	%	81	70-130	Pass	
Benzo(g.h.i)perylene	M18-Se31760	CP	%	85	70-130	Pass	
Benzo(k)fluoranthene	M18-Se31760	CP	%	101	70-130	Pass	
Chrysene	M18-Se31760	CP	%	95	70-130	Pass	
Dibenz(a.h)anthracene	M18-Se31760	CP	%	77	70-130	Pass	
Fluoranthene	M18-Se31760	CP	%	117	70-130	Pass	
Fluorene	M18-Se31760	CP	%	105	70-130	Pass	
Indeno(1.2.3-cd)pyrene	M18-Se31760	CP	%	73	70-130	Pass	
Naphthalene	M18-Se31760	CP	%	92	70-130	Pass	
Phenanthrene	M18-Se31760	CP	%	103	70-130	Pass	
Pyrene	M18-Se31760	CP	%	121	70-130	Pass	
Spike - % Recovery							
Phenols (Halogenated)				Result 1			
2-Chlorophenol	M18-Se31760	CP	%	62	30-130	Pass	
2.4-Dichlorophenol	M18-Se31760	CP	%	52	30-130	Pass	
2.4.5-Trichlorophenol	M18-Se31760	CP	%	58	30-130	Pass	
2.4.6-Trichlorophenol	M18-Se31760	CP	%	92	30-130	Pass	
2.6-Dichlorophenol	M18-Se31760	CP	%	60	30-130	Pass	
4-Chloro-3-methylphenol	M18-Se31760	CP	%	56	30-130	Pass	
Tetrachlorophenols - Total	M18-Se31760	CP	%	30	30-130	Pass	
Spike - % Recovery				•	· · · ·		
Phenols (non-Halogenated)				Result 1			
2-Methylphenol (o-Cresol)	M18-Se31760	CP	%	59	30-130	Pass	
2-Nitrophenol	M18-Se31760	CP	%	54	30-130	Pass	
2.4-Dimethylphenol	M18-Se31760	CP	%	56	30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	M18-Se31760	CP	%	61	30-130	Pass	
4-Nitrophenol	M18-Se31760	CP	%	50	30-130	Pass	
Phenol	M18-Se31760	CP	%	70	30-130	Pass	
Spike - % Recovery							
Heavy Metals				Result 1			
Cadmium	M18-Se31761	CP	%	107	75-125	Pass	
Chromium	M18-Se31761	CP	%	101	75-125	Pass	
Copper	M18-Se31761	CP	%	120	75-125	Pass	
Lead	M18-Se31761	СР	%	95	75-125	Pass	
Mercury	M18-Se31761	CP	%	75	70-130	Pass	
Molybdenum	M18-Se31761	CP	%	100	75-125	Pass	
Nickel	M18-Se31761	CP	%	79	75-125	Pass	
Selenium	M18-Se31761	СР	%	80	75-125	Pass	
Silver	M18-Se31761	CP	%	115	75-125	Pass	
Tin	M18-Se31761	CP	%	90	75-125	Pass	
Zinc	M18-Se31761	CP	%	82	75-125	Pass	
Spike - % Recovery	, , , , , , , , , , , , , , , , , , , ,						
Total Recoverable Hydrocarbons	- 1999 NEPM Fract	tions		Result 1			
TRH C6-C9	M18-Se35140	NCP	%	127	70-130	Pass	

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Test	Lab Sample ID	QA Source	Units	Result 1		Acceptance Limits	Pass Limits	Qualifying Code
TRH C10-C14	M18-Se30124	NCP	%	91		70-130	Pass	
Spike - % Recovery								
Volatile Organics				Result 1				
1.1.1-Trichloroethane	M18-Se35140	NCP	%	78		70-130	Pass	
1.2-Dichlorobenzene	M18-Se35140	NCP	%	112		70-130	Pass	
1.2-Dichloroethane	M18-Se35140	NCP	%	102		70-130	Pass	
Benzene	M18-Se35140	NCP	%	89		70-130	Pass	
Ethylbenzene	M18-Se35140	NCP	%	120		70-130	Pass	
m&p-Xylenes	M18-Se35140	NCP	%	117		70-130	Pass	
o-Xylene	M18-Se35140	NCP	%	117		70-130	Pass	
Toluene	M18-Se35140	NCP	%	102		70-130	Pass	
Xylenes - Total	M18-Se35140	NCP	%	117		70-130	Pass	
Spike - % Recovery		1101	/0			10 100	1 400	
Total Recoverable Hydrocarbons	- 2013 NEPM Eract	lione		Result 1				
Naphthalene	M18-Se35140	NCP	%	79		70-130	Pass	
TRH C6-C10	M18-Se35140	NCP	%	130		70-130	Pass	
TRH >C10-C16	M18-Se30124	NCP	%	98		70-130	Pass	
	1010-3630124	NOP	/0	30		10-130	F d 5 5	
Spike - % Recovery				Desult 4				
Organochlorine Pesticides	D40.0-00005	NOD	0/	Result 1		70.400	Dees	
4.4'-DDD	P18-Se29365	NCP	%	125		70-130	Pass	
4.4'-DDE	P18-Se29365	NCP	%	125		70-130	Pass	
4.4'-DDT	P18-Se29365	NCP	%	110		70-130	Pass	
a-BHC	P18-Se29365	NCP	%	118		70-130	Pass	
Aldrin	P18-Se29365	NCP	%	124		70-130	Pass	
b-BHC	P18-Se29365	NCP	%	108		70-130	Pass	
d-BHC	P18-Se29365	NCP	%	113		70-130	Pass	
Dieldrin	P18-Se29365	NCP	%	125		70-130	Pass	
Endosulfan I	P18-Se29365	NCP	%	120		70-130	Pass	
Endosulfan II	P18-Se29365	NCP	%	117		70-130	Pass	
Endosulfan sulphate	P18-Se29365	NCP	%	122		70-130	Pass	
Endrin	P18-Se29365	NCP	%	126		70-130	Pass	
Endrin aldehyde	P18-Se29365	NCP	%	117		70-130	Pass	
Endrin ketone	P18-Se29365	NCP	%	116		70-130	Pass	
g-BHC (Lindane)	P18-Se29365	NCP	%	116		70-130	Pass	
Heptachlor	P18-Se29365	NCP	%	115		70-130	Pass	
Heptachlor epoxide	P18-Se29365	NCP	%	116		70-130	Pass	
Hexachlorobenzene	P18-Se29365	NCP	%	114		70-130	Pass	
Methoxychlor	P18-Se29365	NCP	%	101		70-130	Pass	
Spike - % Recovery					· · ·			
Polychlorinated Biphenyls				Result 1				
Aroclor-1260	M18-Se32778	NCP	%	100		70-130	Pass	
Spike - % Recovery								
Phenols (Halogenated)				Result 1				
2-Chlorophenol	M18-Se32220	NCP	%	81		30-130	Pass	
2.4-Dichlorophenol	M18-Se32220	NCP	%	65		30-130	Pass	
2.4.5-Trichlorophenol	M18-Se32220	NCP	%	124		30-130	Pass	
2.4.6-Trichlorophenol	M18-Se32220	NCP	%	59		30-130	Pass	
2.6-Dichlorophenol	M18-Se32220	NCP	%	77		30-130	Pass	
4-Chloro-3-methylphenol	M18-Se32220	NCP	%	68		30-130	Pass	
Pentachlorophenol	M18-Se30351	NCP	%	46		30-130	Pass	
Tetrachlorophenols - Total	M18-Se32220	NCP	%	40		30-130	Pass	
	1010-3632220		/0			30-130	1 455	
Spike - % Recovery				Boowled				
Phenois (non-Halogenated)	M40.0 07007	NOD	C'	Result 1		00.400		
2-Cyclohexyl-4.6-dinitrophenol	M18-Se27627	NCP	%	32		30-130	Pass	

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Test	Lab Sample ID	QA Source	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
2-Methyl-4.6-dinitrophenol	M18-Se27627	NCP	%	54			30-130	Pass	
2-Methylphenol (o-Cresol)	M18-Se32220	NCP	%	74			30-130	Pass	
2-Nitrophenol	M18-Se32220	NCP	%	70			30-130	Pass	
2.4-Dimethylphenol	M18-Se32220	NCP	%	66			30-130	Pass	
2.4-Dinitrophenol	M18-Se27627	NCP	%	35			30-130	Pass	
3&4-Methylphenol (m&p-Cresol)	M18-Se32220	NCP	%	83			30-130	Pass	
4-Nitrophenol	M18-Se30313	NCP	%	31			30-130	Pass	
Dinoseb	M18-Se30351	NCP	%	92			30-130	Pass	
Phenol	M18-Se32220	NCP	%	87			30-130	Pass	
Spike - % Recovery									
				Result 1					
Chromium (hexavalent)	M18-Se34927	NCP	%	88			70-130	Pass	
Fluoride	M18-Se31765	СР	%	50			70-130	Fail	Q08
Test	Lab Sample ID	QA	Units	Result 1			Acceptance	Pass	Qualifying
	Lab Gampie ID	Source	onita	Result 1			Limits	Limits	Code
Duplicate				1	1		T		
Polycyclic Aromatic Hydrocarbon				Result 1	Result 2	RPD			
Acenaphthene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Acenaphthylene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Anthracene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benz(a)anthracene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(a)pyrene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(b&j)fluoranthene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(g.h.i)perylene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzo(k)fluoranthene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chrysene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Dibenz(a.h)anthracene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluoranthene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Fluorene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Indeno(1.2.3-cd)pyrene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Naphthalene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Phenanthrene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Pyrene	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Duplicate				_					
Phenols (Halogenated)				Result 1	Result 2	RPD			
2-Chlorophenol	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dichlorophenol	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4.5-Trichlorophenol	M18-Se31759	CP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4.6-Trichlorophenol	M18-Se31759	CP	mg/kg	< 1	< 1	<1	30%	Pass	
2.6-Dichlorophenol	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Chloro-3-methylphenol	M18-Se31759	CP	mg/kg	< 1	< 1	<1	30%	Pass	
Pentachlorophenol	M18-Se31759	CP	mg/kg	< 1	< 1	<1	30%	Pass	
Tetrachlorophenols - Total	M18-Se31759	СР	mg/kg	< 1	< 1	<1	30%	Pass	
Duplicate									
Phenols (non-Halogenated)				Result 1	Result 2	RPD			
2-Cyclohexyl-4.6-dinitrophenol	M18-Se31759	CP	mg/kg	< 20	< 20	<1	30%	Pass	
2-Methyl-4.6-dinitrophenol	M18-Se31759	CP	mg/kg	< 5	< 5	<1	30%	Pass	
2-Methylphenol (o-Cresol)	M18-Se31759	CP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
2-Nitrophenol	M18-Se31759	СР	mg/kg	< 1	< 1	<1	30%	Pass	
2.4-Dimethylphenol	M18-Se31759	СР	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dinitrophenol	M18-Se31759	CP	mg/kg	< 5	< 5	<1	30%	Pass	
3&4-Methylphenol (m&p-Cresol)	M18-Se31759	СР	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
4-Nitrophenol	M18-Se31759	CP	mg/kg	< 5	< 5	<1	30%	Pass	
Dinoseb	M18-Se31759	CP	mg/kg	< 20	< 20	<1	30%	Pass	
Phenol	M18-Se31759	CP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	

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Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	M18-Se31760	CP	mg/kg	< 2	< 2	<1	30%	Pass	
Cadmium	M18-Se31760	CP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	M18-Se31760	CP	mg/kg	17	14	16	30%	Pass	
Copper	M18-Se31760	CP	mg/kg	5.6	6.0	7.0	30%	Pass	
Lead	M18-Se31760	CP	mg/kg	< 5	< 5	<1	30%	Pass	
Mercury	M18-Se31760	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Molybdenum	M18-Se31760	CP	mg/kg	< 5	< 5	<1	30%	Pass	
Nickel	M18-Se31760	CP	mg/kg	11	11	5.0	30%	Pass	
Selenium	M18-Se31760	CP	mg/kg	< 2	< 2	<1	30%	Pass	
Silver	M18-Se31760	CP	mg/kg	0.3	0.3	2.0	30%	Pass	
Tin	M18-Se31760	CP	mg/kg	< 10	< 10	<1	30%	Pass	
Zinc	M18-Se31760	CP	mg/kg	< 5	7.0	79	30%	Fail	Q15
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Arsenic	M18-Se31761	CP	mg/kg	< 2	< 2	<1	30%	Pass	
Cadmium	M18-Se31761	CP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
Chromium	M18-Se31761	CP	mg/kg	15	15	1.0	30%	Pass	
Copper	M18-Se31761	CP	mg/kg	19	19	2.0	30%	Pass	
Lead	M18-Se31761	CP	mg/kg	< 5	< 5	<1	30%	Pass	
Mercury	M18-Se31761	CP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Molybdenum	M18-Se31761	CP	mg/kg	< 5	< 5	<1	30%	Pass	
Nickel	M18-Se31761	CP	mg/kg	37	38	2.0	30%	Pass	
Selenium	M18-Se31761	CP	mg/kg	< 2	< 2	<1	30%	Pass	
Silver	M18-Se31761	CP	mg/kg	0.3	0.3	11	30%	Pass	
Tin	M18-Se31761	CP	mg/kg	< 10	< 10	<1	30%	Pass	
Zinc	M18-Se31761	CP	mg/kg	26	26	3.0	30%	Pass	
Duplicate									
				Result 1	Result 2	RPD			
% Clay	M18-Se32954	NCP	%	5.0	3.8	29	30%	Pass	
Conductivity (1:5 aqueous extract at 25°C as rec.)	S18-Se28927	NCP	uS/cm	50	56	11	30%	Pass	
Total Organic Carbon	M18-Se33090	NCP	%	0.4	0.4	4.3	30%	Pass	
Duplicate									
Heavy Metals				Result 1	Result 2	RPD			
Iron	M18-Se30209	NCP	mg/kg	530	520	2.0	30%	Pass	
Duplicate				-					
Total Recoverable Hydrocarbons	1999 NEPM Fract	ions		Result 1	Result 2	RPD			
TRH C6-C9	M18-Se35139	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C10-C14	M18-Se32216	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH C15-C28	M18-Se32216	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH C29-C36	M18-Se32216	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
Duplicate									
Volatile Organics				Result 1	Result 2	RPD			
1.1-Dichloroethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2.4-Trichlorobenzene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Hexachlorobutadiene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1-Dichloroethene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.1-Trichloroethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.1.2-Tetrachloroethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.2-Trichloroethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.1.2.2-Tetrachloroethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
								1 - 7	
1.2-Dibromoethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2-Dibromoethane 1.2-Dichlorobenzene	M18-Se35139 M18-Se35139	NCP NCP	mg/kg mg/kg	< 0.5 < 0.5	< 0.5 < 0.5	<1 <1	30% 30%	Pass Pass	

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Duplicate									
Volatile Organics				Result 1	Result 2	RPD			
1.2-Dichloropropane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2.3-Trichloropropane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.2.4-Trimethylbenzene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.3-Dichlorobenzene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.3-Dichloropropane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.3.5-Trimethylbenzene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
1.4-Dichlorobenzene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2-Butanone (MEK)	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2-Propanone (Acetone)	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Chlorotoluene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Methyl-2-pentanone (MIBK)	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Allyl chloride	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Benzene	M18-Se35139	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Bromobenzene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromochloromethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromodichloromethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromoform	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Bromomethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Carbon disulfide	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Carbon Tetrachloride	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chlorobenzene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chloroethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chloroform	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Chloromethane	M18-Se35139	NCP		< 0.5	< 0.5	<1	30%	Pass	
cis-1.2-Dichloroethene	M18-Se35139	NCP	mg/kg mg/kg	< 0.5	< 0.5	<1	30%	Pass	
cis-1.3-Dichloropropene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Dibromochloromethane		NCP	~ ~ ~	< 0.5	< 0.5	<1	30%	Pass	
Dibromochloromethane	M18-Se35139	NCP	mg/kg						
	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1 <1	30% 30%	Pass Pass	
Dichlorodifluoromethane	M18-Se35139		mg/kg	< 0.5	< 0.5		i		
Ethylbenzene	M18-Se35139	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Iodomethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Isopropyl benzene (Cumene)	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
m&p-Xylenes	M18-Se35139	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
Methylene Chloride	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
o-Xylene	M18-Se35139	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Styrene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Toluene	M18-Se35139	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
trans-1.2-Dichloroethene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
trans-1.3-Dichloropropene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Trichlorofluoromethane	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Vinyl chloride	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
Xylenes - Total	M18-Se35139	NCP	mg/kg	< 0.3	< 0.3	<1	30%	Pass	
Duplicate	0040 NEDIA E			Dec 11 d	Deck	DDD	1		
Total Recoverable Hydrocarbons				Result 1	Result 2	RPD			
Naphthalene	M18-Se35139	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
TRH C6-C10	M18-Se35139	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
TRH >C10-C16	M18-Se32216	NCP	mg/kg	< 50	< 50	<1	30%	Pass	
TRH >C16-C34	M18-Se32216	NCP	mg/kg	< 100		<1	30%	Pass	
TRH >C34-C40	M18-Se32216	NCP	mg/kg	< 100		<1	30%	Pass	



Duplicate									
Organochlorine Pesticides				Result 1	Result 2	RPD			
Chlordanes - Total	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
4.4'-DDD	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDE	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
4.4'-DDT	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
a-BHC	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Aldrin	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
b-BHC	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
d-BHC	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Dieldrin	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan I	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan II	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endosulfan sulphate	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin aldehyde	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Endrin ketone	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
g-BHC (Lindane)	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Heptachlor epoxide	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Hexachlorobenzene	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Methoxychlor	M18-Se35216	NCP	mg/kg	< 0.05	< 0.05	<1	30%	Pass	
Toxaphene	M18-Se35216	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Duplicate									
Polychlorinated Biphenyls				Result 1	Result 2	RPD			
Aroclor-1016	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1221	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1232	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1242	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1248	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1254	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Aroclor-1260	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Total PCB*	M18-Se35216	NCP	mg/kg	< 0.1	< 0.1	<1	30%	Pass	
Duplicate							_		
Phenols (Halogenated)				Result 1	Result 2	RPD			
2-Chlorophenol	M18-Se32216	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dichlorophenol	M18-Se32216	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4.5-Trichlorophenol	M18-Se32216	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4.6-Trichlorophenol	M18-Se32216	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.6-Dichlorophenol	M18-Se32216	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
4-Chloro-3-methylphenol	M18-Se32216	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Pentachlorophenol	M18-Se32216	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Tetrachlorophenols - Total	M18-Se32216	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
Duplicate									
Phenols (non-Halogenated)				Result 1	Result 2	RPD			
2-Cyclohexyl-4.6-dinitrophenol	M18-Se32216	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
2-Methyl-4.6-dinitrophenol	M18-Se32216	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
2-Methylphenol (o-Cresol)	M18-Se32216	NCP	mg/kg	< 0.2	< 0.2	<1	30%	Pass	
2-Nitrophenol	M18-Se32216	NCP	mg/kg	< 1	< 1	<1	30%	Pass	
2.4-Dimethylphenol	M18-Se32216	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	
2.4-Dinitrophenol	M18-Se32216	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
3&4-Methylphenol (m&p-Cresol)	M18-Se32216	NCP	mg/kg	< 0.4	< 0.4	<1	30%	Pass	
4-Nitrophenol	M18-Se32216	NCP	mg/kg	< 5	< 5	<1	30%	Pass	
Dinoseb	M18-Se32216	NCP	mg/kg	< 20	< 20	<1	30%	Pass	
Phenol	M18-Se32216	NCP	mg/kg	< 0.5	< 0.5	<1	30%	Pass	

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Duplicate									
				Result 1	Result 2	RPD			
pH (1:5 Aqueous extract at 25°C as rec.)	M18-Se35426	NCP	pH Units	5.2	5.1	pass	30%	Pass	
% Moisture	M18-Se31765	CP	%	17	19	9.0	30%	Pass	



Comments

Sample Integrity	
Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	Yes
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Qualifier Codes/Comments

Code	Description
N01	F2 is determined by arithmetically subtracting the "naphthalene" value from the ">C10-C16" value. The naphthalene value used in this calculation is obtained from volatiles (Purge & Trap analysis).
N02	Where we have reported both volatile (P&T GCMS) and semivolatile (GCMS) naphthalene data, results may not be identical. Provided correct sample handling protocols have been followed, any observed differences in results are likely to be due to procedural differences within each methodology. Results determined by both techniques have passed all QAQC acceptance criteria, and are entirely technically valid.
N04	F1 is determined by arithmetically subtracting the "Total BTEX" value from the "C6-C10" value. The "Total BTEX" value is obtained by summing the concentrations of BTEX analytes. The "C6-C10" value is obtained by quantitating against a standard of mixed aromatic/aliphatic analytes.
N07	Please note:- These two PAH isomers closely co-elute using the most contemporary analytical methods and both the reported concentration (and the TEQ) apply specifically to the total of the two co-eluting PAHs
Q08	The matrix spike recovery is outside of the recommended acceptance criteria. An acceptable recovery was obtained for the laboratory control sample indicating a sample matrix interference
015	The RPD reported passas Functions I mat's OC . Acceptance Criteria as defined in the Internal Quality Control Review and Glossan, page of this report

Q15 The RPD reported passes Eurofins | mgt's QC - Acceptance Criteria as defined in the Internal Quality Control Review and Glossary page of this report

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Final report - this Report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here

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Ground Floor, 95 Coventry Street, Southbank, Victoria 3006.

Chain of Custody (COC)

Sheet of Serial No. 2629

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Cogent Acoustics

89-91 & 95 Verdon Street, Warrnambool

Acoustic Engineering Report



89-91 & 95 Verdon Street, Warrnambool

Acoustic Engineering Report

Prepared for:

Veuve Property Group PO Box 1293 Camberwell VIC 3124

Prepared by:

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Revision History

Rev.	Date	Purpose	Prepared by:	Reviewed by:
0	20/12/2018	Not for construction	Alex Horng	Andrew Mitchell
1	16/01/2019	For Construction	Alex Horng	Andrew Mitchell

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Executive Summary

Veuve Property Group has appointed Cogent Acoustics Pty Ltd to provide acoustic consulting services associated with the proposed child care-centre at 89-91 & 95 Verdon Street, Warrnambool.

Advice in relation to the following acoustic elements has been requested, and is presented in this report:

Table 1 Acoustic Design Elements and Reference C	riteria
--	---------

Acoustic Design Element	Reference Criteria
Environmental noise emissions due to children and activities within	AAAC – Guideline for Child
indoor and outdoor areas of the site	Care Centre Acoustic
	Assessment and SEPP N-1
	(Guideline Only)
Environmental noise emissions due to mechanical plant.	NIRV and SEPP N-1
Environmental noise emissions associated with parking areas	SEPP N-1 (Guideline Only)

A review of the above elements has been undertaken and the key findings of the assessment are as follows:

- Noise levels at adjacent residences due to outdoor play area activity are calculated to comply with the adopted guideline noise criteria, subject to the installation of solid noise barriers up to 2.5 m in height along parts of the eastern, southern and western boundaries of the site, as per the recommendations specified in Section 8 of this report.
- Noise due to mechanical plant associated with the development is calculated to comply with the requirements of EPA Publication 1411 'Noise from Industry in Regional Victoria' (NIRV) and State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1), subject to the installation of a 1.8 m high solid boundary fence meeting the specifications presented in Section 9.2.
- It is recommended that further acoustic review to confirm compliance with the environmental noise criteria should be undertaken at the design stage if any of the following occurs:
 - If more than 7 air-conditioning condenser units are to be installed at the child care centre.
 - If the air-conditioning condenser units are to be installed at any location other than as shown in Figure 6.
 - If the selected air-conditioning condenser units have a Sound Power Level greater than 71 dB(A) each.
- It is considered that noise due to deliveries and waste collections will not have adverse impact if performed in accordance with the recommendations provided by the EPA Noise Control Guidelines.

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- Noise due to vehicle movements associated with the proposed childcare centre are calculated to have no significant impact on surrounding residences, as car park activities will typically be of short duration and within the same noise level range as the background noise levels.
- Acoustic treatment to the building will not be required to insulate surrounding properties from noise originating from indoor areas of the development.

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1 Introduction

1.1 Purpose

Veuve Property Group has appointed Cogent Acoustics Pty Ltd to provide acoustic design advice for the proposed child care centre at 89-91 & 95 Verdon Street, Warrnambool, for input to the Planning Permit Application for the development.

A glossary of the acoustic nomenclature used in this report is presented in Appendix A.

1.2 Reference Documentation

This report is based on information contained in the following documents and drawings:

Document	Prepared by	Issue
Email	Matt Russel:	Friday
To: Alex Horng	Veuve Property Group	4:02 pm
Subject: RE: 89-91 & 95 Verdon Street, Warrnambool		7/12/2018
Architectural Drawings	Insite Architects	11/2018
Drawing No. SD01 to SD02		

Table 2 Reference Documentation

1.3 Report Limitations

The following limitations are applicable with respect to the acoustic advice presented in this report:

- Cogent Acoustics has prepared this document for the sole use of the Client and for the specific purpose expressly stated in the document. No other party should rely on this document without the prior written consent of Cogent Acoustics. Cogent Acoustics undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
- The information contained in this document provides advice in relation to acoustics and vibration only. No claims are made and no liability is accepted in respect of design and construction issues falling outside of the specialist field of acoustics and vibration engineering including and not limited to structural integrity, fire rating, architectural buildability and fitness-for-purpose, waterproofing and the like. Supplementary professional advice should be sought in respect of these issues.
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- The recommendations, data and methodology documented in this assessment are based on the listed reference documentation. The recommendations apply specifically to the project under consideration, and must not be utilised for any other purpose. Any modifications or changes to the project from that described in the listed reference documentation may invalidate the advice provided in this document, necessitating a revision.
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2 Project Characteristics

The project site is located at 89-91 & 95 Verdon Street, Warrnambool, as shown in Figure 1. The topography in the area of the site slopes slightly downwards towards Verdon Street.



Figure 1 Aerial Image of Site (Image Source: Google Maps)

The project is to comprise development of a child care centre with capacity for up to 124 children.

The operating hours of the proposed childcare centre will be Monday to Friday, from 6:30 am to 6:30 pm.

Floor plans showing the locations of the outdoor play areas are presented in Figure 2 and Figure 3.



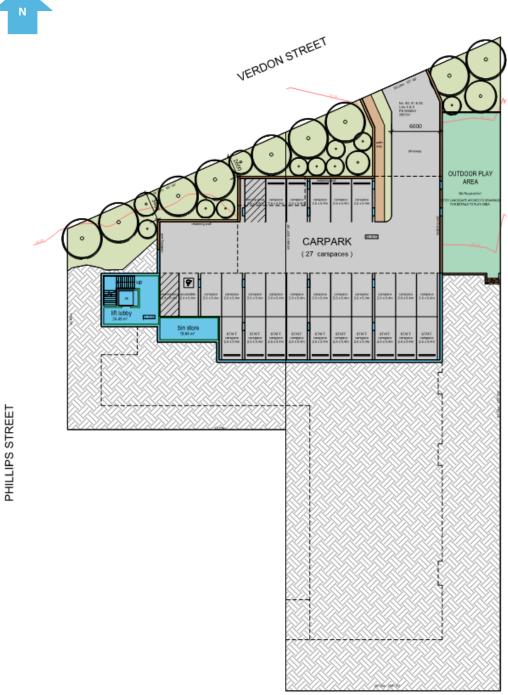


Figure 2 Proposed Ground Floor Plan

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Document Set ID: 10769006 Version: 1, Version Date: 18/02/2019



Figure 3 Proposed First Floor Plan

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Document Set ID: 10769006 Version: 1, Version Date: 18/02/2019



3 Legislation and Guidelines

3.1 Summary of Relevant Documents

Table 3 presents a summary of the relevant legislation and guidelines applicable to the proposed development.

Document	Status	Relevance to this Project
EPA Publication 1411 – Noise from Industry in Regional Victoria (NIRV) (EPA Victoria, 2011)	Guideline	A non-statutory guideline that provides recommended maximum noise levels for noise emissions from commercial, industrial and trade premises outside metropolitan Melbourne.
State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) (State of Victoria, 2001)	Guideline	Prescribes the methods for determining the statutory environmental noise limits that apply to noise emissions from industrial, commercial, and trade premises within metropolitan Melbourne, and the methods to be used for assessment.
		Although the site under consideration is outside metropolitan Melbourne, <i>EPA</i> <i>Publication 1411 – Noise from Industry in</i> <i>Regional Victoria</i> (NIRV) (EPA Victoria, 2011) recommends application of SEPP N-1 due to the site being within a Major Urban Area as defined by NIRV.
		Compliance with SEPP N-1 is not mandatory in this instance unless given legal effect by a statutory instrument such as a Planning Permit or Notice.
Association of Australian Acoustical Consultants – Guideline for Child Care Centre Acoustic Assessment, October 2013 (AAAC, 2013)	Guideline	Provides guidelines in relation to noise due to sources not covered by SEPP N-1, such as playground noise, and noise emissions due to activities inside the building.
EPA Victoria, Noise Control Guidelines, Publication 1254 (EPA Victoria, 2008)	Guideline	Provides guidance in relation to appropriate delivery and waste collection times to control noise impacts on adjacent residences.

S

3.2 EPA Publication 1411 - Noise from Industry in Regional Victoria (NIRV)

EPA Publication 1411 'Noise from Industry in Regional Victoria' (NIRV) (EPA Victoria, 2011) is a nonstatutory guideline that provides guidance on industry noise levels and limits for regional Victoria.

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NIRV provides the methods to set recommended maximum noise levels ('recommended levels') for noise emissions from commercial, industrial and trade premises to noise-sensitive areas such as homes. NIRV's recommended levels are intended to provide a balance between protecting community wellbeing and amenity near industrial premises and supporting the social and economic value of industry in regional Victoria.

NIRV prescribes different methods of determining the recommended maximum noise levels depending on whether the site under consideration is in a Major Urban Area including:

- The part of Melbourne that extends beyond the SEPP N-1 area, but is within the Melbourne Urban Growth Boundary — for example, parts of Pakenham, Belgrave, Mount Evelyn, Mount Eliza, Beveridge and Lilydale.
- Land within the 'Urban Centre boundary' (as defined by the Australian Bureau of Statistics) of an Urban Centre with a population greater than 7000.

For the current project site 89-91 & 95 Verdon Street, the NIRV recommends the applying the procedures of State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) for determination and assessment of noise limits.

3.3 State Environment Protection Policy No. N-1 (SEPP N-1)

State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1) (State of Victoria, 2001) prescribes the procedures used to determine limits for, and assess, environmental noise emissions from sources such as mechanical equipment and activities associated with commercial, industrial or trade operations. Compliance with SEPP N-1 is a statutory requirement within the Melbourne Metropolitan Region.

The limits prescribed by SEPP N-1 apply at or within Noise Sensitive Areas, such as residential dwellings, as defined in Appendix A. The limits are dependent on a number of factors including:

- The time of day at which the noise emissions occur;
- The planning zone types in the area of the Noise Sensitive Area; and
- The background noise levels at the Noise Sensitive Area.

In accordance with SEPP N-1, noise emissions from the source under consideration are measured so as to obtain an L_{Aeq} sound pressure level that is representative of the audible noise at the Noise Sensitive Area over a continuous 30-minute period. Adjustments to the measured level are applied where necessary to account for characteristics such as duration, intermittency, reflections, impulsiveness, tonality, and measurement location. The adjusted noise level is termed the Effective Noise Level, and it is the Effective Noise Level that is assessed in relation to the noise limits.

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4 Noise Sensitive Areas

The nearest and potentially most affected Noise Sensitive Areas (NSA) in the vicinity of the proposed development are marked in Figure 4 below.



Figure 4 Noise Sensitive Areas (Image Source: Google Maps)

Details of the Noise Sensitive Areas (NSAs) are as shown in Table 4 below.

NSA Ref.	Receptor Type	Address
NSA 1	Residential 87 Verdon Street, Warrnambool	
NSA 2	Residential	2 Hillside Avenue, Warrnambool
NSA 3	Residential	4 Hillside Avenue, Warrnambool
NSA 4	Residential	6 Phillips Street, Warrnambool
NSA 5	Residential	8 Phillips Street, Warrnambool
NSA 6	Residential	10 Phillips Street, Warrnambool

Table 4 Details of Noise Sensitive Areas (NSA)

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5 Existing Acoustic Environment

5.1 Soundscape

The existing soundscape in the vicinity of the site and potentially most-affected noise sensitive areas is dominated by road traffic noise from Verdon Street and Princes Highway / Raglan Parade.

5.2 Background Noise Levels

Environmental noise logging was performed at the site to establish the background noise levels. The measurements were performed at a location near to the south eastern corner of the site (Location 1) between 10 and 16 December 2018. Details of the measurement location and measurement methodology are presented in Appendix B.

The south eastern corner is the quietest corner of the site and the background noise levels at the selected noise logging location are considered to be representative of the lowest background noise levels at the adjacent Noise Sensitive Areas. The background noise levels would be higher at the parts of the Noise Sensitive Areas located closer to Princes Highway.

Additional short-term attended noise measurements were performed at the northern boundary (Location 2) and at approximately 45 m from the northern boundary (Location 3) to enable the difference in background noise levels to be determined. Details of these additional measurements are presented in Appendix B.

Table 5 presents a summary of the measured background noise levels, as determined in accordance with the procedures given by SEPP N-1. Graphs showing the variation of background noise level over the full measurement period are presented in Appendix C.

Period	Applicable Times	L _{A90} Background Noise Level, dB(A)
Day	7am to 6pm Monday to Friday7am to 1pm Saturday	41
Evening	 6pm to 10pm Monday to Friday 1pm to 10pm Saturdays 7am to 10pm Sundays and Public Holidays 	41
Night	 10pm to 7am All Days 	38

Table 5	Background Noise Levels
---------	-------------------------

The results of the short term attended background noise measurements at Location 1 and 2 are presented in Table 6.



	L _{A90}	Overall,	II, Unweighted Octave Band Sound Pressure Level, Leq (dB				ve Band Sound Pressure Level, L _{eq} (d		(dB)
Location	dB(A)	L _{Aeq} dB(A)	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz
Location 2 – North Boundary	51	62	69	68	63	58	57	52	45
Location 3 – 45 m from North Boundary	44	53	65	60	54	49	48	44	40
Noise logging results at Location 1 during same period.	37	47	60	55	49	44	41	38	31

Table 6 Short Term Attended Noise Measurement Results

Comparison between the unattended noise logging data and the simultaneous noise data from the attended measurements indicates that the L_{A90} background noise levels at attended measurement Locations 1 and 2 are nominally 14 dB and 7 dB higher respectively than at the noise logging location.



6 Noise Criteria

6.1 NIRV / SEPP N-1 Noise Limits

In accordance EPA Publication 1411 'Noise from Industry in Regional Victoria' (NIRV), mechanical plant noise emissions from the proposed development should be designed to comply with noise limits determined in accordance with the procedures prescribed by State Environment Protection Policy (Control of Noise from Commerce, Industry and Trade) No. N-1 (SEPP N-1) (State of Victoria, 2001).

The noise limits presented in Table 7 have been determined to apply at the potentially most affected Noise Sensitive Areas in accordance with SEPP N-1. Details of the SEPP N-1 Zoning Level and noise limit calculations are presented in Appendix D.

Period	Applicable Times	Noise Limit, L _{eff} , dB(A)
Day	7am to 6pm Monday to Friday7am to 1pm Saturday	51
Evening	 6pm to 10pm Monday to Friday 1pm to 10pm Saturdays 7am to 10pm Sundays and Public Holidays 	45
Night	 10pm to 7am All Days 	41

Table 7 SEPP N-1 Noise Limits

6.2 AAAC Guideline Noise Criteria for Outdoor Play

The Association of Australian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment (AAAC Guideline) (AAAC, 2013) presents a recommended noise impact assessment method for child care centres.

The noise criteria presented in Table 8 are recommended for noise emissions from outdoor play areas to Noise Sensitive Areas in accordance with the AAAC Guideline.

Table 8 AAAC Guideline Noise Criteria for the Proposed Development

Receptor Type	Noise Source	AAAC Guideline Criteria
Residential	Outdoor Play Area	Up to 2 hours total outdoor play per day: $L_{Aeq,15min} \leq Background^1 + 10 dB(A)$
		Over 2 hours total outdoor play per day:
		$L_{Aeq,15min} \leq Background^{1} + 5 dB(A)$

 $^{\rm 1}$ Background noise level measured as $L_{\rm A90,15min}$ sound pressure level.

Whilst the above criteria have been considered for guidance in this assessment, it is noted that certain aspects of the guideline do not align well with contemporary early learning practice and good urban design. In particular:



- The allowance of higher limits for less than 2 hours of play in outdoor areas has the potential to result in restrictions being placed on the duration of children's outdoor play as a noise mitigation measure. Outdoor play is recognised to have significant health and learning benefits that would be negatively impacted by restrictions on outdoor play time.
- The guideline criterion of background + 5 dB(A) that applies for more than 2 hours of play, is understood to have been based on NSW criteria for industrial noise (NSW Industrial Noise Policy). Various planning decisions and acoustics journal papers (Renzo Tonin & Associates, 2010) have recognised that the character of children's play noise is different to typical industrial noise (e.g. due to mechanical equipment) and is less 'offensive' compared to other types of environmental noise.
- Strict compliance with the AAAC Guideline can lead to excessive noise barrier height requirements, giving rise to visual and shadowing impacts for adjacent properties.

Based on the background noise monitoring results, the criterion that would apply for Noise Sensitive Areas at the rear (south end) of the site in accordance with the AAAC Guideline would be 47 dB(A) L_{Aeq} . However, it is noted that this would result in noise from outdoor play areas being designed to a more stringent criterion than the SEPP N-1 noise limits that will apply to mechanical plant noise emissions.

Having regard to the above points, the AAAC Guideline is considered to result in an unreasonably stringent noise criteria at the rear of the site. It is instead proposed for Noise Sensitive Areas further than 45 m from the northern boundary of the site, to adopt the 'Day' period SEPP N-1 noise limits as a guideline for noise emissions due to children in outdoor play areas.

Based on the above discussion, the noise criteria presented in Table 9 below have been adopted for noise levels received at adjacent residential properties due to outdoor play activity at the child care centre.

Location	Outdoor Play Area Noise Criteria, dB(A), L _{Aeq}
Residences within 45 m from the North Boundary (Verdon Street)	$L_{Aeq,15min} \leq 54 \text{ dB}(A)$
Residences further than 45 m from the North Boundary	$L_{Aeq,15min} \leq 51 \text{ dB}(A)$

Table 9 Adopted Noise Criteria for Children Outdoor Play Activity



7 Acoustic Review and Design Recommendations

7.1 Noise Modelling

Noise modelling was undertaken to predict the operational noise emissions from the proposed child care centre to the nearby Noise Sensitive Areas. The modelling was performed using SoundPLAN version 7.4 environmental noise modelling software, implementing the ISO 9613-2:1996 (International Organization of Standardization, 1996) calculation methodology.

7.2 Input Parameters

For the purpose of this acoustic assessment the following input parameters have been used based on the preliminary planning information available for the development:

- The assessment has been based on the child care centre operating hours being Monday to Friday from 6:30 am to 6:30 pm.
- The total number of children to be accommodated in the proposed child care centre is 124.
 Based on the preliminary planning information, the assessment has been based on the number of children allocated as per following Table 10.

Outdoor Play Area	Age Group (Years)	No. of Children in the Play Area
	0-2	-
Play Area 1	2-3	22
	3-6	-
	0-2	20
Play Area 2	2-3	16
	3-6	-
	0-2	-
Play Area 3	2-3	-
	3-6	22
	0-2	-
Play Area 4	2-3	-
	3-6	44
Total		124

Table 10 Maximum Number of Children at Different Outdoor Play Areas

 Sound Power Levels of children playing have been based on the guidelines provided by the Association of Australian Acoustical Consultants for Child Care Centre Acoustic Assessment (AAAC, 2013), as presented in Table 11.

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Table 11	Sound Power	Levels for Groups	of 10 Children Playing
----------	-------------	-------------------	------------------------

Age Group	Sound Power Level for groups of 10 children playing, dB(A)
0 – 2 Yrs	77 to 80
2 – 3 Yrs	83 to 87
3 – 6 Yrs	84 to 90

- It is unlikely that all 124 children will play outdoors at the same time, however, to simulate a
 potential worst-case scenario, acoustic predictions have been carried out considering all
 children playing outside at the same time.
- Noise emissions due to the children playing has been based on noise originating from outdoor play areas.
- The mechanical plant noise calculations are based on heating and cooling for the building being provided by split system air-conditioning units. Mechanical services details for the proposed building are not yet available. Approximate heating / cooling requirements have been calculated based on a general estimate of 150 W/m². Therefore, allowance for 7-off 14.0 kW air-conditioning condenser units serving the proposed child care centre has been included in the modelling. The Sound Power Level of the units has been modelled based on Daikin model RXYMQ4AV4A, which have a Sound Power Level of 71 dB(A).
- A +2 dB(A) tonality adjustment has been conservatively included in the calculations to allow for possible minor tonality characteristics of the air-conditioning units, in accordance with SEPP N-1 procedures.
- The air-conditioning condenser units have been modelled as being located within the ground level services yard shown on the first floor plan in Figure 3. The locations of these units have been distributed between the "walk-through storage shed" at the southern end of the service yard and the staff room at the northern end of the service yard, as per advice provided by Veuve Property Group.
- It is understood that existing masonry walls are located along the eastern boundary of the property, however no solid fences were considered in the acoustic model. Therefore, the model is considered conservative in this regard.
- Toilet and kitchen exhaust fans are anticipated to be small roof-mounted fans or typical domestic type fans, which are unlikely to be a significant source of noise.
- Noise from the car park has been modelled based on 27 parking bays (as per referenced documents). Modelling has been undertaken to simulate noise levels during peak period morning drop-off or afternoon pick-up. The modelling has conservatively been based on the full capacity of the child care centre (124 children) arriving or leaving in separate vehicles over a one-hour peak period (typically 8:00 am to 9:00 am and 5:00 pm to 6:00 pm).



Further details of the noise modelling parameters and source sound power levels are presented in Appendix E.

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8 Children Play Area Noise Emissions

8.1 Calculated Noise Emissions from Outdoor Play Areas (Without Noise Mitigation)

Table 12 presents the calculated noise levels at the nearby Noise Sensitive Areas, due to children playing in outdoor areas without noise mitigation measures implemented.

Noise Sensitive Areas	Calculated Noise Level, L _{Aeq} , dB(A)	Noise Criteria, L _{Aeq} , dB(A)	Noise Criterion Compliance
NSA 1	40	54	\checkmark
NSA 2	60	54	×
NSA 3	60	51	×
NSA 4	58	51	×
NSA 5	57	51	×
NSA 6	43	54	√

Table 12 Predicted Noise Levels from Outdoor Play Areas – Without Noise Mitigation

Based on the results presented above, noise due to the outdoor play areas will exceed the adopted outdoor play noise criteria at the nearest Noise Sensitive Areas, therefore noise mitigation measures will need to be implemented.

8.2 Recommended Noise Mitigation Measures

To achieve the outdoor play area noise criteria at the nearby noise sensitive areas, the following noise mitigation measures are recommended:

- A minimum 1.8 m high noise barrier (1.8 m relative to natural ground level at base of noise barrier) should be constructed at the locations highlighted in green, along the eastern, southern and western boundary of the property as shown in Figure 5.
- A minimum 2.5 m high noise barrier (2.5 m relative to natural ground level at base of noise barrier) should be constructed at the location highlighted in red, along the eastern boundary of the property as shown in Figure 5.
- All noise barriers should be of solid construction with no gaps between panels and no gaps between the barrier and the ground. Acoustically acceptable materials include:
 - Minimum 20 mm thick timber or plywood;
 - Minimum 9 mm thick fibre cement sheet;
 - Minimum 10 mm thick polycarbonate;
 - Or any other suitable material with a minimum mass of 12 kg/m².

It is noted that existing masonry/concrete walls are located along the eastern boundary of the property. These masonry/concrete walls will be acoustically acceptable as noise barriers, provided that they achieve the recommended height as specified above, and there are no gaps between panels.



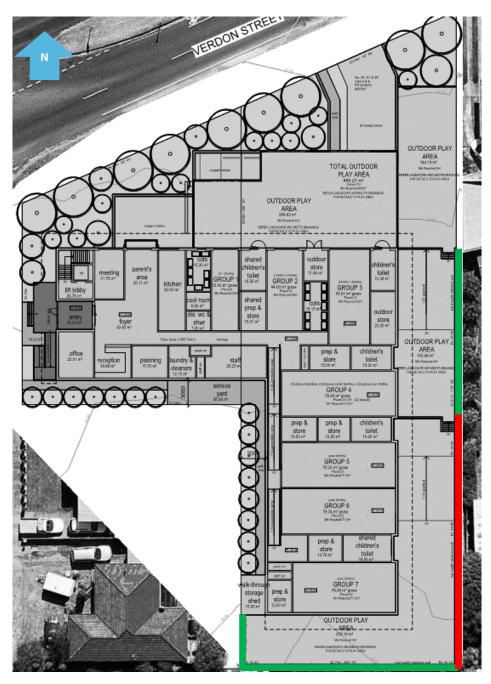


Figure 5 Locations of Recommended Solid Noise Barriers

8.3 Calculated Noise Emissions from Outdoor Play Areas (With Noise Mitigation)

Table 13 presents the calculated noise levels at the nearby noise sensitive areas, due to children playing in outdoor areas, with the recommended noise mitigation measures implemented.

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Table 13	Calculated	Noise Levels from	Outdoo	r Play Areas – With No	ise Mitigation

Noise Sensitive Areas	Calculated Noise Level, L _{Aeq} , dB(A)	Noise Criteria, L _{Aeq} , dB(A)	Noise Criteria Compliance
NSA 1	44	54	\checkmark
NSA 2	54	54	\checkmark
NSA 3	51	51	✓
NSA 4	51	51	✓
NSA 5	51	51	✓
NSA 6	43	54	\checkmark

8.4 Noise Egress from Indoor Play Areas

Indoor areas of the child care centre will generally be further from the adjacent residences than the closest parts of the outdoor play areas and will benefit from sound insulation provided by the building. Even with windows open for ventilation, noise levels at the surrounding residences due to indoor areas of the child care centre would be less than the noise levels due to outdoor playground areas. On this basis, additional sound insulation of the building is not considered to be required to control noise from indoor areas of the child care centre. It is noted that if music is played inside the building, it is likely to be at a background level that would not impact on surrounding residences.



9 Mechanical Plant Noise Emissions

9.1 Calculated Noise Emissions from Mechanical Plant

The modelled locations of the air-conditioning condenser units are presented in Figure 6.

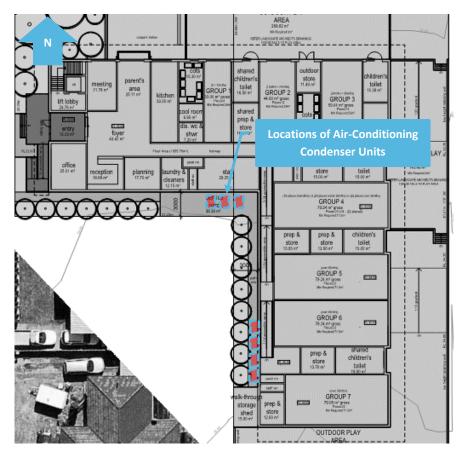


Figure 6 Locations of Air-Conditioning Condenser Units

Table 14 presents the calculated noise levels at the potentially most-affected Noise Sensitive Areas due to the air-conditioning condenser units at the locations as detailed in Figure 6.



Location	SEPP N-1			NIRV / SEPP N-1 Compliance		
of Noise Sensitive Area	Calculated Noise Level, L _{Aeq} , dB(A)	Tonality Adjustment, dB(A)	Effective Noise Level, L _{Aeq} , dB(A)	'Day' Period (L _{eff} ≤ 51 dB(A))	'Evening' Period (L _{eff} ≤ 45 dB(A))	'Night' Period (L _{eff} ≤41 dB(A))
NSA 1	10	+2	15	✓	\checkmark	\checkmark
NSA 2	24	+2	28	✓	✓	√
NSA 3	15	+2	19	✓	\checkmark	\checkmark
NSA 4	30	+2	32	\checkmark	\checkmark	\checkmark
NSA 5	48	+2	50	\checkmark	×	×
NSA 6	49	+2	53	×	×	×

Table 14 Calculated Effective Noise Levels due to Condenser Units – Without Noise Mitigation

Based on the results above, the calculated noise levels due to operation of the air-conditioning condenser units will exceed the SEPP N-1 noise limits at NSA 5 and NSA 6. Therefore, noise mitigation measures will need to be implemented to achieve compliance with the SEPP N-1 noise limits.

9.2 Recommended Noise Mitigation Measures for Mechanical Plant

To achieve compliance with the SEPP N-1 noise limits, the following noise mitigation measures are recommended:

- A minimum 1.8 m high solid boundary fence (1.8 m relative to natural ground level at base of fence) is recommended to be installed around the services yard as shown in Figure 7.
- The boundary fence should be of solid construction with no gaps between panels and no gaps between the fence and the ground. Acoustically acceptable materials include:
 - Minimum 20 mm thick timber or plywood;
 - Minimum 9 mm thick fibre cement sheet;
 - Minimum 10 mm thick polycarbonate;
 - Or any other suitable material with a minimum mass of 12 kg/m².



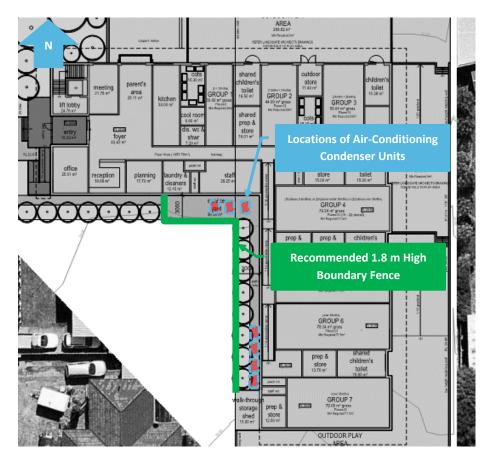


Figure 7 Recommended Boundary Fence

Table 15 presents the calculated noise levels at the nearest Noise Sensitive Areas, due to mechanical plant, with the recommended noise mitigation measures implemented.

Based on the results below, the calculated noise levels due to operation of mechanical plant will comply with SEPP N-1 noise limits for all relevant periods, subject to implementation of the recommended noise mitigation.



Location	SEPP N-1			SEPP N-1 Compliance		
of Noise Sensitive Area	Calculated Noise Level, L _{Aeq} , dB(A)	Tonality Adjustment, dB(A)	Effective Noise Level, L _{Aeq} , dB(A)	'Day' Period (L _{eff} ≤ 51 dB(A))	'Evening' Period (L _{eff} ≤ 45 dB(A))	'Night' Period (L _{eff} ≤41 dB(A))
NSA 1	10	+2	15	✓	\checkmark	\checkmark
NSA 2	24	+2	28	✓	\checkmark	\checkmark
NSA 3	15	+2	19	✓	✓	\checkmark
NSA 4	20	+2	22	✓	\checkmark	\checkmark
NSA 5	37	+2	31	\checkmark	\checkmark	\checkmark
NSA 6	39	+2	41	 ✓ 	\checkmark	1

Table 15 Calculated Effective Noise Levels due to Condenser Units – With Noise Mitigation

9.3 Further Acoustic Review

It is recommended that further acoustic review to confirm compliance with SEPP N-1 should be undertaken at the design stage if any of the following occurs:

- If more than 7 air-conditioning condenser units are to be installed at the child care centre.
- If the air-conditioning condenser units are to be installed at any location other than the services as shown in Figure 7.
- If the selected air-conditioning condenser units have a Sound Power Level greater than 71 dB(A) each.



10 Parking Noise Emissions

Noise from car parking areas has been modelled in SoundPLAN using methods prescribed in 'Parking Area Noise' (BayLfU, 2007).

Noise from the car park has been modelled based on 27 parking bays (as per the reference documentation). Modelling has been undertaken to simulate noise levels during peak period morning drop-off or afternoon pick-up. The modelling has conservatively been based on the full capacity of the child care centre (124 children) arriving or leaving in separate vehicles over a one-hour peak period (typically 8:00 am to 9:00 am and 5:00 pm to 6:00 pm).

The calculated noise levels at the potentially most-affected NSAs due to vehicle movements are presented Table 16.

Noise Sensitive Areas	Calculated Noise Level, L _{Aeq} dB(A)
NSA 1	21
NSA 2	32
NSA 3	27
NSA 4	21
NSA 5	27
NSA 6	33

 Table 16
 Calculated Noise Levels at NSAs Due to Car Park Noise

As shown in Table 16, the calculated L_{Aeq} noise levels due to the car park will range between approximately 21 and 33 dB(A) during the peak hours at nearby noise sensitive receivers. These levels are considered to be acceptable since car park activities will typically be of short duration and the calculated noise levels are no greater than the typical background noise levels at the site. Additionally, the calculated noise levels are within the SEPP N-1 'Day' period noise limits (note however, SEPP N-1 does not formally apply to noise due to private motor vehicles).

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11 Deliveries and Waste Collections

Based on the reference documentation, existing levels of background noise, and road traffic noise at the site it is considered that the noise due to deliveries and private waste collections associated with the proposed child care centre will not adversely impact on the adjacent NSAs provided that such deliveries and collections are conducted between the hours presented in the table below, in accordance with Sections 6 and 9 of the EPA Noise Control Guidelines (EPA Victoria, 2008).

Table 17	Deliveries and Waste Collection Schedules
----------	--

Activity Type	Type Permitted Times	
Waste Collections	7 am to 8 pm Monday to Saturday	
	9 am to 8 pm Sunday and Public Holidays	
Deliveries	7 am to 10 pm Monday to Saturday	
	9 am to 10 pm Sundays and Public Holidays	

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12 Conclusion

This report has presented an environmental noise assessment of the proposed child care centre at 89-91 & 95 Verdon Street, Warrnambool.

Assessment of the noise emissions due to operation of the child care centre has been undertaken with regards to the acoustic guidelines of EPA Publication 1411 – Noise from Industry in Regional Victoria (NIRV), State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) (State of Victoria, 2001) and the Association of Australian Acoustic Consultants – Guidelines for Child Care Centre Acoustic Assessment (AAAC, 2013).

It is considered that operation of the proposed child care centre will comply with the adopted guideline noise criteria, subject to the installation of solid noise barriers and acoustic fencing, as per the recommendations specified in Section 8 and 9 of this report.

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13 References

- AAAC. (2013, October). Association of Australian Acoustical Consultants Guideline for Child Care Centre Acoustic Assessment.
- BayLfU. (2007). Parking Area Noise Recommendations for the Calculation of Sound Emissions of Parking Areas, Motorcar Centers and Bus Stations as well as Multi-Storey Car Parks and Underground Car Parks. Augsburg, Germany: Bayerisches Landesamt für Umwelt (Bavarian State Office for the Environment).
- EPA Victoria. (2008). Noise Control Guidelines, Publication 1254. Melbourne.
- EPA Victoria. (2011, October). Noise from Industry in Regional Victoria Recommended Maximum Noise Levels from Commerce, Industry and Trade Premises in Regional Victoria. *EPA Publication 1411*.
- International Organization of Standardization. (1996). *Acoustics Atteniation pf sound during* propagation outdoors - Part 2: General method of Calculation. Geneve: International Organization of Standardization.

Renzo Tonin & Associates. (2010, April). What is Offensive Noise? A Case Study in NSW.

State of Victoria. (2001). State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1. *No. S31, 16/5/1992, Gazette 15/6/1989, As varied 15/9/1992, No. G37, Gazette 23/9/1992, As varied 31/10/2001, No. S183, Gazette 31/10/2001.*

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Appendix A Glossary of Acoustic Terms

dB / dB(A) Decibels or 'A'-weighted Decibels, the units of Sound Pressure Level and Sound Power Level. 'A'-weighting adjusts the levels of frequencies within the sound spectrum to better reflect the sensitivity of the human ear to different frequencies at sound pressure levels typical of everyday sounds. [Unit: dB / dB(A)]

The following are examples of the decibel readings of every day sounds;

- 0 dB The faintest sound we can hear
- 30 dB A quiet library or in a quiet location in the country
- 45 dB Typical office space. Ambience in the city at night
- 60 dB The sound of a vacuum cleaner in a typical lounge room
- 70 dB The sound of a car passing on the street
- 80 dB Loud music played at home
- 90 dB The sound of a truck passing on the street
- 100 dB The sound of a rock band
- 120 dB Deafening

Effective NoiseEffective noise level means the level of noise emitted from the commercial,Levelindustrial or trade premises, adjusted if appropriate for character and duration

L_{A90,T} The value of A-weighted Sound Pressure Level which is exceeded for 90 percent of the time during given measurement period T. This is commonly used to represent the background noise level. [Unit: dB / dB(A)]

- L_{Aeq,T} The Equivalent Continuous A-weighted Sound Pressure Level measured over the period T (also known as Time-Average Sound Pressure Level). The Equivalent Continuous A-weighted Sound Pressure Level is the constant value of A-weighted Sound Pressure Level for a given period that would be equivalent in sound energy to the time-varying A-Weighted Sound Pressure Level measured over the same period. In simple terms, this can be thought of as the average sound pressure level. [Unit: dB / dB(A)]
- L_{eff} See 'Effective Noise Level'.

Noise SensitiveFor the purposes of assessment of noise levels in relation to State EnvironmentAreaProtection Policy (Control of Noise from Commerce Industry and Trade) No. N-1, State
Environment Protection Policy (Control of Music Noise from Public Premises) No. N-2,
or the Interim Guidelines for Control of Noise from Industry in Country Victoria, a
Noise Sensitive Area is defined as:

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- a) That part of the land within the apparent boundaries of any piece of land which is within 10 metres outside the external walls of any of the following buildings:
- A dwelling (except Caretaker's House)
- Residential Building
- b) That part of the land within the apparent boundaries of any piece of land on which is situated any of the following buildings which is within a distance of 10 metres outside the external walls of any dormitory, ward or bedroom of such buildings:
- Caretakers house
- Hospital
- Hotel
- Institutional home
- Motel
- Reformative institution
- Tourist establishment
- Work release hostel

Sound Power A measure of the total sound energy radiated by a source, per unit time. Level Mathematically, it is ten times the logarithm to the base ten of the ratio of the sound power (W) of the source to the reference sound power; where the reference sound power is 1x10⁻¹² W. [Unit: dB]

Sound Pressure A measure of the magnitude of a sound wave. Mathematically, it is twenty times Level the logarithm to the base ten of the ratio of the root mean square sound pressure at a point in a sound field, to the reference sound pressure; where sound pressure is defined as the alternating component of the pressure (Pa) at the point, and the reference sound pressure is 2x10⁻⁵ Pa. [Unit: dB]

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Appendix B Noise Measurement Methodology

Background noise levels in the vicinity of the project site were measured for the purpose of determining the acoustic criteria and providing information for the design of acoustic treatments. The following subsections present the methodology of the background noise measurements.

Measurement Procedure

The noise measurements were performed between the dates and times shown in Table 18.

Location	Measurement Type		Start Time	Start Date	End Time	End Date
Location	Attended	Unattended	Start Time	Start Date	End Time	End Date
1		\boxtimes	5:30 PM	Monday	6.20 DM	Friday
1			5:30 PINI 1(10/12/2018	6:30 PM	14/12/2018
2	\boxtimes		E-24 DM	Monday	5:39 PM	Monday
Z			5:34 PM 10	10/12/2018	5:39 PIVI	10/12/2018
3	\boxtimes			Monday		Monday
3			5:40 AM	10/12/2018	5:45 AM	10/12/2018

Table 18 Details of Measurement Period

The equipment was configured to provide the measurement results as continuous series of 1-second sound pressure levels and the metrics used for the assessment were post-processed from this data.

The microphone at Location 1 was mounted 1.3 m above ground. The microphone at measurement Locations 2 and 3 was mounted to a tripod at 1.5 m above ground.

At Location 1, a 90mm diameter foam windscreen was installed on the microphone to minimise the effect of wind-induced pressure fluctuations on the measurements.

Measurement Location Details

Noise measurements were conducted at the locations detailed in Table 19 and Figure 8 below. Photographs from the noise measurement locations are presented in Figure 8 to Figure 11.

Table 19	Noise Measurement Location Details	
----------	------------------------------------	--

Location	Location Description	Sound Description	Microphone Height Above Ground Level, m
1	South Eastern Corner (Quietest Area of the Site)	Background and Ambient Traffic Noise	1.3 m
2	Northern Boundary (Loudest Area of the Site)	Background and Ambient Traffic Noise	1.5 m
3	40 m from Northern Boundary	Background and Ambient Traffic Noise	1.5 m

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Figure 8 Noise Measurement Location (Image Source: Google Maps)





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Figure 10 Noise Measurement Location 2 – View Facing North



Figure 11 Noise Measurement Location 3 – View Facing North

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Instrumentation

All acoustic instrumentation used for the measurements held a current certificate of calibration from a National Association of Testing Authorities (NATA) accredited laboratory at the time of the measurements. A field check to confirm correct calibration of the instrumentation was performed at the beginning and end of the measurement period using a laboratory calibrated portable Sound Level Calibrator. At the time of each check the instrumentation was found to be reading correctly and the deviation between consecutive checks was found to be less than 1 dB.

Details of the acoustic instrumentation used for measurements are presented in Table 20.

Position	Instrument Description	Serial No.	Date of Last Laboratory Calibration*
1	Svantek 977 Class 1 Sound Level Meter	45758	13/09/2018
2 and 3	Svantek 977 Class 1 Sound Level Meter	45759	13/09/2018
-	Svantek SV33 Portable Sound Level Calibrator	57427	17/04/2018

Table 20 Acoustic Instrumentation Details

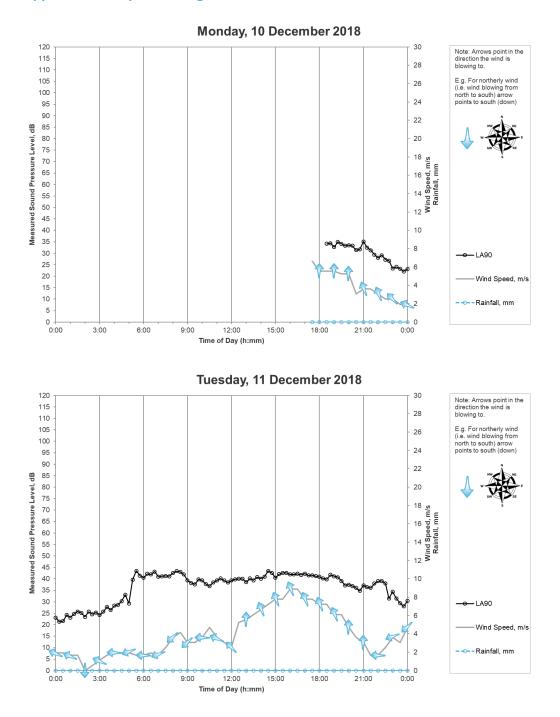
*In accordance with AS 1055.1-1997 and National Association of Testing Authorities Guidelines, Sound Level Meters and Environmental Noise Loggers are required to have comprehensive laboratory calibration checks carried out at intervals not exceeding two years.

Meteorological Data

Weather observations during the monitoring period were taken from the Bureau of Meteorology Weather Station at Warrnambool. Appendix C shows the meteorological observations plotted against the measured L_{A90} sound pressure levels for the duration of the measurement period.



Appendix C Graphed Background Noise Levels



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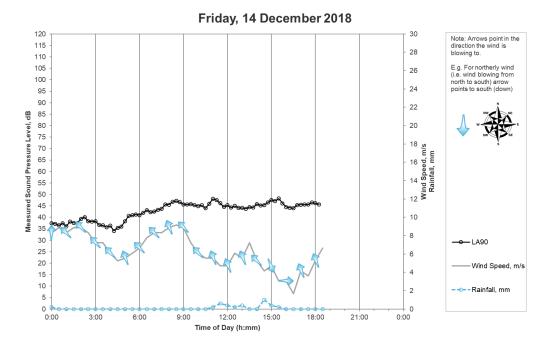


Wednesday, 12 December 2018 Note: Arrows point in the direction the wind is blowing to. E.g. For northerly wind (i.e. wind blowing from north to south) arrow points to south (down) Measured Sound Pressure Level, dB 70 60 - LA90 Wind Speed, m/s - - Rainfall, mm 0:00 3:00 6:00 9:00 12:00 15:00 18:00 21:00 0:00 Time of Day (h:mm) Thursday, 13 December 2018 Note: Arrows point in the direction the wind is blowing to. E.g. For northerly wind (i.e. wind blowing from north to south) arrow points to south (down) Measured Sound Pressure Level, dB 75 70 Wind Speed, m/s - - Rainfall, mm 0:00 3:00 6:00 9:00 12:00 15:00 18:00 21:00 0:00 Time of Day (h:mm)

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Appendix D SEPP N-1 Zoning Level and Noise Limit Calculations

4 Hillside Avenue, Warrnambool

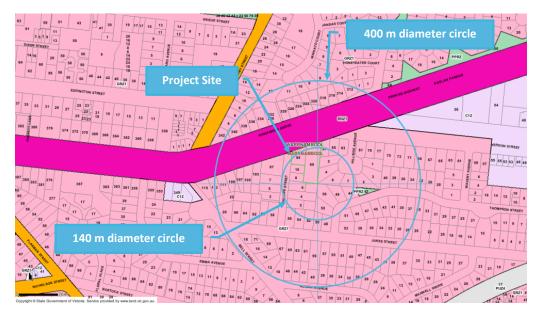


Figure 12 Zoning Circles (Image Source: http://services.land.vic.gov.au/maps/pmo.jsp)

Zone Areas

Zone Type Designation	Applicable Zones	% Area of 140m Circle	% Area of 400m Circle
Туре 1	GRZ, PPRZ	100 %	83 %
Type 2	-	0 %	1 %
Туре 3	RDZ1	0 %	16 %

Influencing Factor: 0.08

Zoning Levels and Noise Limits

Period	Zoning Level, dB(A)	L _{A90} Background Noise Level, dB(A)	Background Noise Classification	SEPP N-1 Noise Limits, dB(A)
Day	51	41	Neutral	51
Evening	45	41	Neutral	45
Night	40	38	High	41

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Explanatory Notes to SEPP N-1 Noise Limit Derivation

In accordance with SEPP N-1 the Influencing Factor (IF) for an assessment location is calculated as follows:

IF = 0.25(Sum of Type 2 fractions for both cicles) + 0.5(Sum of Type 3 fractions for both circles)

The Zoning Levels are calculated according to the following equations:

Day Period Zoning Level = $18 \times IF + 50$ Evening Period Zoning Level = $17 \times IF + 44$ Night Period Zoning Level = $17 \times IF + 39$

The Background Noise Levels are classified as follows:

Period	Classification Criteria	Background Noise Classification
Day	Day Background Noise Level > Zoning Level - 6 dB(A)	
	Background Noise Level < Zoning Level - 12 dB(A)	Low
	Otherwise	Neutral
Evening and Night	and Night Background Noise Level > Zoning Level - 3 dB(A)	
	Background Noise Level < Zoning Level - 9 dB(A)	
	Otherwise	Neutral

The noise limits are determined based on the background noise classification, according to the following equations:

Period	Classification	Noise Limit
Day	High	Background Noise Level + 6 dB(A)
	Neutral	Zoning Level
	Low	0.5 x (Zoning Level + Background Noise Level) + 4.5 dB(A)
Evening and Night	High	Background Noise Level + 3 dB(A)
	Neutral	Zoning Level
	Low	0.5 x (Zoning Level + Background Noise Level) + 3 dB(A)

SEPP N-1 specifies that the noise limits may not be less than 45 dB(A) for the Day period, 40 dB(A) for the Evening period, and 35 dB(A) for the Night period.



Appendix E Modelling Parameters

General

Parameter	Description
Software	SoundPLAN Version 7.4
Calculation Method	ISO 9613-2:1996 (International Organization of Standardization, 1996)

Geometrical Parameters

Parameter	Description
Site Layout	As per reference documentation.
Terrain	Digital ground map was constructed using 1 second Digital Elevation Model data from the Geoscience Australia Elevation Information System (ELVIS).
Ground absorption	All areas have been modelled as a combination of hard and soft ground using a ground factor of 0.75 (approximately 75% absorptive / soft ground type).
Buildings	On-site buildings have been modelled as per referenced architectural drawings.
Receptor / Noise Contour Height	Noise receivers at residential dwellings were modelled as point receivers 1.5m above ground level.

Environmental Parameters

Parameter	Description
Air absorption Calculation	ISO 9613-2:1996
Air Temperature	10 degrees Celsius
Air Pressure	1013.3 mbar
Humidity	70%
Propagation Conditions	The propagation conditions used in the modelling are the standard ISO 9613-2 conditions. These represent downwind propagation with:
	 Wind direction ± 45 degrees of the direction connecting the centre of the dominate sound source and the centre of the specified receiver region, with the wind blowing from source to receiver; and
	 Wind speed between approximately 1 m/s and 5 m/s, measured at a height of 3 m to 11 m above ground.
	The modelled conditions would similarly represent average propagation under a well-developed moderate ground-based temperature inversion, such commonly occurs clear, calm nights. Such conditions result in enhanced noise propagation and can be
	such commonly occurs clear, calm nights.

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Noise Sources

Description			
Outdoor Play Area	Age Group (Years)	No. of Children in the Play Area	Total Sound Power Level, dB(A)
	0-2	-	
Play Area 1	2-3	22	88
	3-6	-	
	0-2	20	
Play Area 2	2-3	16	88
	3-6	-	
	0-2	-	
Play Area 3	2-3	-	90
	3-6	22	
	0-2	-	
Play Area 4	2-3	-	93
	3-6	44	
7-off 14.0 kW air-conditioning co	ondenser units ha	ve been include	ed in the
-			
	-		-
in SoundPLAN Environmental Noise Modelling software using algorithms from (BayLfU, 2007). Noise from parking area is modelled based on 27 parking bays a per reference documentation. Vehicle movements have been modelled based on the full capacity of the child care centre arriving or leaving in separate vehicles over a one-hour peak period (8:00 am to 9:00 am or 5:00 pm to 6:00			orithms from parking bays as odelled based separate
	Outdoor Play Area Play Area 1 Play Area 2 Play Area 3 Play Area 4 7-off 14.0 kW air-conditioning comodelling. The Sound Power Leve Daikin model RXYMQ4AV4A or sed B(A). Each condenser was model Noise egress from the parking are in SoundPLAN Environmental Not (BayLfU, 2007). Noise from parking per reference documentation. We on the full capacity of the child covehicles over a one-hour peak per per set of the child covehicles over a one-hour peak per set of the chil	Outdoor Play AreaAge Group (Years)Play Area 10-2Play Area 12-33-60-2Play Area 22-3Play Area 22-33-60-2Play Area 30-2Play Area 30-2Play Area 42-33-60-2Play Area 42-33-60-2Play Area 42-33-60-2Play Area 42-33-63-67-off 14.0 kW air-conditioning condenser units had modelling. The Sound Power Level of the units had Daikin model RXYMQ4AV4A or similar, which has dB(A). Each condenser was modelled at a height of Noise egress from the parking areas to the adjace in SoundPLAN Environmental Noise Modelling sof (BayLfU, 2007). Noise from parking area is modell per reference documentation. Vehicle movement on the full capacity of the child care centre arriving vehicles over a one-hour peak period (8:00 am to	Outdoor Play AreaNo. of Age Group (Years)No. of Children in the Play AreaPlay Area 10-2-Play Area 12-3223-6Play Area 22-316Play Area 30-220Play Area 30-220Play Area 32-316Play Area 33-6-Play Area 32-3-Play Area 42-3-Play Area 43-622Play Area 43-6447-off 14.0 kW air-conditioning condenser units have been include modelling. The Sound Power Level of the units has been modelle Daikin model RXYMQ4AV4A or similar, which has a Sound Power dB(A). Each condenser was modelled at a height of 0.5 m above geness from the parking areas to the adjacent residences way in SoundPLAN Environmental Noise Modelling software using alg (BayLfU, 2007). Noise from parking area is modelled based on 27 per reference documentation. Vehicle movements have been model on the full capacity of the child care centre arriving or leaving in some content arriving or leaving in some conten

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LEIGH DESIGN

waste management plans for all urban developments

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WASTE MANAGEMENT PLAN

Proposed Development:

89-91 & 95 Verdon Street, Warrnambool, Victoria

Prepared for:

VELC Management Pty Ltd ATF Veuve Early Learning Trust

Document Control				
Report Date:	09 January 2019			
Prepared By:	Andrew McIntosh, Associate			
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89-91 & 95 Verdon Street Warnambool WMP

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WASTE MANAGEMENT SUMMARY

- The operator, as defined below, shall be responsible for managing the waste system, and for developing and implementing adequate safe operating procedures.
- Waste shall be stored within the development (hidden from external view).
- Users shall sort their waste, and dispose garbage and recyclables into collection bins.
- Waste shall be collected onsite, on the development's Ground Level carpark driveway. The collection contractor shall transfer bins between the waste area and the truck.
- A private contractor shall provide waste collection services.

GLOSSARY

Operator: refers to the Centre Management, who shall manage site operations (via cleaners, staff and contractors, if required).

User: refers to centre staff, who shall utilise the waste system.

89-91 & 95 Verdon Street Warnambool WMP

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1 SPACE AND SYSTEM FOR WASTE MANAGEMENT

1.1 Development Description and Use

This development shall consist of a child care centre (floor-areas are stated in Table 1, below).

1.2 Estimated Garbage and Recycling Generation

The following table summarises the waste estimate (m³/week):

Table 1: Waste Estimate

Waste Source	Base Qty (est.)	Garbage	Commingled Recycling
Childcare Centre	area (m ²) = 1178	4.12	1.41
TOTAL (m ³ /wk)		4.12	1.41

Note: Waste figures are based on information from similar facilities and on discretionary rates.

1.3 Collection Services

Municipal services would be insufficient as these are limited to a pair of wheelie bins for tea-room type waste only. Therefore, a private contractor shall be engaged to collect waste. The operator shall choose a waste collection provider, negotiate a service agreement and pay for these services.

1.4 Location, Equipment and System Used for Managing Waste

The waste management system is summarised as follows:

- Internal receptacles in rooms/work/amenity areas.
- Bin Store located at Ground Level.
- Collection bins (kept within the Bin Store refer to Table 2).

The various collection waste-streams are summarised as follows:

Garbage: General waste shall be placed in tied plastic bags and stored within bins.

<u>Recycling</u>: All recyclables shall be commingled into a single type of collection bin (for loose paper, cardboard, glass, aluminium, steel and plastics).

<u>Green Waste</u>: Garden organics shall be collected and disposed by the future landscape maintenance contractor.

<u>Compost</u>: At this development, composting is considered impractical, as there would be minimal onsite demand for compost. However the operator shall consider composting within garden areas at Ground Level.

<u>Other Waste Streams</u>: The disposal of hard/electronic/liquid and other wastes (polystyrene, batteries, paint, chemicals and detox items, etc) shall be organised with the assistance of the operator.

If required, the operator shall arrange the storage of used cooking oil and its collection by a recycler, and shall organise Grease Interceptor Trap servicing, if any. The following table summarises bin quantity/capacity, collection frequency and area requirements (based on Table 1):

Waste Source	Waste Stream	Bin Qty	Bin Litres	Collections per Week	Net Area m ²
Whole Development (dedicated private bins)	Garbage	3	660	2	3.6
	Recycling	1	660	2	1.2
	Hard/Other Waste	-	-	At Call	2.0
Net Waste Storage Area (excludes circulation), m ² :				6.8	

Table 2: Bin Schedule and Collection Frequen	ncy
•	

Notes:

 Private bins shall be sourced by the operator (either purchased from a supplier or leased from the collection contractor).

 Subject to stakeholders' preference/capability (and as built constraints), bin sizes and quantities can be changed. Also, recyclables can be either commingled or split into bins for separate recycling streams.

1.5 Planning Drawings, Waste Areas and Management of the Waste System

The plans illustrate sufficient space for onsite bin storage, as required by the above schedule.

Notwithstanding the above, collection days shall be staged appropriately, and the operator shall stipulate procedures for effective management of the available space.

1.6 Collection Bin Information

The following bins shall be utilised (see Sect. 4.4 for signage requirements):

Table 3: Bin Details

Capacity	Height	Width (across front, mm)	Depth (side	Empty Weight	Average* Gross
(litres)	(mm)		on, mm)	(kg)	Weight (kg)
660	1250	1240	780	43	130

Notes:

 * = Average Gross Weight is based on domestic waste studies (which vary subject to locality and waste-type). Expect greater weight for wet or compacted waste.

 Use the above details as a guide only – variations will occur. The above is based on Sulo plastic (HDPE) flat-lid bins.

Table 4: AS 4123.7-2006 Plastic Bin Colour Coding

Bin	Garbage Recyclables		Green Waste	
Lid	Red	Yellow	Lime Green	
Body	Dark Green / Black	Dark Green / Black Dark Green / Black		

Note: Private bins shall be labelled to identify the waste generator and site address.

89-91 & 95 Verdon Street Warnambool WMP

2 ACCESS FOR USERS, COLLECTORS AND COLLECTION VEHICLES

2.1 User Access to Waste Facilities

Users shall transfer waste from the internal receptacles to the bins located within the Bin Store (if required, using a suitable trolley and the lift).

<u>Note</u>: The operator shall have access to the Bin Store to rotate the bins, ensuring that empty bins are available along the circulation area so that users are able to reach them.

2.2 Collection Arrangements and Access to Waste Facilities

- A private contractor shall collect waste onsite (refuse trucks shall reverse from Verdon Street and prop on the driveway).
- The collector's assistant shall have access to the Bin Store, and transfer bins to the truck and back to the store (the driver shall remain with the truck).
- The waste collection shall be carried-out by rear-lift vehicles (nom. 8.8m long, 4m operational height and 24 tonnes gross vehicle mass).

Notes:

- For improved safety, waste collections and bin transfers shall be carried-out during off-peak traffic periods.
- The project's traffic engineer shall provide traffic management information.

<u>3</u> AMENITY, LOCAL ENVIRONMENT AND FACILITY DESIGN

3.1 Noise Minimisation Initiatives

- Collection bins shall feature rubber wheels for quiet rolling during transfers.
- Waste areas shall meet BCA and AS2107 acoustic requirements.
- Local laws shall be observed for all operations in public and private areas.
- For private services, the hours of waste collections shall be as specified in Council's local laws. Also, Section 6 of the Victorian EPA Noise Control Guideline Publication 1254 (see below) shall be observed to protect the acoustic amenity of the development and surroundings.

<u>Victorian EPA Noise Control Guideline Publication 1254 October 2008 (excerpt)</u>
[Section] 6. Industrial Refuse Collection [for commercial waste]
Annoyance created by industrial waste collection tends to intensify in the early morning period. To this end, early morning collections should be restricted to non-residential areas to minimize early morning disturbances. Where a residential area is impacted by noise from the collection of refuse then collections should be restricted to the times contained within the schedule.
Refuse bins should be located at sites that provide minimal annoyance to residential premises.
Compaction should be carried out while the vehicle is moving.
Bottles should not be broken up at collection site.
Routes which service predominantly residential areas should be altered regularly to reduce early morning disturbances.
Noisy verbal communication between operators should be avoided where possible.
SCHEDULE
One collection per week

- 6:30am to 8:00pm Monday to Saturday
- 9:00am to 8:00pm Sunday & Public Holidays
- Two or more collections per week
- 7:00am to 8:00pm Monday to Saturday
- 9:00am to 8:00pm Sunday & Public Holidays

3.2 Litter Reduction and Prevention of Stormwater Pollution

The operator shall be responsible for:

- Promoting adequate waste disposal into the bins (to avoid waste-dumping).
- Securing the waste areas (whilst affording access to users/staff/contractors).
- Preventing overfilled bins, keeping lids closed and bungs leak-free.
- Abating any site litter, and taking action to prevent dumping and/or unauthorised use of waste areas.
- Requiring the collection contractor to clean-up any spillage that might occur when clearing bins.

The above will minimise the dispersion of site litter and prevent stormwater pollution (thus avoiding impact to the local amenity and environment).

3.3 Ventilation, Washing, and Vermin-Prevention Arrangements

Waste areas shall feature:

- Ventilation in accordance with Australian Standard AS1668.
- Tight-fitting doors (all other openings shall have vermin-proof mesh or similar).
- Impervious flooring (also, smooth, slip-resistant and appropriately drained).
- A graded bin wash area, hot/cold mixing hosecock, hose and a suitable floor-waste connected in accordance with relevant authority requirements. The bin and wash areas may overlap, as stored bins can be moved so that a bin can be washed.

The operator shall regularly clean waste areas/equipment. Also, access doors and bin-lids shall be kept closed.

3.4 Design and Aesthetics of Waste Storage Areas and Equipment

Waste shall be placed within collection bins and stored in designated onsite areas (hidden from external view). Following waste collection activities, bins shall be returned to the storage areas as soon as practicable.

Waste facilities shall be constructed of durable materials and finishes, and maintained to ensure that the aesthetics of the development are not compromised. These facilities and associated passages shall be suitably illuminated (this provides comfort, safety and security, to users, staff and contractors). Access doors shall feature keyless opening from within.

The design and construction, of waste facilities and equipment, shall conform to the Building Code of Australia, Australian Standards and local laws.

4 MANAGEMENT AND SUSTAINABILITY

4.1 Waste Sorting, Transfer and Collection Responsibilities

Garbage shall be placed within tied plastic bags prior to transferring into collection bins. For nappy disposal, sturdy plastic bags shall be used. Cardboard shall be flattened, and recycling containers un-capped, drained and rinsed prior to disposal into the appropriate bin. Bagged recycling is not permitted.

Refer to Section 2 for waste transfer requirements and collection arrangements.

4.2 Facility Management Provisions to Maintain & Improve the Waste System

The operator shall manage site operations (refer to the glossary in page 2).

It shall be the responsibility of the operator to maintain all waste areas and components, to the satisfaction of users, staff and the relevant authority (users shall maintain their internal waste receptacles).

The operator shall ensure that maintenance and upgrades are carried-out, on the facility and components of the waste system. When required, the operator shall engage an appropriate contractor to conduct services, replacements or upgrades.

4.3 Arrangements for Protecting Waste Equipment from Theft and Vandalism

It shall be the responsibility of the operator to protect the equipment from theft and vandalism. This shall include the following initiatives:

- Secure the waste areas.
- Label the bins according to property address.
- Waste bins shall be collected within the subject land (bins shall not be placed on the street).

4.4 Arrangements for Bins/Equipment Labelling, and Ensuring Users and Staff are Aware of How to Use the Waste System Correctly

- The operator shall provide appropriate signage for the bins. Signage is available at the following internet address: <u>www.sustainability.vic.gov.au</u>.
- The operator shall publish/distribute "house rules" and educational material to:
 - Inform users/staff about the waste management system and the use/location of the associated equipment (provide the summary in page 2 of this report).
 - Improve facility management results (lessen equipment damage, reduce littering and achieve cleanliness).
 - Advise users/staff to sort and recycle waste with care to reduce contamination of recyclables.

4.5 Sustainability and Waste Avoidance/Reuse/Reduction Initiatives

The *Environment Protection Act 1970* includes principles of environment protection and guidance for waste management decision making. Also, the *Sustainability Victoria Act 2005* established Sustainability Victoria as the statutory authority for delivering programs on integrated waste management and resource efficiency.

From a design perspective, the development shall support the acts by providing an adequate waste system with ability to sort waste.

The operator shall promote the observance of the acts (where relevant and practicable), and encourage users and staff to participate in minimising the impact of waste on the environment. For improved sustainability, the operator shall consider the following:

- Observe the waste hierarchy in the *Environment Protection Act 1970* (in order of preference): a) waste avoidance, b) reuse, c) recycle, d) recovery of energy, e) treatment, f) containment and g) disposal.
- Peruse the Sustainability Victoria website: <u>www.sustainability.vic.gov.au</u>.
- Participate in Council and in-house programs for waste minimisation.
- Establish waste reduction and recycling targets; including periodic waste audits, keeping records and monitoring of the quantity of recyclables found in landfillbound bins (sharing results with users/staff).

4.6 Waste Management Plan Revisions

For any future appropriate Council request, changes in legal requirements, changes in the development's needs and/or waste patterns (waste composition, volume or distribution), or to address unforeseen operational issues, the operator shall be responsible for coordinating the necessary Waste Management Plan revisions, including (if required):

- A waste audit and new waste strategy.
- Revision of the waste system (bin size/quantity/streams/collection frequency).
- Re-education of users/staff.
- Revision of the services provided by the waste collector(s).
- Any necessary statutory approval(s).

5 SUPPLEMENTARY INFORMATION

- The operator shall observe local laws and ensure that bins aren't overfilled or overloaded.
- Waste incineration devices are not permitted, and offsite waste treatment and disposal shall be carried-out in accordance with regulatory requirements.
- For bin traffic areas, either level surfaces (smooth and without steps) or gentle ramps are recommended, including a roll-over kerb or ramp. Should ramp gradients, bin weight and/or distance affect the ease/safety of bin transfers, the operator shall consider the use of a suitable tug.
- The operator and waste collector, shall observe all relevant OH&S legislation, regulations and guidelines. The relevant entity shall define their tasks and:
 - Comply with Worksafe Victoria's Occupational Health and Safety Guidelines for the Collection, Transport and Unloading of Non-hazardous Waste and Recyclable Materials (June 2003).
 - Assess the Manual Handling Risk, and prepare a Manual Handling Control Plan for waste and bin transfers (as per regulatory requirements and Victorian COP for Manual Handling).
 - Obtain and provide to staff/contractors equipment manuals, training, health and safety procedures, risk assessments and adequate personal protective equipment (PPE) to control/minimise risks/hazards associated with all waste management activities. As a starting point, these documents and procedures shall address the following:

Task (to be confirmed)	Hazard (TBC)	Control Measures (TBC)
Sorting waste and cleaning the waste system	Bodily puncture. Biological & electrical hazards	Personal protective equipment (PPE). Develop a waste-sorting procedure
Bin manual handling	Sprain, strain, crush	PPE. Maintain bin wheel-hubs. Limit bin weight. Provide mechanical assistance to transfer bins
Bin transfers and emptying into truck	Vehicular strike, run- over	PPE. Develop a Hazard Control Plan for transfers and collections. Maintain visibility. Use a mechanical bin-tipper
Truck access (reversing & manoeuvring)	Vehicular incident, strike, run-over	PPE. Use a trained spotter. Develop a truck-manoeuvring and traffic-control procedure

Note: The above shall be confirmed by a qualified OH&S professional, who shall also prepare site-specific assessments, procedures and controls (refer to Section 6).

6 CONTACT INFORMATION

Warrnambool City Council (local Council), ph 1300 003 280

Cleanaway (private waste collector), ph 131339

Eco-Safe Technologies (odour control equipment supplier), ph 03 9706 4149

FJP Safety Advisors Pty Ltd (OH&S consultant), ph 03 9255 3660

Electrodrive Pty Ltd (tug & trailer supplier - for bin transfers), ph 1800 033 002

Warequip (tug supplier - for bin transfers), ph 1800 337 711

Sabco Commercial (supplier of cleaner's trolleys), ph 1800 066 522

Sulo MGB Australia (bin supplier), ph 1300 364 388

One Stop Garbage Shop (bin supplier), ph 03 9338 1411

<u>Note</u>: The above includes a complimentary listing of contractors and equipment suppliers. The stakeholders shall not be obligated to procure goods/services from these companies. Leigh Design does not warrant (or make representations for) the goods/services provided by these suppliers.

7 LIMITATIONS

The purpose of this report is to document a Waste Management Plan, as part of a Planning Permit Application.

This report is based on the following conditions:

- Operational use of the development (excludes demolition/construction stages).
- · Drawings and information supplied by the project architect.
- The figures presented in this report are estimates only. The actual amount of waste will depend on the development's occupancy rate and waste generation intensity, the user's disposition toward waste and recycling, and the operator's approach to waste management. The operator shall make adjustments, as required, based on actual waste volumes (if the actual waste volume is greater than estimated, then the number of bins and/or the number of collections per week shall be increased, STCA).
- This report shall not be used to determine/forecast operational costs, or to prepare feasibility studies or to document operational/safety procedures.



Matt Russell	An and the second
Veuve Property Group	Volument in the second
PO Box 1293,	
Camberwell, VIC 3124	1 4 FEB 2019
05 December 2018	PLANNING OFFICE

Dear Matt.

Matt Russell

Re: Project No: 11558: 89-91 & 95 Verdon Street, Warrnambool - Preliminary Appraisal

This preliminary appraisal has been prepared to assess the heritage implications associated with the proposed works at 89-91 & 95 Verdon Street, Warmambool (the study area). It is understood that the proposal is for the demolition of the existing dwelling and associated shed at 95 Verdon Street, the removal of the office building at 89-91 Verdon Street and construction of a child-care centre. Preliminary concept plans for the proposed new buildings have been sighted for the preparation of this appraisal.

1 Heritage listings and classifications

No part of the study area is included in the Victorian Heritage Register (VHR), the Victorian Heritage Inventory (VHI), the National Heritage List (NHL) or the Commonwealth Heritage List (CHL). Similarly, no part of the study area has been classified by the National Trust of Australia (Victoria).

The property at 89-91 Verdon Street is not included in the Heritage Overlay of the Warrnambool Planning Scheme (Figure 1).

The property at 95 Verdon Street is included in the Verdon Street Precinct identified as HO326 in the Schedule to the Heritage Overlay of the Warrnambool Planning Scheme (Figure 1). The Schedule identifies that no additional controls apply within the precinct.

The statement of significance for the Verdon Street Precinct included in the Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance (December 2012) notes that the precinct is of historical, architectural and social significance to the City of Warrnambool as follows:

The Verdon Street Precinct is of historical significance as the best surviving example of post-World War Il development in Warrnambool, reflecting its prosperity at the time and various influences from America. It is of architectural significance for its consistent row of suburban 'dream homes', including those of the cul-de-sac, Hillside Avenue.

There is further significance in the houses which were architect designed, specifically those designed by the local architect, Tag Walter. It is of social significance for demonstrating the emerging domination of cars in day-to-day life in the post-World War 2 period (WCC, 2018: p. 93)

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Figure 1: Heritage Overlay map with the subject property identified (in black) within the Verdon Street Precinct – HO326 (Source: Planning Maps Online)

Contributory elements and details within the Verdon Street Precinct are identified as follows:

- Post WWII with garages as a design element,
- Consistent date, style, form, scale and materials,
- Chimneys, patios and picture windows key design elements,
- Domestic gardens,
- Street trees and landscaped setting (WCC, 2018: p. 93).

The residence at 95 Verdon Street is identified as a Contributory building within the Verdon Street Precinct. Contributory elements and places are defined in the *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance* (December 2012) as 'those that contribute to the significance of the Heritage Place' (WCC, 2012; p. 28).

(2)

2 Description

2.1 89-91 Verdon Street

The property at 89-91 Verdon Street is a long rectangular allotment which, until recently, was occupied as a sand and soil supply business. A single-storey weatherboard office building with a flat roof is located in the south-west corner of the property and was associated with this former use. The land at the south end of the property contains remnant asphalt paving and is elevated above the remainder of the property which slopes to the north (Figure 2).

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Figure 2: 89-91 Verdon Street, view south from Verdon Street

2.2 95 Verdon Street

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The property at 95 Verdon Street is a generally square corner allotment occupied by a single-storey rendered brick residence with a corrugated iron clad hipped roof. The roof is surmounted by a single rendered chimney. There is a bullnose verandah on the principle elevation which is similarly corrugated iron clad, and is supported by square timber posts. The verandah is enclosed on both sides (Figure 3). An irregular addition with a skillion roof has been added to the rear of the residence (Figure 4). The construction date of the residence has not been confirmed but it appears to date from the late nineteenth century.

Also located within the property is a rectangular metal sheet clad shed with a gable roof. A solid metal sheet fence extends along the north and west property boundaries. The east property boundary (with 89-91 Verdon Street) is unfenced.

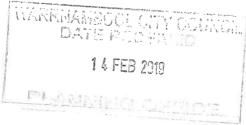
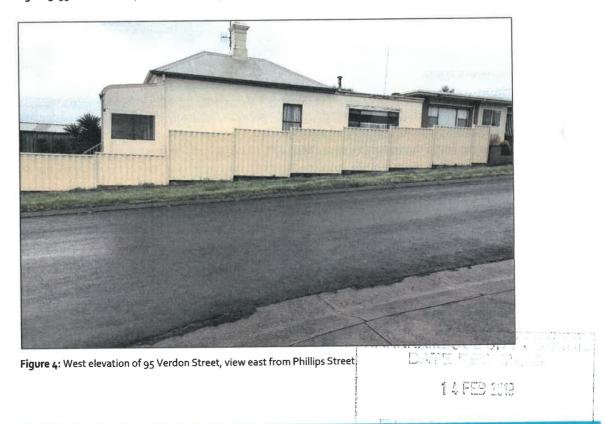






Figure 3: 95 Verdon Street, view south to the principal elevation



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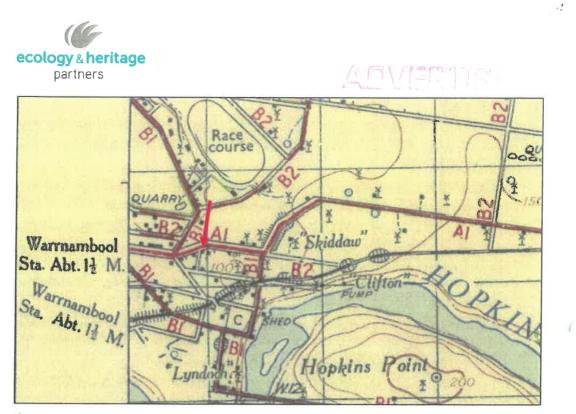


Figure 6: 1942 plan of Verdon Street and surrounding street layout – the existing buildings at this time indicated by black squares (subject property indicated by the red arrow) (Source: State Library of Victoria Maps Collection).

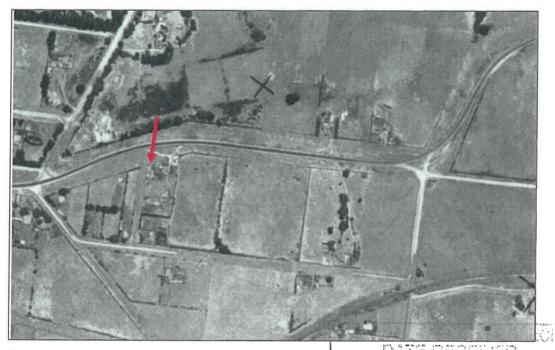


Figure 7: 1947 aerial image showing the largely undeveloped land surrounding the study area (indicated) (Source: Land Victoria). 1 4 FEB 2019

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2.3 Verdon Street

The surrounding Verdon Street streetscape is comprised of predominantly single-storey brick residences, dating from the c.1950s. The historical background of the precinct as described in the Verdon Street Precinct Heritage Design Guidelines is as follows:

The western end of Verdon Street and the northern end of Simpson Street was the original alignment of the highway until the mid-1960s. The land was developed from the late 1950s through to the early 1960s.

The elevated position and its northerly prospect meant that the new Verdon Street was an attractive residential address, especially for families who could afford a car. Consequently, garages are an important element of the houses which are remarkably consistent in their date, style, form, scale and materials. Other featured elements are freestone veneered chimneys, patios and picture windows, all typical of the Post World War 2 period.

The houses in the precinct are of consistently high quality and are excellent examples of the suburban dream home, strongly influenced by American models, which eventually became possible with increased prosperity after World War 2 (WCC Heritage Design Guidelines, 2015: 1).

The 1942 plan at Figure 6 and 1947 aerial image at Figure 7 demonstrate the minimal residential development in Verdon Street in the mid-to-late 1940s. The subject property is one of very few dwellings in Verdon Street at this time. The 1959 aerial image at Figure 8 indicates that a number of the existing residences in Verdon Street had been constructed by the late-1950s. By 1979, the residential development of this area was largely complete and the alignment of the Princes Highway north of Verdon Street had been altered (Figure 9).

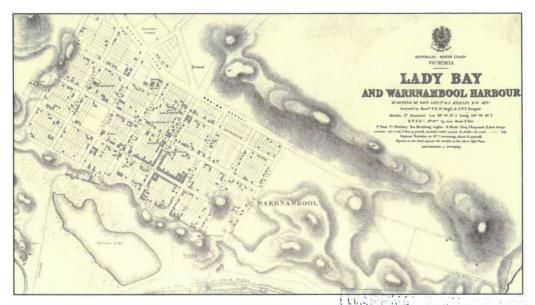


Figure 5: 1870 plan of Warrnambool — the subdivided land north of Lake Pertobe and south of Raglan Street (now Raglan Parade) is reasonably developed at this time. The land to the south of the study area (at the bottom right of the image) is less developed at this time (Source: State Library of Victoria Maps Collection).

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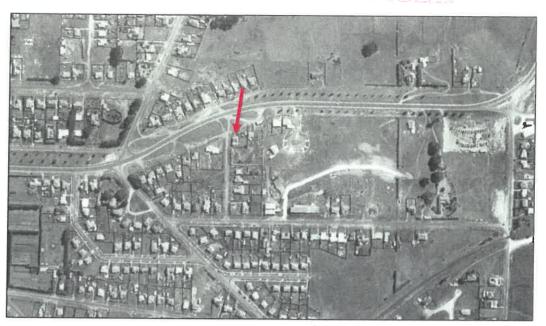


Figure 8: 1959 aerial image showing the residential development of the land in the vicinity of the study area (indicated). Many of the residences which are included in the Verdon Street Precinct had been constructed by this time (Source: Land Victoria).



Figure 9: 1979 aerial image of the study area and surrounding residential development. The realignment of the Princes Holl Highway north of Verdon Street is evident in this image (Source: Land Victoria).

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3 Assessment of heritage impacts

The proposal for the whole of the study area is for the demolition of all of the existing buildings and construction of a single-storey child care centre. Preliminary plans only for the child care centre have been provided. The proposed building will comprise much of the study area in a generally L-shaped form, surrounded to the north, east and south by open outdoor play areas. A car park area is proposed at the north (Verdon Street) end of the study area, beneath the outdoor play area and part of the building, constructed into the slope of the land to the south. Driveway access into the study area is via the existing driveway to 89-91 Verdon Street.

The comments below have had regard for the heritage policies and considerations at Clause 15.03, Clause 21.06 and Clause 43.01 of the Warrnambool Planning Scheme. In addition, the Verdon Street Precinct Heritage Design Guidelines have been considered in relation to the proposal for the study area. The comments address the property at 95 Verdon Street – the property at 89-91 Verdon Street is not included in the Heritage Overlay and as such the heritage provisions of the Warrnambool Planning Scheme do not apply to this property.

3.1 Demolition

The demolition of the residence at 95 Verdon Street will result in the loss of a Contributory building within the Verdon Street Precinct. The Objective identified at Clause 15.03 is to ensure the conservation of places of heritage significance. The relevant strategies identified to achieve this objective are reproduced below:

- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.

The relevant objective at Clause 21.06 is as follows:

 To conserve, maintain and enhance the character of heritage precincts, particularly individual listings and contributory elements in the Heritage Overlay.

The relevant decision guideline identified at Clause 43.01 in relation to demolition of heritage places is as follows:

 Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

The decision guideline in relation to demolition in the Verdon Street Precinct Heritage Design Guidelines notes that:

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

The residence at 95 Verdon Street is identified as a Contributory building within the Verdon Street Precinct. The Verdon Street Precinct Design Guidelines and Warrnambool Planning Scheme heritage provisions generally seek to retain heritage places and discourage the loss of buildings or elements that contribute to the identified significance of a heritage place or precinct. Notwithstanding the above, the statement of significance for the Verdon Street Precinct notes that the precinct is significant in demonstrating post WWII development

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in this part of Warrnambool. The residence at 95 Verdon Street predates the phase of development for the precinct and does not comprise the elements and details identified as contributory within the precinct. The residences which contribute to the significance of the precinct are generally consistent in terms of form, scale, materials and architectural style. The demolition of the residence at 95 Verdon Street will result in the loss of a late nineteenth century residence in Warrnambool but, given the date of construction and style of the residence, will not result in an adverse impact on the identified significance of the Verdon Street Precinct.

While the residence at 95 Verdon Street does not contribute to the significance of the heritage precinct, it is necessary to assess the potential individual significance of the residence. The 2015 VPP Practice Note *Applying the Heritage Overlay* sets out the criteria for the assessment of the heritage values of a place. The criteria have been used to assess whether the residence at 95 Verdon Street would warrant inclusion on the Heritage Overlay on an individual basis.

 Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

The plan at Figure 5 indicates that there was fairly intensive residential development in Warrnambool in the late nineteenth century, and a large number of heritage precincts included in the Heritage Overlay of the Warrnambool Planning Scheme provide evidence of this phase of development. The residence at 95 Verdon Street is of some historical interest as an individual example of residential development in Verdon Street from this time, but it does not form part of, or demonstrate the post WWII phase of development that characterises the surrounding area.

• Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

The residence at 95 Verdon Street is not a rare example of a late nineteenth century residence in Warrnambool. It is not considered to meet this criterion at a local level.

• Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Not applicable.

• Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The residence at 95 Verdon Street appears to have been altered to the rear, and one of the chimneys (evident in the 1959 aerial image) has been removed. It is not considered to meet this criterion at a local level.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The residence at 95 Verdon Street is not a particularly well resolved or distinguished example of a late Victorian era residence in Warrnambool. It is not considered to meet this criterion at a local level.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.

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• Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

• Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

No evidence has been located to suggest the residence at 95 Verdon Street would meet this criterion at a local level.

3.2 Consideration of potential for retention and adaptation

Consideration has also been made with regard to the potential for retention of the residence and adaptation as part of the proposed child care centre. The scale of the residence is such that it is unlikely to be reasonably able to accommodate the proposed new use without extensive modification or additions, which would alter the presentation of the building. The siting of the residence would also limit the potential for new works addressing Verdon Street (refer below).

4 Conclusion

Based on the assessment of the residence at 95 Verdon Street, it is considered that the property does not meet the criteria for local heritage significance on an individual basis. As such, it does not warrant retention on heritage grounds either individually or as part of the Verdon Street Precinct.

It is not proposed to maintain the use of the building for residential purposes, and it is considered that the adaptation of the building for use as part of the child-care centre could not be reasonably achieved without extensive change to the building. Accordingly, it is considered that the demolition of this residence to accommodate the redevelopment of the study area is acceptable.

4.1 New works

The relevant heritage provisions and guidelines in the Warrnambool Planning Scheme are provided in consideration of the proposed new development in the Verdon Street Precinct.

The relevant strategy at Clause 15.03 is as follows:

• Ensure an appropriate setting and context for heritage places is maintained or enhanced.

The decision guideline in relation to new buildings in the Verdon Street Precinct Heritage Design Guidelines notes that:

 Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and location of garaging.

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A replacement building within the study area should have regard for the context and character of the Verdon Street Precinct. It should not reproduce the style or contributory elements and details of the residences in the precinct but should respect and be sympathetic to the predominant scale, siting and materials of the precinct. It should be a contemporary design which does not overwhelm or dominate the surrounding Contributory buildings. The property at 95 Verdon Street is a corner allotment, and the visibility and dominance of the new building in this corner location should be considered.

The preliminary details with regard to the proposed new building indicate that the building will generally present to Verdon Street as single-storey and extend across the majority of the width of the study area. The building will be set back from the Verdon Street property boundary behind the outdoor area and above the car park. The flat roof and expanse of glazing to the principal elevation indicated in the preliminary drawings appears to be an appropriate response to the characteristics of the surrounding precinct, however care should be taken to ensure that the scale and massing of the building does not overwhelm the surrounding residences. This could reasonably be achieved through articulation of the façade. Additionally, there is the potential for the scale of the building as it extends to the south to visually dominate the surrounding streetscape due to the slope of the land in this location. Care should be taken to minimise, as far as possible, the bulk of the building in views to the study area from Verdon and Phillips streets.

Further comment on the replacement building can be provided when architectural drawings have been prepared for the replacement building.

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Matt Russell Veuve Group Holdings Pty. Ltd. Suite 409, 685 Burke Road Camberwell, VIC 3124

12 November 2018

Our reference: 11558

Dear Matt,

Re: Aboriginal Cultural Heritage Letter of Advice for 89-91 & 95 Verdon Street, Warrnambool, Victoria.

Ecology and Heritage Partners was commissioned by Veuve Group Holdings Pty. Ltd. to undertake an Aboriginal Aboriginal Cultural Heritage Letter of Advice (LoA) for 89-91 & 95 Verdon Road, Warrnambool, Victoria (hereafter referred to as the study area). It is understood that the proposal is for the demolition of the existing dwelling and associated shed at 95 Verdon Street, the removal of the office building at 89-91 Verdon Street and construction of a child-care centre. The development of this centre will involve the construction of buildings, installation of vehicle access and car parking, landscaping, and associated utilities, facilities and structures. No plans for the proposed new buildings have been sighted for the preparation of this letter.

The purpose of the LoA was to identify the known Aboriginal cultural heritage values that may be present within the study area, and to provide advice regarding the requirement for further assessment, e.g. for an Aboriginal Cultural Heritage Management Plan (CHMP). Information gathered for the LoA was used to determine potential legislative implications (associated with cultural heritage values) for the potential future development of the study area.

1 Methodology

The following tasks were undertaken as part of this assessment:

- A desktop assessment, with all relevant cultural heritage databases and mapping programs examined including:
 - the Victorian Aboriginal Heritage Register (VAHR), administered by Aboriginal Victoria (AV);
 - o the Ecology and Heritage Partners library of reports and knowledge of the area;
 - o relevant federal and state legislation and policies; and

aerial photography of the study area.

• Assessment of the likelihood of Aboriginal cultural heritage sites being present within the study area and of the requirement for further investigation;

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- Identification of potential legislative implications (associated with cultural heritage values) for future development of the study area; and
- Presentation of the results in this letter report.

2 Limitations

The cultural heritage information used to inform this assessment is limited to that obtained through the desktop assessment.

The level of assessment undertaken for this site visit is not considered to meet the requirements for a formal archaeological survey in accordance with Heritage Victoria and Aboriginal Victoria (AV 2010; Duncan et al. 2008; HV 2008).

This report is an opportunity to provide a broad understanding of the study area and to identify potential areas that may contain Aboriginal or historical sites and to identify relevant legislative implications (Section 6). Aboriginal cultural heritage may occur anywhere in the landscape and it is important to note that the assessment of likelihood is based on the balance of probability; it is our opinion based on an assessment of landforms and the extent of previous ground disturbance, compared to the general archaeological character of the region as assessed via desktop review. It is not a categorical statement that Aboriginal cultural heritage will or will not be present.

3 Study Area

The study area comprises approximately 0.295 ha, and is bounded by Verdon Street to the north, private property (residential) to the east and south, and Phillips Street to the west (Map 1).

The natural landforms in and around the study area are characterised by undulating plains and dunes. The Hopkins River and Warrnambool Bay are located to the south of the study area.

According to the Department of Environment, Land, Water and Planning's (DELWP) Biodiversity Interactive Map (DELWP 2018a), the study area occurs within the Warrnambool Plain (WP) bioregion. The study area also falls within the jurisdiction of the Glenelg Hopkins Catchment Management Authority and lies within the Warrnambool Local Government Area. It is zoned as General Residential Zone (GRZ).

4 Heritage Database Searches

4.1 Aboriginal Heritage

A search of the VAHR was carried out on 12 October 2018 for Aboriginal places within a 2 km radius of the study area. The search identified a total of 13 registered Aboriginal places within the search area. These sites consist of a total of 19 site components and four component types (Table 1, Map 2). The discrepancy between the number of Places and the number of components is due to some Places comprising multiple components.

A summary of these Aboriginal Places is presented in Table 1. None of these Aboriginal places are located within the study area. As seen in Map 2, these Places appear to be associated with the coast and waterways.



Table 1: Summary of Previously Identified Aboriginal Place Types within 2 km of the Study Area.

Site/Component Type	Quantity	Percentage (%)
Shell Midden	13	68.42
Artefact Scatter	4	21.05
Low Density Artefact Distribution	1	5.26
Object Collection	1	5.26
Total	19	100

Object Collections have been included in this data, however it is to be noted that they are collected artefacts and not necessarily indicative of the Aboriginal places within, or the archaeological nature of the geographic area.

In addition, six Aboriginal Historic References were identified with a 2km radius of the study area and are listed in Table 2. None of these places are located within the study area.

Table 2. Aboriginal Historic References within 2km of the study area.

Historical Reference ID	Historical Reference Name	Historical Reference Association		
1.3-57	Wilmot Abraham's Camp, Huntingfield	1.3 Properties where people are known to have lived/camped		
2.1-91	-91 Cannon Hill Camp, Warrnambool 2.1 Places where people camped/lived around towns			
2.1-94	Wilmot Abraham's Hut, Waikato	/ilmot Abraham's Hut, Waikato 2.1 Places where people camped/lived around towns		
2.2-5	Warrnambool Meeting Place	2.2 Places where people congregated around towns (stores, pubs etc.)		
5.5-3	Warrnambool Depot	5.5 Locations of 'Board for the Protection of Aborigines' depots		
9.3-36	Elizabeth and Henry McCrae's Grave, Warrnambool Cemetery	9.3 Location of burials within cemeteries		

4.2 Land Use History and Known Disturbance

The study area lies within developed residential and commercial land. Aerial images and historical maps and documents indicate that the main streets and lots incorporating the study area were laid out in the mid-1850s, and at that time the study area was credited with "very good soil timbered with she oak" (Figure 1).



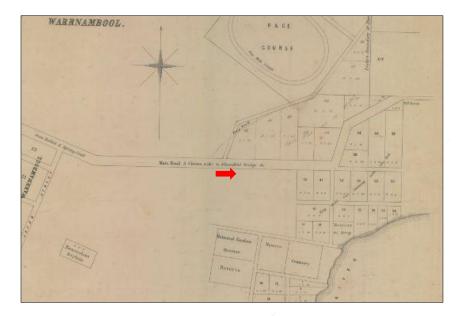


Figure 1. Detail of a map dated 1855 showing the study area (indicated by an arrow) (Source: State Library of Victoria).

Figure 2 (below) shows that by the 1870s, a few scattered buildings exist within the neighbourhood of the study area, however it is unclear if the land had been cleared of vegetation by this time. Although the Warrnambool area generally has been home to a variety of industries, such as limestone quarrying, wool, wheat, dairy and potato farming (Warrnambool and District Historical Society n.d.). It appears that the area in which the study area is located was either exclusively residential or used for smallholdings.

The residential dwelling now present in 95 Verdon Street was constructed in the late 19th century. Associated vehicle access, sheds and outbuildings, as well as gardens and utilities have been constructed or installed since that time.



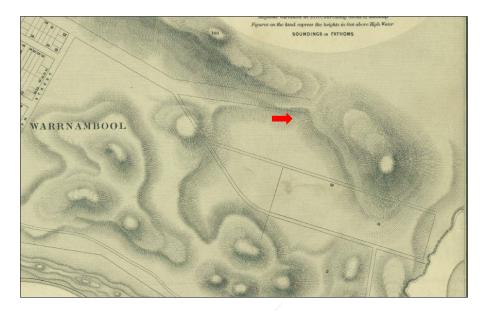


Figure 2. Detail of map dated 1870, showing the study (indicated by an arrow) area and its topography (Source: State Library of Victoria).



Figure 3. Detail of aerial photograph dated 1947, showing the study area (indicated by arrows) (Source: Adastra Airways via DELWP2018b).

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By the 1940s, the house currently occupying 95 Verdon Street is now visible in aerial photographs and has been cleared of native vegetation. 89-91 Verdon Street, which may have been L-shaped (incorporating the rear of 95 Verdon Street), also appears cleared of vegetation, but is otherwise undeveloped (Figure 3).

A 1959 aerial photo (Figure 4) indicates that 89-91 Verdon Street had been sub-divided – with structures, fencing, paved paths and possibly gardens present at this time.

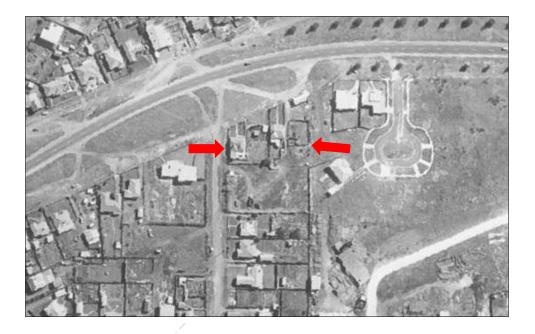


Figure 4. Aerial photo dated 1959 (study area indicated by arrows) (Source: Land Victoria).

These structures, and the subdivision, were soon demolished to make way for Bells Garden Supplies, established in 1964 (Bells Garden Centre 2018), and visible in Figure 5. Bell's Garden Supplies' product range included a range of gravels, sand, topsoils, mulch and crushed stone, which, by 2018 were stored in separate piles within the study area on either side of the lot (Figure 6).

Bell's Garden Centre relocated earlier in 2018 to another location in Warrnambool, and the property is currently vacant.



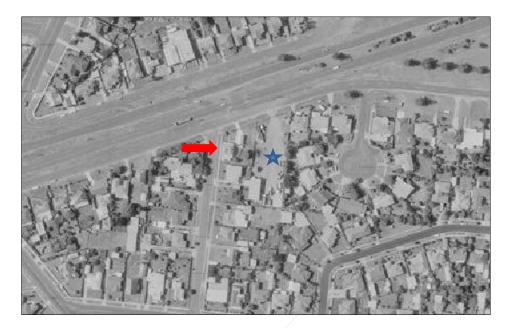


Figure 5. 1979 aerial photo showing the present study area layout, with 19th century dwelling at 95 Verdon Street (indicated by an arrow), and Bells Garden Supplies at 89-91 Verdon Street (indicated by a star) (Source: Land Victoria).



Figure 6. The study area (indicated by arrows and Google pin), image captured 2018 (Source: Google 2018).

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A Dial Before You Dig search was also undertaken to further inform any potential disturbance to the study area. The following sub-surface utilities affect the study area:

- Low voltage power cable
- Gas assets
- Sewer and water infrastructure
- Telstra and/or telecommunications cables

It is to be noted that Dial Before You Dig data may not be 100% accurate, and further unidentified utilities may be present within or around the study area.

5 Site Inspection

A site visit was carried out on 9 October 2018 by Michelle Knehans (Senior Heritage Advisor) in relation to the historic Preliminary Appraisal also being undertaken by Ecology and Heritage Partners for Veuve Group Holdings Pty. Ltd. The photographs taken during Michelle's site visit inform this LoA. The study area consists of two properties and will be discussed separately below.

5.1 89-91 Verdon Street, Warrnambool

The natural, undulating landforms within this property remain largely intact – with the high point to the very south (rear) of the block sloping down towards Verdon Street to the north.

Structures and disturbance present at 89-91 Verdon Street include a single, mid-20th century building with roller doors for warehousing on the southern-western corner the block - with underground utilities such as water and plumbing evident. The ground surface surrounding the building at the southern, higher end of the block appears to have been levelled and paved over with asphalt and concrete. The sloping, southern portion of this property appears to have been roughly gravelled over.

Established at this location in 1964, Bell's Garden Supplies' product range included a range of gravels, sand, topsoils, mulch and crushed stone, which would have been stored in separate piles within the study area (Bells Garden Centre 2018). Bell's Garden Centre relocated earlier in 2018 to another location in Warrnambool, and the property is currently vacant. No pre-1968, historic foundations or footings were visible in 89-91 Verdon Street during the site visit, however, pre-1968 structures are known to have been present on the property.

5.2 95 Verdon Street, Warrnambool

The natural, undulating landforms within this property remain largely intact – with the high point to the very south (rear) of the block sloping down towards Verdon Street to the north.

95 Verdon Street is occupied by a single late 19th century residential dwelling in the south-west corner of the block, and a modern shed to the north east. Associated gardens, concrete paved paths and driveways are present, and tall, Colourbond fencing surrounds most of the block.

The dwelling appears to have been constructed on angled foundations, as opposed to the ground surface having been levelled to facilitate the construction of the building. The ground surface beneath the shed however, does appear to have been levelled. Underground utilities appear to be present within this property, with some PVC pipes partially visible on the surface.



The property at 95 Verdon Street is included in the Verdon Street Precinct identified as HO326 in the Schedule to the Heritage Overlay of the Warrnambool Planning Scheme. The Schedule identifies that no additional controls apply within the precinct. This is discussed further in Michelle Knehans' Preliminary Appraisal.

5.3 Landforms

The original landforms of the study area are still largely present across the study area. The study area lies within undulating hills and dunes, with the highest points at the south, sloping downwards to Verdon Street in the north (Plate 1).

5.4 Previous Ground Disturbance

Portions of the overall study area have been subject to disturbance, and these areas are outlined below:

- Areas occupied by a dwelling, shed, or associated domestic or commercial structures (Plates 2, 3 and 4);
- Unofficial vehicle access tracks (including driveways) (Plate 5);
- Patchy vegetation and fill, representing areas of disturbance (Plates 4, 5 and 6);
- Sub-surface utilities, including water/plumbing and PVC pipes (Plates 6 and 7);
- Sealed paths, driveways, and paving (Plates 6, 8 and 9);
- Fencing (Plates 10 and 11).

These areas of disturbance do not cover the entirety of the study area, and although it is clear large portions of the study area have been used for commercial and residential (e.g. gardening and landscaping) purposes these activities may not be considered Significant Ground Disturbance (SGD) under the *Regulations* (r.5), unless the topsoil or surface rock layer of the ground has been 100% disturbed by means of machinery in the course of grading, excavating, digging, dredging or deep ripping.







Plate 1: Showing the south-north slope of the study area, facing south-west. Photo: M Knehans.

Plate 2: Residential dwelling dated circa late 19th century, facing south. Photo: M Knehans.



Plate 3: Garage, facing east. Photo: M Knehans.



Plate 5: Unofficial/unpaved vehicle access, facing north. Photo: M Knehans.



Plate 4: Commercial structure, facing south. Photo: M Knehans.



Plate 6: Underground utilities (water/plumbing) evident by taps and pipes. Facing west. Photo: M Knehans.





Plate 7: PVC pipes partially visible to the bottom right of the image, facing south. Photo: M Knehans.



Plate 8: Showing paved driveway and paths, facing south. Photo: M Knehans.





Plate 9: Showing asphalted surfaces, facing south. Photo: M Knehans.

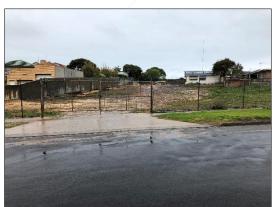


Plate 11: Fencing on 89-91 Verdon Street, facing south. Photo: M Knehans.

Plate 10: Showing the Colourbond fencing surrounding 95 Verdon Street. Facing east. Photo: M Knehans.



6 Legislative and Policy Implications

6.1 Aboriginal Heritage Act 2006

The *Aboriginal Heritage Act 2006* protects Aboriginal heritage in Victoria. If certain high impact activities are undertaken as stated in the *Aboriginal Heritage Regulations 2018* (the Regulations) then preparation of an Aboriginal Cultural Heritage Management Plan (CHMP) may be required to be approved by the AV or the Registered Aboriginal Party (RAP) prior to lodging a planning permit.

Triggers for mandatory preparation of a CHMP include whether certain criteria are met under the Regulations, required by the Minister, or if the activity requires an Environmental Effects Statement (EES) under Sections 46 to 49 of the *Environmental Effects Act 1978*.

The Regulations require a mandatory CHMP if:

- 1) All or part of the proposed activity is a high impact activity; and
- 2) All or part of the activity area (study area) is an area of cultural heritage sensitivity (subject to whether the entire area of cultural heritage sensitivity has been subject to *significant ground disturbance*).

'Significant Ground Disturbance (SGD)' is defined in r.5 of the Regulations as meaning disturbance of – (a) the topsoil or surface rock layer of the ground; or (b) a waterway – by machinery in the course of grading, excavating, digging, dredging or deep ripping, but does not include ploughing other than deep ripping... The Victorian Civil and Administrative Tribunal (VCAT) has determined that the words "topsoil or surface rock layer" include the former topsoil or former surface rock layer if that topsoil or surface rock layer is a naturally occurring surface level that is readily ascertainable and does not include the current topsoil or current surface rock layer if established by the mere filling of the land (AV 2010: 2).

A copy of the AV Practice Note on SGD is reproduced in Appendix 1.

Implications for the project

The following assessment is made in relation to the requirement for a mandatory CHMP.

Is the study area in an area of cultural heritage sensitivity?

The study area *is* located within a *mapped* area of Cultural Heritage Sensitivity under r.34 of the Regulations, (Koo Wee Rup Plain) (Map 2).

Is the proposed activity a high impact activity defined by the Regulations?

The study area is a high impact activity, specifically:

Under r.46, Building and works for specified uses – a child care centre (r.46 [1][b][v]).

Is a mandatory CHMP Required?

As the study area *is* within an area of cultural heritage sensitivity and the proposed activity *is* a high impact activity, a mandatory CHMP *is mandatory* for the proposed development. This conclusion is based on the extent of SGD across the study area. There is no clear evidence at this stage that the original top soil from across *all* the current study area has been removed by machinery to a depth of at least 600 mm.



If there is any further evidence of machinery removing all of the top soil across 100% of the study area, then the preparation of a Preliminary Aboriginal Heritage Test (PAHT) may be considered to apply for an exemption from a CHMP. A PAHT may include sub-surface auger testing and must provide strong evidence to prove SGD. However, it is important to note that there is no guarantee that a PAHT will be certified by Aboriginal Victoria, in which case a mandatory CHMP will still be required.

Harm to Aboriginal Cultural Heritage

Under s. 27 of the *Aboriginal Heritage Act 2006* it is unlawful to harm Aboriginal cultural heritage or do an act that is likely to harm Aboriginal cultural heritage. Whilst the triggers for a CHMP discussed above provide the guidance as to whether a CHMP is required under the legislation, it is the proponent's responsibility to ensure that harm is not done to Aboriginal cultural heritage.

6.2 Planning and Environment Act 1987

All municipalities in Victoria are covered by land use planning controls which are prepared and administered by State and local government authorities. The legislation governing such controls is the *Planning and Environment Act 1987*. Places of significance to a locality can be listed on a local planning scheme and protected by a Heritage Overlay (or other overlay where appropriate). Places of Aboriginal cultural heritage significance are not often included on local government planning schemes. The study area is governed by the Warrnambool Shire Council Planning Scheme. In addition to the Heritage Overlay, Clause 52.33 of the Particular Provisions provides protection to post boxes constructed before 1930 and drystone walls constructed prior to 1940 (if listed in the schedule).

6.3 Heritage Act 2017

This Act protects all heritage places deemed to be of State significance by registration on the VHR. Proposed impacts to any site registered on the VHR will require Permit from Heritage Victoria. This Act also protects all non-Aboriginal archaeological sites older than 50 years. If an archaeological site is of State Significance it is listed on the VHR and a Permit from HV is required to damage it. If an archaeological site is not of State significance and has archaeological value it is usually listed on the VHI and a consent from HV would be required to damage it.

Implications for the project

Part of the study area (95 Verdon Street) lies within the 'Verdon Street Precinct' (HO326). Historical values are discussed further in the associated Preliminary Appraisal authored by Michelle Knehans of Ecology and Heritage Partners.

6.4 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a national framework for the protection of heritage and the environment and the conservation of biodiversity. The EPBC Act is administered by the Australian Government Department of the Environment and Energy (DoEE). The EPBC Act established the National Heritage List (NHL), the Commonwealth Heritage List (CHL) and the World Heritage List (WHL) for statutory protection of heritage places of national or international significance. Where Matters



of National Environmental Significance (NES), including National Heritage Places, will or may be impacted by a development, then a referral to the Minister will be required to determine whether an approval under the EPBC Act is required.

DoEE also administers the Register of the National Estate (RNE). The RNE is no longer a statutory register and listed sites are no longer protected (unless registered on another statutory register).

Implications for the project

There are no known Matters of NES within the study area. It is considered unlikely that any cultural heritage sites of National Significance will be located it the study area. Therefore, no referral or further works would be required under the EPBC Act 1999.

7 Conclusion

The study area lies within a *mapped* area of Cultural Heritage Sensitivity under r.34 of the Regulations (Koo Wee Rup Plain) and the proposed activity is a high impact activity centre (r.46 [1][b][v]). It is concluded that a Cultural Heritage Management Plan *is* required for the development unless SGD can be demonstrated for the entirety of the study area.

Please contact me on 0447 821 715 or at fbuckingham@ehpartners.com.au if you have any questions.

Yours Sincerely,

Felicity Buckingham Archaeologist/Heritage Consultant Ecology and Heritage Partners Pty Ltd

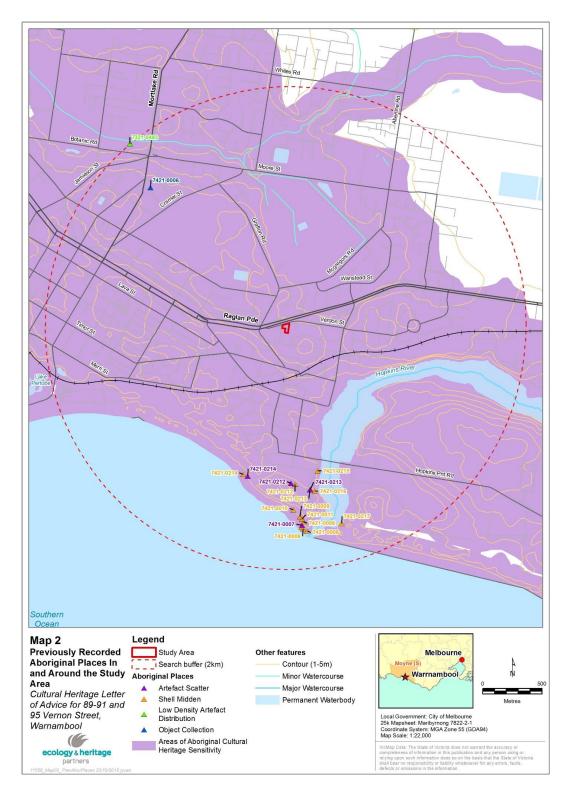


8 Maps



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Appendix 1

Practice Notes: Significant Ground Disturbance

www.ehpartners.com.au Document Set ID: 10769009 Version: 1, Version Date: 18/02/2019



Aboriginal Heritage Act 2006

Practice Note: Significant Ground Disturbance



This Practice Note provides guidance about the meaning of **significant ground disturbance** as it relates to requirements to prepare Cultural Heritage Management Plans under the *Aboriginal Heritage Act 2006**.

The Practice Note covers:

- when a Cultural Heritage Management Plan is required
- why significant ground disturbance should be assessed
- what significant ground disturbance means
- who needs to provide proof
- how to determine significant ground disturbance
- who can determine this
- what is the role of the responsible authority
- how Aboriginal cultural heritage is protected in areas of significant ground disturbance.

Background

The Aboriginal Heritage Act 2006 (the Act) and Aboriginal Heritage Regulations 2018 (the Regulations) provide protection in Victoria for all Aboriginal places, objects and human remains regardless of their inclusion on the Victorian Aboriginal Heritage Register or whether they are located on public or private land.

When is a Cultural Heritage Management Plan required?

A Cultural Heritage Management Plan ("Management Plan") is required for an activity (i.e. the use or development of land) if the activity:

- is a high impact activity
- falls in whole or in part within an area of cultural heritage sensitivity.
- The terms 'high impact activity' and 'cultural heritage sensitivity' are defined in the Regulations.

A Management Plan must also be prepared when an activity requires an Environmental Effects Statement, or when directed by the Minister for Aboriginal Affairs.

High impact activities are categories of activity that are generally regarded as more likely to harm Aboriginal cultural heritage. Most high impact activities provided for in the Regulations are subject to a requirement that the activity results in significant ground disturbance. The term 'significant ground disturbance' is defined in the Regulations.

Areas of cultural heritage sensitivity are landforms and land categories that are generally regarded as more likely to contain Aboriginal cultural heritage. A registered Aboriginal cultural heritage place is also an area of cultural heritage sensitivity.







If part of an area of cultural heritage sensitivity (other than a cave) has been subject to significant ground disturbance that part is not an area of cultural heritage sensitivity.

If a Management Plan is required for an activity it must be approved before the sponsor can obtain any necessary statutory authorisation for the activity and/or before the activity can start. For more information about Cultural Heritage Management Plans see Aboriginal Victoria's (AV) website:

http://www.dpc.vic.gov.au/index.php/aboriginal-affairs/aboriginal-cultural-heritage/cultural-heritage-management-plans.

Why should significant ground disturbance be assessed?

It is important to assess significant ground disturbance when considering whether a Management Plan is required because:

- A Management Plan does not need to be prepared for a high impact activity if all the area of cultural heritage sensitivity within the activity area has been subject to significant ground disturbance.
- Some types of activity will not be a high impact activity, meaning a Management Plan would not need to be prepared, if the activity does not cause significant ground disturbance.

The Regulations specify the landforms and land categories that are areas of cultural heritage sensitivity. Areas of cultural heritage sensitivity are displayed in a series of maps available on AV's website. The areas delineated on these maps however do not take account of the past history of land use and development that may have caused significant ground disturbance in localised areas.

How is significant ground disturbance defined?

'Significant ground disturbance' is defined in r.4 of the Regulations as meaning disturbance of -

a) the topsoil or surface rock layer of the ground; or

b) a waterway -

by machinery in the course of grading, excavating, digging, dredging or deep ripping, but does not include ploughing other than deep ripping.

The words 'disturbance', 'topsoil', 'surface rock layer', 'machinery', 'grading', 'excavating', 'digging', 'dredging', 'ploughing' (other than deep ripping) are not defined in the regulations and therefore have their ordinary meanings.

The Victorian Civil and Administrative Tribunal (VCAT) has determined that the words "topsoil or surface rock layer" include the former topsoil or former surface rock layer if that topsoil or surface rock layer is a naturally occurring surface level that is readily ascertainable and does not include the current topsoil or current surface rock layer if established by the mere filling of the land.

Ploughing (other than deep ripping) to any depth is not significant ground disturbance. Deep ripping is defined in the regulations to mean 'ploughing of soil using a ripper or subsoil cultivation tool to a depth of 60 centimetres or more'. None of the words used in this definition are defined, and therefore have their ordinary meanings. VCAT has determined that a ripper or subsoil cultivation tool must be distinguished from conventional ploughs or topsoil cultivation tools such as disc ploughs or rotary hoes which are not sufficient to show significant ground disturbance.

Deep ripping will result in significant ground disturbance regardless of the degree of disturbance caused to the topsoil or surface rock layer of the ground.

Practice Note - Significant Ground Disturbance





Who needs to provide proof that land has been subject to significant ground disturbance?

The burden of proving that an area has been subject to significant ground disturbance rests with the applicant for a statutory authorisation for the activity (or the sponsor of the activity). The responsible authority may assist by providing the applicant access to any relevant records it has about past land use and development.

How can a sponsor determine whether significant ground disturbance has occurred?

The responsible authority should require evidence of support for claims that there has been significant ground disturbance of an area. The levels of inquiry outlined below provide some guidance about what information should be required to satisfy a responsible authority (depending on the circumstances of each case) that significant ground disturbance has occurred. The levels of inquiry are listed in order of the level of detail that may be required. An assessment of whether significant ground disturbance has occurred should be dealt with at the lowest possible level in order to avoid unnecessary delay or cost to applicants.

Little weight should be given to mere assertions by applicants or land owners that an activity area has been subject to significant ground disturbance.

Level 1 – Common knowledge

The fact that land has been subject to significant ground disturbance may be common knowledge. Very little or no additional information should be required from the responsible authority.

For example, common knowledge about the redevelopment of a petrol station with extensive underground storage tanks.

Level 2 - Publicly available records

If the existence of significant ground disturbance is not common knowledge, a responsible authority may be able to provide assistance from its own records about prior development and use of land, or advise the applicant about other publicly available records, including aerial photographs.

These documents may allow a reasonable inference to be made that the land has been subject to significant ground disturbance.

In such event, no further inquiries or information would be needed by the responsible authority. The particular records and facts relied upon should be noted by the responsible authority as a matter of record.

For example, a former quarry site subsequently filled, but where the public records show the area of past excavation.

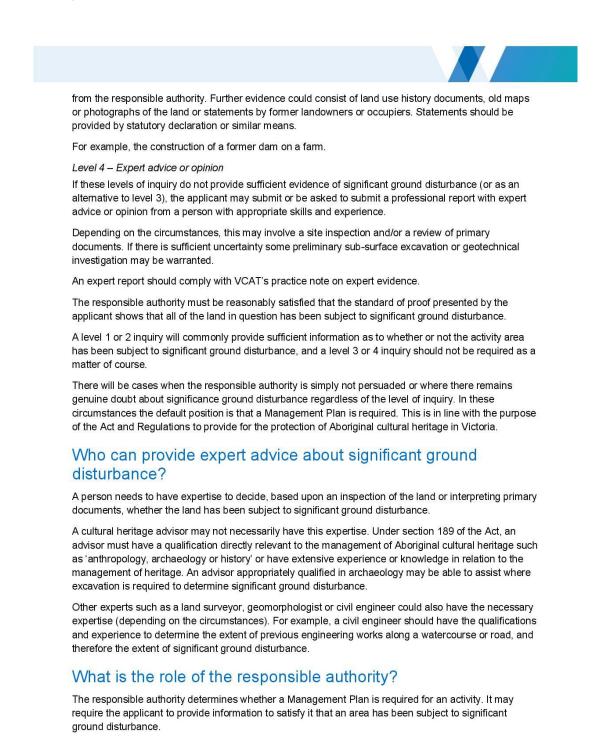
Level 3 - Further information

If 'common knowledge' or 'publicly available records' do not provide sufficient information about the occurrence of significant ground disturbance, the applicant may need to present further evidence either voluntarily or following a formal request

Practice Note - Significant Ground Disturbance

3





Practice Note - Significant Ground Disturbance

4





Evaluating information relating to the occurrence of significant ground disturbance may be critical in deciding whether a Management Plan is required and therefore whether a statutory authorisation can be granted. This question should be resolved at an early stage in planning a proposed development. Applicants for statutory authorisations and the responsible authority should therefore seek to agree at an early stage about whether a Management Plan is required. In the event of a dispute this can be brought without delay to VCAT for resolution. The responsible authority should take care to document the steps taken in each case.

What if Aboriginal cultural heritage is discovered in an area determined to have been subject to significant ground disturbance?

It is possible that there are Aboriginal cultural heritage places, objects or human remains within areas determined to no longer be areas of cultural heritage sensitivity due to significant ground disturbance. It is also possible that Aboriginal cultural heritage could be harmed by activities which do not amount to high impact activities.

These Aboriginal places are still protected under the Act. In particular, it is an offence under sections 27 and 28 of the Act to harm Aboriginal cultural heritage unless acting in accordance with a Cultural Heritage Permit or approved Cultural Heritage Management Plan (regardless of whether a Management Plan was required).

* This Practice Note is based on VCAT's determination about significant ground disturbance. For further details see VCAT, Reference No. P1020/2008 – Mainstay Australia vs Mornington Peninsula SC and Reference No. P1204/2010 – Colquhouns & Ors vs Yarra SC.

Practice Note - Significant Ground Disturbance

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Document Set ID: 10769009 Version: 1, Version Date: 18/02/2019 5



29 Nov 2018

To Whom It May Concern,

Re: 89-91 & 95 Verdon St, Warrnambool VIC

Insite Architects has reviewed the proposal and believes that the existing dwelling is not suitable for retention as a contributory site under local heritage guidelines for the following reasons:

- Our advice from council at our preliminary meeting was that retaining the existing house and/or integrating it with, or the complete removal of the existing house was not a concern.
- The size and configuration of the existing building is not suitable for the requirements of a child care centre.
- The existing foundations, DDA clearances and door sizes are not compliant.
- The position of the house on the site would have a severe impact on the efficiency of car parking, the stair and lift location.
- Integration of the house juxtaposed against a new child care centre would create an uncomfortable and conflicted building and streetscape.
- •

Yours Sincerely,

Philip Ryan Director

77 Upper Heidelberg Road, Ivanhoe, Vic. 3079 | PO Box 288, Ivanhoe, Vic. 3079 | T: (03) 9499 8174 | info@insitearchitects.com.au www.insitearchitects.com.au ABN 77 100 163 479

Document Set ID: 10769008 Version: 1, Version Date: 18/02/2019



Matt Russell Veuve Property Group PO Box 1293, Camberwell, VIC 3124

12 November 2018

Dear Matt,

Re: Project No: 11558: 89-91 & 95 Verdon Street, Warrnambool – Preliminary Appraisal

This preliminary appraisal has been prepared to assess the heritage implications associated with the proposed works at 89-91 & 95 Verdon Street, Warrnambool (the study area). It is understood that the proposal is for the demolition of the existing dwelling and associated shed at 95 Verdon Street, the removal of the office building at 89-91 Verdon Street and construction of a child-care centre. No plans for the proposed new buildings have been sighted for the preparation of this appraisal.

1 Heritage listings and classifications

No part of the study area is included in the Victorian Heritage Register (VHR), the Victorian Heritage Inventory (VHI), the National Heritage List (NHL) or the Commonwealth Heritage List (CHL). Similarly, no part of the study area has been classified by the National Trust of Australia (Victoria).

The property at 89-91 Verdon Street is not included in the Heritage Overlay of the Warrnambool Planning Scheme (Figure 1).

The property at 95 Verdon Street is included in the Verdon Street Precinct identified as HO326 in the Schedule to the Heritage Overlay of the Warrnambool Planning Scheme (Figure 1). The Schedule identifies that no additional controls apply within the precinct.

The statement of significance for the Verdon Street Precinct included in the *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance* (December 2012) notes that the precinct is of historical, architectural and social significance to the City of Warrnambool as follows:

The Verdon Street Precinct is of historical significance as the best surviving example of post-World War II development in Warrnambool, reflecting its prosperity at the time and various influences from America. It is of architectural significance for its consistent row of suburban 'dream homes', including those of the cul-de-sac, Hillside Avenue.

There is further significance in the houses which were architect designed, specifically those designed by the local architect, Tag Walter. It is of social significance for demonstrating the emerging domination of cars in day-to-day life in the post-World War 2 period (WCC, 2018: p. 93)

		Greenhill Rd BRISBANE ille SA 5034	Lvl 22 127 Creek St Brisbane Qld 4000			MELBOURNE 292 Mt Alexander Rd Ascot Vale Vic 3032	
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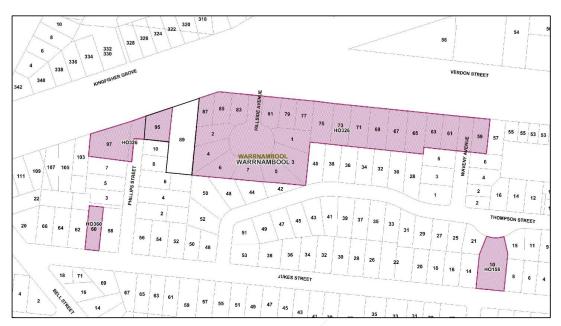


Figure 1: Heritage Overlay map with the subject property identified (in black) within the Verdon Street Precinct – HO₃₂₆ (Source: Planning Maps Online)

Contributory elements and details within the Verdon Street Precinct are identified as follows:

- Post WWII with garages as a design element,
- Consistent date, style, form, scale and materials,
- Chimneys, patios and picture windows key design elements,
- Domestic gardens,
- Street trees and landscaped setting (WCC, 2018: p. 93).

The residence at 95 Verdon Street is identified as a Contributory building within the Verdon Street Precinct. Contributory elements and places are defined in the *Warrnambool City Council Heritage Guidelines and Precinct Statements of Significance* (December 2012) as 'those that contribute to the significance of the Heritage Place' (WCC, 2012: p. 28).

2 Description

2.1 89-91 Verdon Street

The property at 89-91 Verdon Street is a long rectangular allotment which, until recently, was occupied as a sand and soil supply business. A single-storey weatherboard office building with a flat roof is located in the south-west corner of the property and was associated with this former use. The land at the south end of the property contains remnant asphalt paving and is elevated above the remainder of the property which slopes to the north (Figure 2).





Figure 2: 89-91 Verdon Street, view south from Verdon Street

2.2 95 Verdon Street

The property at 95 Verdon Street is a generally square corner allotment occupied by a single-storey rendered brick residence with a corrugated iron clad hipped roof. The roof is surmounted by a single rendered chimney. There is a bullnose verandah on the principle elevation which is similarly corrugated iron clad, and is supported by square timber posts. The verandah is enclosed on both sides (Figure 3). An irregular addition with a skillion roof has been added to the rear of the residence (Figure 4). The construction date of the residence has not been confirmed but it appears to date from the late nineteenth century.

Also located within the property is a rectangular metal sheet clad shed with a gable roof. A solid metal sheet fence extends along the north and west property boundaries. The east property boundary (with 89-91 Verdon Street) is unfenced.





Figure 3: 95 Verdon Street, view south to the principal elevation



Figure 4: West elevation of 95 Verdon Street, view east from Phillips Street.



2.3 Verdon Street

The surrounding Verdon Street streetscape is comprised of predominantly single-storey brick residences, dating from the c.1950s. The historical background of the precinct as described in the Verdon Street Precinct Heritage Design Guidelines is as follows:

The western end of Verdon Street and the northern end of Simpson Street was the original alignment of the highway until the mid-1960s. The land was developed from the late 1950s through to the early 1960s.

The elevated position and its northerly prospect meant that the new Verdon Street was an attractive residential address, especially for families who could afford a car. Consequently, garages are an important element of the houses which are remarkably consistent in their date, style, form, scale and materials. Other featured elements are freestone veneered chimneys, patios and picture windows, all typical of the Post World War 2 period.

The houses in the precinct are of consistently high quality and are excellent examples of the suburban dream home, strongly influenced by American models, which eventually became possible with increased prosperity after World War 2 (WCC Heritage Design Guidelines, 2015: 1).

The 1942 plan at Figure 6 and 1947 aerial image at Figure 7 demonstrate the minimal residential development in Verdon Street in the mid-to-late 1940s. The subject property is one of very few dwellings in Verdon Street at this time. The 1959 aerial image at Figure 8 indicates that a number of the existing residences in Verdon Street had been constructed by the late-1950s. By 1979, the residential development of this area was largely complete and the alignment of the Princes Highway north of Verdon Street had been altered (Figure 9).

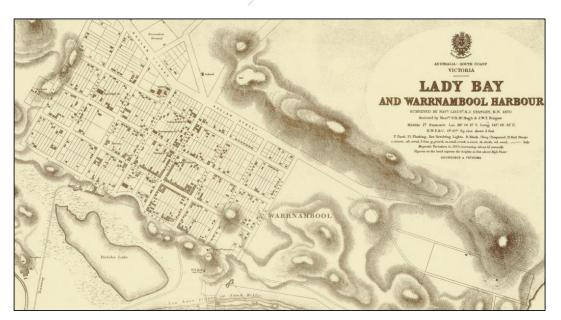


Figure 5: 1870 plan of Warrnambool – the subdivided land north of Lake Pertobe and south of Raglan Street (now Raglan Parade) is reasonably developed at this time. The land to the south of the study area (at the bottom right of the image) is less developed at this time (Source: State Library of Victoria Maps Collection).





Figure 6: 1942 plan of Verdon Street and surrounding street layout – the existing buildings at this time indicated by black squares (subject property indicated by the red arrow) (Source: State Library of Victoria Maps Collection).

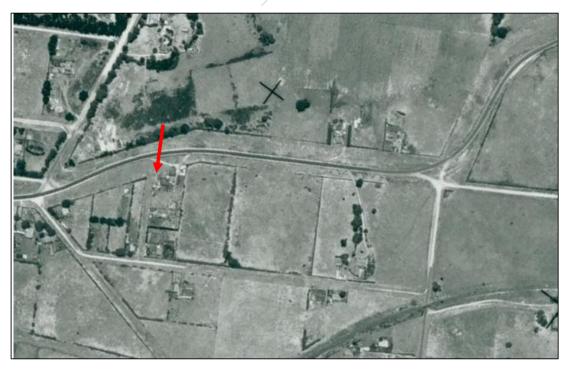


Figure 7: 1947 aerial image showing the largely undeveloped land surrounding the study area (indicated) (Source: Land Victoria).





Figure 8: 1959 aerial image showing the residential development of the land in the vicinity of the study area (indicated). Many of the residences which are included in the Verdon Street Precinct had been constructed by this time (Source: Land Victoria).

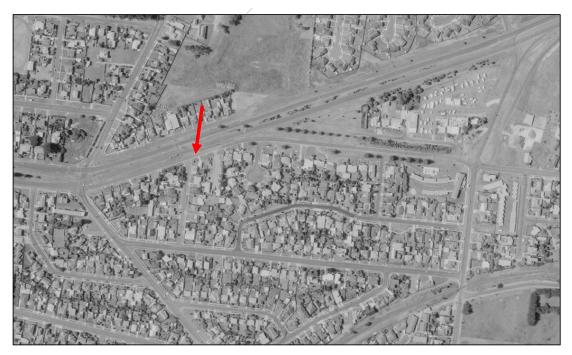


Figure 9: 1979 aerial image of the study area and surrounding residential development. The realignment of the Princes Highway north of Verdon Street is evident in this image (Source: Land Victoria).



3 Assessment of heritage impacts

The proposal for the whole of the study area is for the demolition of all of the existing buildings and construction of a single-storey child care centre. Preliminary plans only for the child care centre have been provided. The proposed building will comprise much of the study area in a generally L-shaped form, surrounded to the north, east and south by open outdoor play areas. A car park area is proposed at the north (Verdon Street) end of the study area, beneath the outdoor play area and part of the building, constructed into the slope of the land to the south. Driveway access into the study area is via the existing driveway to 89-91 Verdon Street.

The comments below have had regard for the heritage policies and considerations at Clause 15.03, Clause 21.06 and Clause 43.01 of the Warrnambool Planning Scheme. In addition, the Verdon Street Precinct Heritage Design Guidelines have been considered in relation to the proposal for the study area. The comments address the property at 95 Verdon Street – the property at 89-91 Verdon Street is not included in the Heritage Overlay and as such the heritage provisions of the Warrnambool Planning Scheme do not apply to this property.

Demolition

The demolition of the residence at 95 Verdon Street will result in the loss of a Contributory building within the Verdon Street Precinct. The Objective identified at Clause 15.03 is to ensure the conservation of places of heritage significance. The relevant strategies identified to achieve this objective are reproduced below:

- Encourage appropriate development that respects places with identified heritage values.
- Retain those elements that contribute to the importance of the heritage place.
- Encourage the conservation and restoration of contributory elements of a heritage place.

The relevant objective at Clause 21.06 is as follows:

• To conserve, maintain and enhance the character of heritage precincts, particularly individual listings and contributory elements in the Heritage Overlay.

The relevant decision guideline identified at Clause 43.01 in relation to demolition of heritage places is as follows:

• Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.

The decision guideline in relation to demolition in the Verdon Street Precinct Heritage Design Guidelines notes that:

Demolition of a contributory place is not typically supported within the precinct. Demolition of the whole of a building which is a Contributory Element generally has an adverse effect on the significance of a Heritage Place.

The residence at 95 Verdon Street is identified as a Contributory building within the Verdon Street Precinct. The Verdon Street Precinct Design Guidelines and Warrnambool Planning Scheme heritage provisions generally seek to retain heritage places and discourage the loss of buildings or elements that contribute to the identified significance of a heritage place or precinct. Notwithstanding the above, the statement of significance for the Verdon Street Precinct notes that the precinct is significant in demonstrating post WWII development



in this part of Warrnambool. The residence at 95 Verdon Street predates the phase of development for the precinct and does not comprise the elements and details identified as contributory within the precinct. The residences which contribute to the significance of the precinct are generally consistent in terms of form, scale, materials and architectural style. The demolition of the residence at 95 Verdon Street will result in the loss of a late nineteenth century residence in Warrnambool but, given the date of construction and style of the residence, will not result in an adverse impact on the identified significance of the Verdon Street Precinct.

While the residence at 95 Verdon Street does not contribute to the significance of the heritage precinct, it is necessary to assess the potential individual significance of the residence. The 2015 VPP Practice Note *Applying the Heritage Overlay* sets out the criteria for the assessment of the heritage values of a place. The criteria have been used to assess whether the residence at 95 Verdon Street would warrant inclusion on the Heritage Overlay on an individual basis.

• Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

The plan at Figure 5 indicates that there was fairly intensive residential development in Warrnambool in the late nineteenth century, and a large number of heritage precincts included in the Heritage Overlay of the Warrnambool Planning Scheme provide evidence of this phase of development. The residence at 95 Verdon Street is of some historical interest as an individual example of residential development in Verdon Street from this time, but it does not form part of, or demonstrate the post WWII phase of development that characterises the surrounding area.

 Criterion B: Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

The residence at 95 Verdon Street is not a rare example of a late nineteenth century residence in Warrnambool. It is not considered to meet this criterion at a local level.

• Criterion C: Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

Not applicable.

• Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

The residence at 95 Verdon Street appears to have been altered to the rear, and one of the chimneys (evident in the 1959 aerial image) has been removed. It is not considered to meet this criterion at a local level.

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

The residence at 95 Verdon Street is not a particularly well resolved or distinguished example of a late Victorian era residence in Warrnambool. It is not considered to meet this criterion at a local level.

• Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Not applicable.



• Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Not applicable.

• Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

No evidence has been located to suggest the residence at 95 Verdon Street would meet this criterion at a local level.

4 Conclusion

Based on this assessment of the residence at 95 Verdon Street, it is considered that the property does not meet the criteria for local heritage significance on an individual basis. Accordingly, it is considered that the demolition of this residence to accommodate the redevelopment of the study area is acceptable.

4.1 New works

The relevant heritage provisions and guidelines in the Warrnambool Planning Scheme are provided in consideration of the proposed new development in the Verdon Street Precinct.

The relevant strategy at Clause 15.03 is as follows:

• Ensure an appropriate setting and context for heritage places is maintained or enhanced.

The decision guideline in relation to new buildings in the Verdon Street Precinct Heritage Design Guidelines notes that:

Replacement of non-contributory buildings with new development should be contemporary, but also compatible in design. Compatibility is achieved by considering the key design attributes which comprise the significance of the locale - e.g. setback, scale, roof pitch and line, wall materials, window proportions, fencing and location of garaging.

A replacement building within the study area should have regard for the context and character of the Verdon Street Precinct. It should not reproduce the style or contributory elements and details of the residences in the precinct but should respect and be sympathetic to the predominant scale, siting and materials of the precinct. It should be a contemporary design which does not overwhelm or dominate the surrounding Contributory buildings. The property at 95 Verdon Street is a corner allotment, and the visibility and dominance of the new building in this corner location should be considered.

The preliminary details with regard to the proposed new building indicate that the building will generally present to Verdon Street as single-storey and extend across the majority of the width of the study area. The building will be set back from the Verdon Street property boundary behind the outdoor area and above the car park. The flat roof and expanse of glazing to the principal elevation indicated in the preliminary drawings appears to be an appropriate response to the characteristics of the surrounding precinct, however care should be taken to ensure that the scale and massing of the building does not overwhelm the surrounding residences. This could reasonably be achieved through articulation of the façade. Additionally, there is the potential for the scale of the building as it extends to the south to visually dominate the surrounding streetscape due to the



slope of the land in this location. Care should be taken to minimise, as far as possible, the bulk of the building in views to the study area from Verdon and Phillips streets.

Further comment on the replacement building can be provided when architectural drawings have been prepared for the replacement building.

BELL'S GARDEN SUPPLIE



Level 1 / 486 Lower Heidelberg Road, Heidelberg, Victoria, Ph. 1300 917 935

89-91 and 95 Verdon Street, Warrnambool Child Care Centre CHMP: 16316

Sponsor: Veuve Property Group [ABN 29 602 668 262] Heritage Advisor: John Stevens Author: John Stevens

Date of Completion: 1 July 2019



Title Page

89-91 and 95 Verdon Street, Warrnambool CHMP

Child Care Centre

Cultural Heritage Management Plan

CHMP# 16316

Activity size: Small

Assessment type: Complex

Sponsor: Veuve Property Group

Heritage Advisor: John Stevens

Author: John Stevens

Date: 1 July 2019

Cultural Heritage was not identified during the course of this CHMP



CHMG

Level 1 / 486 Lower Heidelberg Road, Heidelberg, Victoria, Ph. 1300 917 935

Aboriginal Heritage Act 2006 Section 65

Cultural Heritage Management Plan - Notice of Approval

89-91 and 95 Verdon St, W	/arrnambool, C	Childcare Centre
16316		
Veuve Property Group	ABN:	29 602 668 262
John Stevens		
John Stevens (Cultural Her	itage Manage	ment Group)
1 July 2019	Page	es: i-v, 1-91
	16316 Veuve Property Group John Stevens John Stevens (Cultural Her	Veuve Property Group ABN: John Stevens John Stevens (Cultural Heritage Manage

TO BE COMPLETED BY THE SECRETARY (OR DELEGATE)	Yes	No
I have considered the Evaluation Report for this CHMP and:		
I am satisfied that the CHMP has been prepared in accordance with the standards prescribed for the purposes of section 53 of the Aboriginal Heritage Act 2006.	V	
I am satisfied that the CHMP adequately addresses the matters set out in section 61.	V	
In considering this application, I consulted with and considered the views of Aboriginal persons or bodies I considered relevant to the application.	V	
I have given proper consideration to any relevant human rights	\checkmark	
me by the Secretary, Department of Premier and Cabinet, and pursuant to section 65(Heritage Act 2006 hereby approve) refuse to approve this cultural heritage manager	2) of the A nent plan:	lboriginal
Signed:		
Dated: 12 7 2019		
 This notice of approval should be inserted after the title page and bound with the body of the management plan. The recommendations in this management plan are now compliance requirements. Officers from the Department of Premi the subject land to monitor compliance with the recommendations. 	er and Cabinet	t may attend

OFFICIAL



Document Control

Build Status

Version	Issue Date	Author	Reason	Sections	Reviewed By	Issued To
01. Electronic Draft	19.02.18	John Stevens	Initial Release	All	SC	Matt Russell Veuve Property Group PO Box 1293, Camberwell, VIC 3124 Mobile: 0411 294 323 Email: matt.russell@vpgroup.com.au
02. Electronic Final	27.02.18	John Stevens	Initial Release	All	SC	Matt Russell Veuve Property Group PO Box 1293, Camberwell, VIC 3124 Mobile: 0411 294 323 Email: matt.russell@vpgroup.com.au

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E1 Executive Summary

Compliance requirements are set out in Part 1 of the Cultural Heritage Management Plan

E1. The Proposed Activity

This CHMP incorporates all of 89-91 and 95 Verdon Street, Warrnambool. The activity proposed includes the construction of a child care centre.

E2. Results of the Cultural Heritage Assessment

E2.1. Desktop Assessment

The VAHR was assessed on 11 January 2019 for sites within 2km of the activity area, the results of which established that there is a total of 18 Aboriginal cultural heritage Places within the search area. These comprise 13 Aboriginal shell midden sites, all of which are located approximately 1.3km south-east of the activity area at the Hopkins River mouth, 4 artefact scatters and one object collection. None of the 18 Aboriginal Cultural Heritage Places are within the activity area. The closest site to the activity area is a scar tree site located 1.2km south-east of the activity area (VAHR 7421-0215) Hopkins River Path Shell Midden 1.

E2.2 Standard Assessment

The results of the standard assessment indicate that the general activity area is a disturbed and modified landscape; this is largely due to land use practices. A former garden supplies centre was present for at 40 years at 89-91 Verdon Street. The garden centre supplied sand, aggregate and clean soil and was distributed by heavy machinery. Considerable disturbance was evident across the balance of the activity area including a bitumen pad at 89-91 Verdon Street. The bitumen pad is broken in sections revealing outcropping Bridgewater Group sandstone underneath. There is very little to no soil profile at 89-91 Verdon Street.

95 Verdon Street may retain vestiges of a soil profile; however, the entire property is covered by structures or pasture grass so it was not possible to inspect the ground surface. For this reason, it was recommended that a complex assessment be undertaken due to the high possibility of Aboriginal cultural heritage being present, but undetected.

E2.3. Complex Assessment RECENT RESEARCH

One 1m x 1m hand-excavated test pit and five 50 cm x 50 cm shovel test pits were excavated within the activity area. 100% of the sediment removed from all excavations was hand sieved.

No cultural heritage was identified during the complex assessment.



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PART ONE - ABORIGINAL CULTURAL HERITAGE CONDITIONS



1 MANAGEMENT CONDITIONS

These conditions become compliance requirements once the Cultural Heritage Management Plan is approved. Failure to comply with a condition is an offence under section 67A of the *Aboriginal Heritage Act* 2006.

The Cultural Heritage Management Plan must be readily accessible to the sponsor and their employees and contractors when carrying out the activity.

1.1 SPECIFIC CULTURAL HERITAGE MANAGEMENT CONDITIONS

No Aboriginal Cultural Heritage Places have been identified within the boundaries of the Activity Area in the course of preparing this Cultural Heritage Management Plan; therefore, there are no specific Cultural Heritage Management Conditions required for the proposed Activity.



2 CONTINGENCY PLANS

2.1 SECTION 61 MATTERS

There is a possibility that Aboriginal cultural heritage or ancestral remains will be uncovered during works at the activity area. If such remains are found during the activity, the following contingencies will apply. These contingencies must be implemented by the sponsor, or the agents of the sponsor, if the presence of cultural heritage is identified or suspected at any time during the activity. The contingencies take into account the requirement to avoid or minimise harm to Aboriginal cultural heritage and are based on the principle that harm should be avoided first and minimised if that is not possible.

Dispute resolution The Aboriginal Heritage Regulations 2007 [Schedule 2, paragraph 13(1) (b)] addresses the requirement for contingency plans for the resolution of any disputes between the sponsor(s) and relevant Registered Aboriginal Parties (RAPs) in relation to the implementation of the plan or the conduct of the activity. As there is no RAP, this contingency has no application.

2.2 UNEXPECTED DISCOVERY OF ABORIGINAL ANCESTRAL REMAINS

If any suspected human remains are found during any activity, works must cease. The Victoria Police and the State Coroner's Office should be notified immediately. If there are reasonable grounds to believe the remains are Aboriginal, the Coronial Admissions and Enquiries hotline must be contacted immediately on 1300 888 544. This advice has been developed further and is described in the following five steps.

Any such discovery at the activity area must follow these steps:

1) Discovery:

- If suspected human remains are discovered, all activity in the vicinity must stop; and,
- The remains must be left in place, and protected from harm or damage.
- 2) Notification:

• If suspected human remains have been found, the State Coroner's Office and the Victoria Police must be notified immediately. The State Coroner's Office may be contacted at any time on 1300 309 519.

If there are reasonable grounds to believe the remains are Aboriginal Ancestral Remains, the Coronial Admissions and Enquiries hotline must be immediately notified on 1300 888 544.

• All details of the location and nature of the human remains must be provided to the relevant authorities.



• If it is confirmed by these authorities the discovered remains are Aboriginal Ancestral Remains, the person responsible for the activity must report the existence of them to the Victorian Aboriginal Heritage Council (VAHC) in accordance with section 17 of the Aboriginal Heritage Act 2006.

3) Impact Mitigation or Salvage:

• The VAHC, after taking reasonable steps to consult with any Aboriginal person or body with an interest in the Aboriginal Ancestral Remains, will determine the appropriate course of action as required by section 18(2)(b) of the Aboriginal Heritage Act 2006;

• An appropriate impact mitigation or salvage strategy as determined by the Victorian Aboriginal Heritage Council must be implemented by the Sponsor.

4) Curation and further analysis:

• The treatment of salvaged Aboriginal Ancestral Remains must be in accordance with the direction of the Victorian Aboriginal Heritage Council and in accordance with s.18(2)(b) Aboriginal Heritage Act 2006;

5) Reburial:

• Any reburial site(s) must be fully documented by an experienced and qualified archaeologist, clearly marked and all details provided to Aboriginal Victoria.

• Appropriate management measures must be implemented to ensure the Aboriginal Ancestral Remains are not disturbed in the future.

Do not touch or otherwise interfere with the remains, other than to safeguard them from further disturbance.

Do not contact the media.

2.3 REPORTING DISCOVERY OF ABORIGINAL CULTURAL HERITAGE DURING WORKS

The procedure outlined in Section 2.3 will apply in the event of any Aboriginal Cultural Heritage, excluding Aboriginal human remains (which are covered in Section 2.2 of this plan) being uncovered and/or identified during construction.

If any unexpected artefacts or other features are identified during the site works, the following actions must be undertaken:

• The person making the discovery must notify the person in charge of the activity immediately and that person must then suspend all works at that location.



• The extent of the site, or suspected site, must be determined by an appropriately qualified archaeologist and plotted using GPS. A 5m buffer (i.e. the erection of bunting, flagging or fencing and appropriate signage that must be visible at all times) must be established around that extent, within which work may not be undertaken.

A Heritage Advisor must be engaged by the sponsor to assess the discovery(ies) and to advise on appropriate management strategies. If the discovery is determined to be Aboriginal cultural heritage a qualified archaeologist must record the Aboriginal place and complete any necessary records, and submit these to AV within two weeks from the time of discovery.

• Within a period not exceeding three (3) working days, the Heritage Advisor, in consultation with the sponsor and the relevant Traditional Owner groups, will make a decision/recommendation concerning the process to be followed to manage the Aboriginal cultural heritage in an appropriate manner, and on how to proceed with the works.

2.4 CONTINGENCIES FOR THE MANAGEMENT OF ABORIGINAL CULTURAL HERITAGE DISCOVERED DURING WORKS

The procedure for managing any previously unknown sites, places and objects identified during construction activities, will be as follows:

For any Aboriginal cultural heritage identified during the activity, the sponsor must attempt to avoid harm to them or, if this is not possible, to minimise harm.

In the event that it is not possible to avoid or minimise harm, the following will apply:

a) In the case of Low Density Artefact Distributions (stone artefacts at densities of up to 10 in an area of approximately 10m x 10m), these must be recorded by the Heritage Advisor who will also register the discovery on the VAHR using the appropriate Aboriginal Place record forms (s.24, Aboriginal Heritage Act 2006). This registration must be completed within two weeks from the time of discovery.

b) If Aboriginal cultural heritage other than a Low Density Artefact Distribution is identified then, after consultation with the relevant Traditional Owners groups, archaeological salvage must be undertaken, with the aim of gathering data before soil disturbance continues that may provide information on the use of the activity area by Aboriginal people in the past.

c) The development of a methodology must be determined by an appropriately qualified archaeologist in consultation with the relevant Traditional Owner groups. The salvage operations will be guided by the Practice Note: Salvage Excavation as prepared under section 143 of the Aboriginal Heritage Act 2006 (the Act). Salvage methodology will be designed to maximise the quality of information derived from the salvage operation. The information obtained from the salvage of the relevant cultural heritage,



analysis of the salvaged material and the results of the analysis and any excavation will be reported to AV.

d) Cultural heritage material recovered during salvage operations will be secured and stored by the Heritage Advisor until a decision about the ultimate custody and management of these has been determined through consultation between the sponsor and the relevant Traditional Owner groups (see Section 2.5 below).

e) All cultural material recovered from the activity area will be analysed and catalogued, labelled, and packaged with reference to provenance by the Heritage Advisor.

If suitable material is recovered, radiometric dating of occupation deposits and features must be undertaken.

g) The results of the salvage of cultural heritage material will be provided in a report, which will be completed and lodged with the relevant authorities (including the Heritage Registrar at AV) and the relevant Traditional Owner groups as soon as possible, and within 90 days of completing the salvage operation. This report will include information on the density of salvaged cultural heritage material, size range of artefacts, raw materials, the stage of reduction and artefact type, and will also include maps and/or plans that accurately present the location and extent of any excavation, and the details of any exposed sediments and stratigraphy. Insights into the procurement of the raw materials for making the stone artefacts may also be obtained from the size analysis and reduction stages of different materials.

The Sponsor will be responsible for any costs associated with the salvage, assessment, cataloguing, scientific analysis, labelling, conservation and packaging of any cultural heritage material.

The Secretary (AV) must be notified by the sponsor of the discovery of all Aboriginal cultural heritage within three (3) working days of discovery. Completing and submitting any necessary records to AV by the Heritage Advisor will meet the requirements of s.24 of the Aboriginal Heritage Act 2006*. Completed records must be forwarded to AV within 14 days of any discovery.

*In the case of the discovery of human remains, separate provisions relating to the discovery of human remains must be followed (see section 2.2).

2.5 MANAGEMENT AND CUSTODY OF ABORIGINAL CULTURAL HERITAGE MATERIAL DISCOVERED DURING WORKS

If Aboriginal cultural heritage (with the exception of Aboriginal human remains or secret or sacred objects) is discovered before, during or after the activity, responsibility for the custody of Aboriginal cultural heritage must comply with the conditions established by S. 61(e) of the Aboriginal Heritage Act 2006 and S. 13.4.5 of AV's 'Guide to Preparing Aboriginal Cultural Heritage Management Plans', and be assigned according to the following order of priority, as appropriate:



1. any relevant RAP that is registered for the land from which the Aboriginal heritage is salvaged;

2. any relevant registered native title holder for the land from which the Aboriginal heritage is salvaged;

3. any relevant native title party (as defined in the Aboriginal Heritage Act 2006) for the land from which the Aboriginal heritage is salvaged;

4. any relevant Traditional Owner or Owners of the land from which the Aboriginal heritage is salvaged;

5. any relevant Aboriginal body or organisation which has historical or contemporary interests in Aboriginal heritage relating to the land from which the Aboriginal heritage is salvaged;

6. the owner of the land from which the Aboriginal heritage is salvaged;

7. The Museum of Victoria.

In the event of unexpected finds in this activity area it will be the responsibility of the Heritage Advisor to:

- Catalogue the Aboriginal cultural heritage.
- Label and package the Aboriginal cultural heritage with reference to provenance.

• Arrange storage of the Aboriginal cultural heritage in a secure location together with copies of the catalogue and assessment documentation until custody is arranged.

• Arrange custody as per the priorities listed above.

• Ensure any new Aboriginal places are recorded and information, including relevant spatial data, is forwarded to the Secretary.

• When materials are removed ensure the new location details are forwarded to the VAHR.

Contact details for the Department of Premier and Cabinet are: The Secretary, The Department of Premier and Cabinet GPO Box 4912 Melbourne, Vic 3001 Phone: 1800 762 003 Fax: 03 8392 5399

2.6 REVIEWING COMPLIANCE

In order to ensure that there is compliance with the Cultural Heritage Management Plan, a checklist is included below (Table 2) for use by the sponsor. It lists those matters addressed in this plan with which the sponsors must comply. This list should be used as a reference in the event that compliance with the plan is questioned.

Part 6 of the Aboriginal Heritage Act 2006 makes provision for the conduct of cultural heritage audits. The Minister may require an audit if the sponsor of a management plan has, or is likely to, contravene



the conditions of the plan or the conditions of a permit, or if the impact of the activity on cultural heritage is deemed to be greater than determined at the time the plan was prepared. The audit must be conducted by, or under the direction of, an Authorised Officer. Under s.88 of the Act, if an audit is ordered, a stop order for the activity will be issued until the audit has been completed.

The report of a cultural heritage audit may identify any contravention of an approved management plan, and recommend amendments to a plan and other measures in relation to an activity to protect Aboriginal cultural heritage. It may also result in amendments to an approved plan.

If a stop order has been issued in relation to an activity it operates for 30 days or for a period of time specified in the order, or until it is revoked (under the terms of s.93). A stop order may be revoked by the Minister or by the Authorised Officer who issued it. Under s.95 of the Act it is an indictable offence to engage in any conduct in contravention of a stop order and monetary penalties also apply.

2.7 OTHER CONSIDERATIONS

Protocol for handling sensitive information concerning the discovery, location and/or nature of Aboriginal cultural heritage may be considered sensitive by Aboriginal people. The sponsor must ensure that no information about Aboriginal cultural heritage in the activity area is disseminated to the media, the public, or others not involved directly with the activity without the express approval in writing of the Victorian Aboriginal Council. The relevant Traditional Owner groups should be consulted about the form and content of any such release of information.

Any issues relating to the activity may be discussed in meetings between representatives of the Sponsor and Traditional Owners groups listed below.

The Sponsor's Contact Details	Eastern Maar Contact Details	Gunditj Mirring Contact Details
Matt Russell	Mr Jamie Lowe	Gunditj Mirring Traditional Owners
	Chief Executive Officer	Aboriginal Corporation
On behalf of Veuve Property Group		
(The Sponsor)		4/48 Edgar Street, Heywood Victoria
	12-14 Leveson St	3304
Project Co-ordinator	North Melbourne, VIC 3051	Ph: (03) 5527 1427
Veuve Property Group	Mobile: 0423 959 022	
PO Box 1293, Camberwell, VIC	Email: jlowe@easternmaar.com.au	Fax: (03) 55271704
3124		Email: reception@gunditjmirring.com
Mobile: 0411 294 323		

Contact details for the representatives of the parties are as follows:

Table 1. Contact details for representatives of the parties relative to this CHMP.



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Potential Breach	Remedy			
Prior to the commencement of the Activity				
A copy of this CHMP is not kept on-site at all times	All works must immediately cease. A copy of the approved CHMP must be printed and delivered to site within two business days. Works may recommence once a copy of the CHMP is on-site			
Identification of human remains during the activity				
Activity has not ceased if potential skeletal remains have been located	All work must cease immediately. The Sponsor must immediately action the procedure outlined in Section 2.2			
Victoria Police and the Coroner's Office (including Coronial Admissions and Enquiries on 1300 888 544 for suspected Aboriginal Ancestral Remains) have not been notified	All work must cease immediately. The Sponsor must immediately action the procedure outlined in Section 2.2			
A suitably qualified heritage advisor has not been engaged to document the find	The Sponsor must immediately action the procedure outlined in Section 2.3			
The remains are confirmed as Aboriginal Ancestral Remains and the VAHC has not been notified	Notify the VAHC immediately			
The VAHC management measures for the Aboriginal An cestral Remains have not been implemented.	The Sponsor must immediately action the management measured ordered by the VAHC			
Unexpected discovery of Aboriginal cultural heritage during the activity				
Harm to Aboriginal cultural heritage has occurred	All work within 10m of the Aboriginal cultural heritage must cease immediately. The Sponsor must immediately notify the Secretary of DPC, an HA and the RAP or relevant traditional owner group/s. All directives issued by the Minister must be followed.			



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Activity has not ceased within 10m, webbing or fencing has not been installed and/or 'no-go zone' signage is not displayed	All work within 10m must cease immediately. The Sponsor must immediately action the procedure outlined in Section 2.3 as appropriate
The RAP or relevant traditional owner group/s and an HA have not been notified of the suspected Aboriginal cultural heritage within one working day	The RAP or relevant traditional owner group/s and an HA must be notified within one working day in accordance with Section 2.3 of this CHMP.
An HA and the RAP or relevant traditional owner group/s have not inspected and recorded the suspected Aboriginal cultural heritage	An HA must be contacted within two business days to arrange and attend an inspection of the suspected Aboriginal cultural heritage with representative/s of the RAP or relevant traditional owner group/s

Table 2. Compliance Checklist.



PART TWO – ASESSMENT



3 INTRODUCTION

The activity area is approximately 2865m² in area and is located at 89-91 and 95 Verdon Street, Warrnambool, Victoria. Warrnambool is located approximately 221km south-west of Melbourne CBD (Map 1). The activity area is bounded to the east by private dwellings along Hillside Avenue, the south by a private dwelling at 6 Phillips Street, the west by Phillips Street and the north by Verdon Street (Map 2). The activity proposed comprises a child care centre (Fig 1). The proposed works will involve various levels of surface and subsurface disturbance across the activity area and therefore has the potential to impact any surface or subsurface Aboriginal archaeological sites within the activity area (Section 2).

The CHMP is being undertaken as a mandatory requirement under the Aboriginal Heritage Regulations 2007. The activity will be conducted within land considered a dune landform under R.(r.40[1]) and the nature of the activity area is considered high impact under R. (r.46 [1][b][v]) (Child care Centre). This CHMP will provide management Conditions for on-going consultation with Aboriginal Victoria and Traditional Owners (TOs) and contingencies to assist management and compliance with relevant legislation if cultural heritage is identified during works.

This report documents the results of the CHMP process.

3.1 BACKGROUND

The Activity Area incorporates the current land area providing 2865m² for the development of a child care centre. Proposed works include the removal of the existing dwelling and associated shed at 95 Verdon Street, the demolition of the garden centre office at 89-91 Verdon Street and construction of a child care centre. The development of this centre will involve levelling, laying of keystones, car parking, the construction of buildings, landscaping / contouring, and associated services infrastructure.

This CHMP provides the results of all 2865m² of land within the activity area.

3.2 REASON FOR PREPARING THIS CHMP

The CHMP has been prepared by Cultural Heritage Management Group [CHMG] at the request of Veuve Property Group. The CHMP is undertaken as a mandatory requirement of the Aboriginal Heritage Act 2006 because the activity will be conducted within land considered to be a dune landform under (R.40[1]) and the nature of the activity area is considered high impact (R.46 [1][b][v]) of the Aboriginal Heritage Regulations 2007

3.3 NOTICE OF INTENTION TO PREPARE A CHMP

A Section 54 Notice of Intention [NoI] under the *Aboriginal Heritage Act* 2006 was submitted to appropriate stakeholders by Heritage Advisor, John Stevens, on 14 January 2019. AV's automated



response provided CHMP number 16316 to this project. The NoI was subsequently forwarded to Eastern Maar Aboriginal Corporation by Aboriginal Victoria on 14 January 2019. The HA indicated to the Eastern Maar that the Sponsor wished to consult with them for all field-based operations.

The following stakeholders have received a copy of the NoI:

- Aboriginal Victoria [AV].
- Eastern Maar Aboriginal Corporation
- Veuve Property Group

3.4 ACTIVITY AREA LOCATION AND CADASTRE

The activity area is approximately 2865m² in area and is located at 89-91 and 95 Verdon Street, Warrnambool, Victoria. Warrnambool is located approximately 221km south-west of Melbourne CBD (Map 1). The activity area is bounded to the east by private dwellings along Hillside Avenue, the south by a private dwelling at 6 Phillips Street, the west by Phillips Street and the north by Verdon Street (Map 2). The activity proposed comprises a child care centre.

The activity area at 89-91 is currently a disused garden centre previously selling soil, aggregate and sand. The property of 95 Verdon Street comprises a vacant dwelling and an associated tin shed. The land is managed by Veuve Property Group. Further cadastral information is contained in Table 3 below.

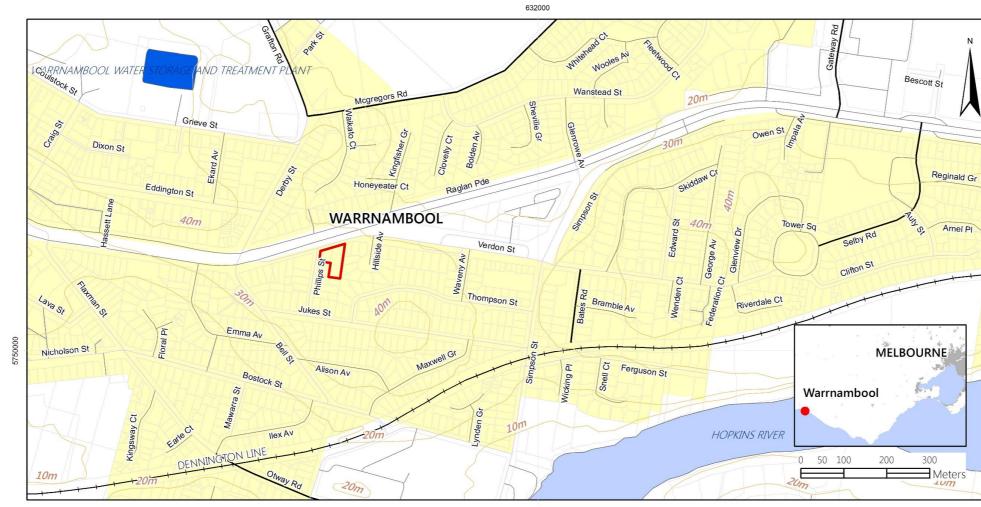
Physical Address	Plan #	Landowner	Land Manager	Parish	County	Local Government Authority
89-91 Verdon Street Warrnambool	6/LP3653	Private Land	Veuve Property Group	Wangoom	Warrnambool	Warrnambool City Council
95 Verdon Street, Warrnambool	4/LP3653	Private Land	Veuve Property Group	Wangoom	Warrnambool	Warrnambool City Council

Table 3: Cadastre information relating to the activity area



Map 1 Location of the Activity Area

Map 1. Location of the Activity Area



89-90 and 95 Verdon Street Warrnambool City of Warrnambool 1:8,000



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Map 2 Existing Conditions of the Activity Area



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89-90 and 95 Verdon Street Warrnambool City of Warrnambool 1:800

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3.5 Sponsor

The proponent and sponsor for this project is Veuve Group Holdings trading as Veuve Property Group [ABN 29 602 668 262]. The point of contact on behalf of the Sponsor is Development Manager, Matthew Russell.

3.6 HERITAGE ADVISOR

CHMG Director John Stevens has fifteen years' experience working as a consultant archaeologist. He has project managed over 200 Aboriginal cultural heritage projects for the private, government and research sectors across Victoria, South Australia, New South Wales, Queensland, Tasmania, England, Scotland and Turkey.

As required by s189 of the *Aboriginal Heritage Act* 2006 [the Act] the Heritage Advisor for the project John Stevens holds a Bachelor of Archaeology [Hons] degree in Aboriginal Archaeology from La Trobe University and is a former PhD student at the La Trobe University Campus. He is a member of the Australian Archaeological Association, the Society for American Archaeology and has presented and published papers in both Australia and the United Kingdom.

John has extensive experience with standard and complex CHMPs, team leadership, business and marketing experience, large project management experience, peer reviews, VCAT panel hearings and cultural heritage audits. He has an excellent working relationship with the Registered Aboriginal Parties [RAPs], Aboriginal stakeholder groups, DECCW, DELWP and DPC through Aboriginal Affairs Victoria. He has a sound knowledge of cultural heritage legislation across all states and has authored or co-authored over 50 CHMPs.

3.7 MAIN CONTRIBUTORS TO THE CHMP

The following people from CHMG and our associates were involved in the preparation and development of the CHMP.

Name	Position	Role
John Stevens	Principal Archaeologist	Project Director
Jess Tyler	Practice Reviewer	Editorial and legislative compliance
Michael Xiberras	Archaeological Field Assistant	Field work assistant
Dr. Marcus Paine	Archaeologist	CHMP Review
Mioara Nechifor	GIS Officer	GIS Mapping

Table 4. Main contributors to the CHMP



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3.8 OWNERS AND OCCUPIERS OF THE LAND

The Development Manager acting on behalf of the Sponsor, is Matthew Russell. All land owners and managers were notified of the assessment as part of the s54 NoI process [Appendix 1].

3.9 REGISTERED ABORIGINAL PARTY

No RAP has been appointed for the activity area during any part of the preparation of the CHMP.

There is one Traditional Owner (TO) that covers the activity area, Eastern Maar Aboriginal Corporation, and they were consulted at the NOI stage, standard and complex assessment stage and were sent a draft copy of the CHMP.



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4 ACTIVITY DESCRIPTION

The activity area comprises existing properties at 89-91 and 95 Verdon Street, Warrnambool, Victoria which is approximately 2865m² in area. The entire activity area will be developed for the purposes of a child care centre (Appendix 2).

The ground where the childcare centre will be constructed will be subject to high-level of ground disturbance in the form of cutting, levelling and excavation works for the foundations of this structure.

Broad parameters for ground disturbance related to future buildings at the site are as follows:

Bulk Earthworks / Site Preparation

The proposed activity includes bulk earthworks works, including the stripping and stockpiling of topsoil, shaping, bulk earthworks (cut and fill to achieve finished surface levels), benching and compaction of the subgrade to levels suitable to accommodate structures (i.e. buildings, access roads).

Any remnant assets (e.g. irrigation pipes, footings) and regrowth would be demolished and removed from the site.

Heavy earth-moving machinery (e.g. graders, excavators, trucks) will be used to strip the soil. Stripped soil is to be stockpiled for re-use within landscaped areas.

Following the stripping of soils, the activity area will either be cut or filled using site materials. Where there is a deficit of fill material to achieve the required bulk earthworks design levels, suitable clean fill material will be imported for use.

Given the existing topography of the site, it is envisaged that relatively large quantities of fill materials will be imported and placed within the site.

Bulk earthworks for the site may involve a cut of up to 1.5m from existing surface levels and filling to required design levels will be up to a depth of 4m.

Civil Works

Once the site is prepared the following development works will be undertaken:

Excavations and trenching to install civil infrastructure (roads, pavements, drainage, electricity, telecommunications, gas, sewer, water);

Installation of foundations as necessary to support structures;

Other works as may be required for the proposed development.

Depths of disturbance for construction of civils works are as follows:



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Construction of roads and pavements which may include excavation to a maximum depth of 0.6m within fill material;

Construction of sewers, which may include excavation to a maximum depth of 3.0m;

Excavation of trenches for the installation of storm water drainage to a maximum depth of 3.0m;

Excavation of trenches for the installation of water and gas services to a maximum depth of 1.0m; and

Excavation of trenches for the installation of telecommunications and power services to a maximum depth of 1.0 m.

Car Parking

No below ground car parking is required.

The extensive nature of soil modification during industrial development means that there is a high possibility that any archaeological sites present within the upper 1.0 metre will be harmed during the construction process. Areas where surface soils are subject to earthmoving will directly impact any surface Aboriginal sites, such as scatters of stone tools and shell middens. Overall, the development has a very high adverse impact on intact archaeological sites unless mitigation measures are adopted. Adverse impact can generally be minimised through design and site management.

The proposed subdivision is situated within the Municipality of the City of Warrnambool and the Sponsor, Veuve Property Group, currently have a permit application before the City of Warrnambool for consideration. This CHMP has been developed in order to provide clearance for all Aboriginal cultural heritage aspects relating to this permit application.

This CHMP is required to document Aboriginal cultural heritage within the activity area, both in consultation with AV, Traditional Owners and Warrnambool City Council as applicable. It provides for the protection, conservation and on-going management of Aboriginal cultural heritage Places and ensures that permit approvals align with Conditions of an approved Cultural Heritage Management Plan under the *Aboriginal Heritage Act* 2006.

4.1 IMPACTS ON CURRENT AND FORMER LAND SURFACES

Subsurface impacts will extend to a depth of up to 4m within the activity area depending on the specific activity [as detailed in previous Section 4]. The areas assessed within this CHMP were located on a middle slope landform straddling Bridgewater Group sandstone bedrock. It is anticipated the entire activity area will be impacted by the development.

Soil profile types are expected to reflect humic top layers where grass exists overlying decomposed sand of the Bridgewater Group. Due to the location of the activity area on a middle slope landform, and the generally low likelihood of sediment accumulation, Aboriginal cultural heritage is considered unlikely.

This assumption is largely based on the results of previously approved CHMPs undertaken within 2km of the activity area as well as geological mapping prepared during the subsequent Desktop Assessment, which



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discusses the low likelihood of Aboriginal cultural heritage considerable distances from primary resources such as rivers, the coastline, creeks and swamps (Map 3). This is particularly applicable in the highly urbanised areas of Warrnambool (Map 2).

4.2 EXTENT OF ACTIVITY AREA

The activity area is approximately 2865m² in area and is located at 89-91 and 95 Verdon Street, Warrnambool, Victoria. Warrnambool is located approximately 221km south-west of Melbourne CBD (Map 1). The activity area is bounded to the east by private dwellings along Hillside Avenue, the south by a private dwelling at 6 Phillips Street, the west by Phillips Street and the north by Verdon Street (Map 2).



5 DOCUMENTATION OF CONSULTATION

Consultation was carried out in accordance with s60 of the *Act 2006*. To this end, appropriate checks were made to identify the Registered Aboriginal Party [RAP] for the area of investigation; however, there is no registered Aboriginal Party that covers the activity area at the time of the preparation of this CHMP. As there is no RAP for the Activity Area both Eastern Maar and Gunditj Mirring were invited to attend the survey and excavation program for this CHMP.

Because no RAP was in place at the time of the assessment, this CHMP will be lodged with the Secretary (AV) for evaluation. AV will drive policy procedures to ensure appropriate CHMP Conditions and management policies are in place prior to CHMP approval.

5.1 CONSULTATION IN RELATION TO THE ASSESSMENT

Notification was undertaken in accordance with s54 - s60 of the Act [2006]. This included any relevant land owners and managers, the Traditional Owners and Aboriginal Victoria.

Registered Aboriginal Parties [RAPs] are established under Part 10 of the Aboriginal Heritage Act 2006. The RAPs have the responsibility for evaluating and allocating approval for CHMPs that relate to their registered area. At the time of undertaking this CHMP no RAP was in place for the activity area.

As no RAP is currently in place, it is expected that all necessary statutory approvals in relation to the management of Aboriginal heritage assets and values will be obtained through application to AV [in accordance with s.62].

The Eastern Maar and Gunditj Mirring were notified that a Notice of Intent had been submitted to AV for allocation of a CHMP number. This was received from AV via automated email on 14 January 2019 which allocated CHMP # 16316.

The HA, John Stevens, submitted a field worker request email to Eastern Maar on Friday 11 January 2019. Eastern Maar responded stating they would have a field worker present at the activity area at the commencement of field-based operations. Gunditj Mirring were contacted on two occasions and asked to provide a fieldworker representative booking form to undertake the work; however, no contact was received from Gunditj Mirring regarding this project.

The Sponsor decided to progress on the basis on Eastern Maar's availability.



DATE	INTEREST GROUPS	CONSULTATION TYPE	DETAILS
11/01/2019	CHMG John Stevens (JS) Eastern Maar	Email	JS submits NOI and Eastern Maar field representative booking form for 11 January 2019 for the standard and complex assessments.
14/01/2019	CHMG John Stevens AV	Email	Lodgment of NOI to Aboriginal Victoria
15/01/2019	CHMG John Stevens Michael Xiberras Eastern Maar Geoff Clark (GC)	Site Assessment	Field survey and subsurface testing undertaken.
26/02/19	CHMG John Stevens AV	Email	CHMP 16316 submitted for approval

Table 5. Traditional Owner Consultation Log



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5.2 PARTICIPATION IN THE CONDUCT OF THE FIELD-BASED ASSESSMENT

Eastern Maar were consulted during the preparation of this CHMP providing on-ground support during the physical assessment of the activity area. This included assisting with the implementation of methodologies developed through the pre-fieldwork briefing as well as *ad hoc* input into the survey. Eastern Maar's representative, Geoff Clark, actively participated in the assessment. Once the field assessment was completed, Geoff Clark was asked if there were any areas of concern they wished to revisit or if he thought archaeological excavations were required.

Geoff indicated he was satisfied with the conducting of the fieldwork and the results.

Geoff stated that former land use activities, the exposure of bedrock across 89-91 Verdon Street and particularly the middle slope nature of the landform suggested to him that Aboriginal cultural heritage was unlikely. Geoff Clark stated that excavations at 89-91 Verdon Street were pointless. Geoff indicated that immediately to the north-east a former swamp existed so Aboriginal cultural heritage is present at a local level; however, Geoff stated that this was likely on the crest of the hill landform approximately 100-150 metres to the south.

The field work representative for Eastern Maar is detailed in Table 5 above.

5.3 CONSULTATION IN RELATION TO THE CONDITIONS

No cultural heritage was identified during the survey or subsurface testing program.

5.3.1 Discussion of standard procedures

No Aboriginal cultural heritage Places were identified during the desktop or standard assessments undertaken for this CHMP, therefore standard contingencies and Conditions have been included [Sections 1-2] of this CHMP.

5.4 SUMMARY OF OUTCOMES OF CONSULTATION

Consultation with the Eastern Maar was conducted at key points during the preparation of this CHMP. A summary of the consultation process and outcomes of consultation is provided below and summarised in Table 3 [above].



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6 DESKTOP ASSESSMENT

This section details the desktop assessment component of the CHMP. The aim of the desktop assessment is to establish whether cultural heritage is present or likely within the activity area. This is achieved by reviewing Aboriginal Victoria's ACHRIS online database to determine whether previously registered cultural heritage has been identified either within the activity area or within the defined Geographic Region and establishing the type, densities and significance of identified cultural heritage. A review of previous archaeological studies, prior land uses and the environmental context (geology and flora and fauna), also assists in determining the likelihood of cultural heritage within any given area.

6.1 SEARCH OF THE VICTORIAN ABORIGINAL HERITAGE REGISTER

The Victorian Aboriginal Heritage Register (VAHR) was accessed on 18 December 2018 by HA John Stevens.

A review of the VAHR at Aboriginal Victoria (AV) shows that the closest Aboriginal cultural heritage Place is VAHR 7421-0215 Hopkins River Path Shell Midden 1 located adjacent to the Hopkins River mouth approximately 1.3km south-east of the activity area (Map 5).

There are 18 previously registered sites within a 2km radius of the activity area which covers approximately 2.5km of the Hopkins River, as well as a large inland sample of the Bridgewater dune system (Map 5). The site inventory comprises 13 Shell midden sites, four artefact scatters and one object collection. All 18 Aboriginal cultural heritage Places were located at the mouth of the Hopkins River.

Aboriginal shell middens along the Hopkins mouth are extensive, and could be viewed as one articulated system. Shells identified within the midden include Chiton, Turbo sp, Triton, Cellana sp and Mytilus.

Stone artefacts within the geographic region are predominantly manufactured on marine chert or flint however, quartz artefacts have also been identified. Tool types include cores and unmodified flaking debris as well as hammer stones, grinding stones and a range of formal tools, scrapers and microliths. Backed blades and microliths are forms associated with the Australian Small Tool Tradition [ASTT], which appears in many parts of Australia in the Late Holocene, although ASTT forms are generally rare in sites younger than 1000 years before present [Gould 1969: 235; Campbell 1982: 62; Hiscock 1994: 267].

The steep retouch along one margin of these artefacts is thought to have served to blunt the edge so that they could be hafted into a wooden weapon to form composite tools [Hiscock 1994; McDonald et al 2007]. The presence of these items within the geographic region indicates that at least some places were occupied within the last approximately 5000 years [Gould 1969; Attenbrow 2004, although for earlier suggested appearance of the ASTT see [Hiscock and Attenbrow 1998 and Slack et al. 2004] and were probably locations where hunting occurred.



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No Aboriginal cultural heritage has been identified on the Aeolian dune system that is the subject geographic region of this CHMP. All previous Aboriginal cultural heritage has been exclusively identified at the Hopkins River mouth. One outlier Aboriginal cultural heritage Place is present on basalt landforms to the north of the activity area (Map 3). Also, stone artefact scatters and LDADs are less common than shell midden sites at regional levels. The subject activity area is at least 1km from a natural water body meaning that the most common site type within the geographic region is unlikely to be identified.

Recent research at Moyjil Archaeological Site at the mouth of the Hopkins River has reopened the discussion on the earliest traces of human occupation of mainland Australia. A number of burnt stones and shells have been dated to 120,000 years ago; however, Moyjil has not yet yielded concrete evidence of human occupation in the form of stone artefacts, defined hearths or human remains, and archaeologists remain cautious until further research is undertaken prior to ascribing a far more deeper Pleistocene temporal scale (https://rsv.org.au/moyjil/).

Aboriginal Place No	Aboriginal Place Name	Component Type
7421-0006	Moyjil Aboriginal Place	Shell Midden
7421-0007	HOPKINS MOUTH 2	Artefact Scatter
7421-0008	HOPKINS MOUTH 3	Shell Midden
7421-0009	HOPKINS MOUTH 4	Shell Midden
7421-0010	HOPKINS MOUTH 5	Shell Midden
7421-0011	HOPKINS MOUTH 6	Shell Midden
7421-0214	Granny's Grave Shell Deposit	Shell Midden
7421-0212	Hopkins Rd Path Shell Midden 1	Shell Midden
7421-0212	Hopkins Rd Path Shell Midden 1	Artefact Scatter
7421-0214	Granny's Grave Shell Deposit	Artefact Scatter
7421-0215	Hopkins River Path Shell Midden 1	Shell Midden



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7421-0216	Hopkins River Path Shell Midden 2	Shell Midden
7421-0213	Point Ritchie Road Shell Midden 1	Shell Midden
7421-0213	Point Ritchie Road Shell Midden 1	Artefact Scatter
7421-0217	Hopkins River East Bank Shell Midden 1	Shell Midden
7421-0006	Moyjil Aboriginal Place	Object Collection
7421-0006	Moyjil Aboriginal Place	Shell Midden
7421-0006	Moyjil Aboriginal Place	Shell Midden

Table 6. Previously registered sites within 2km of the activity area

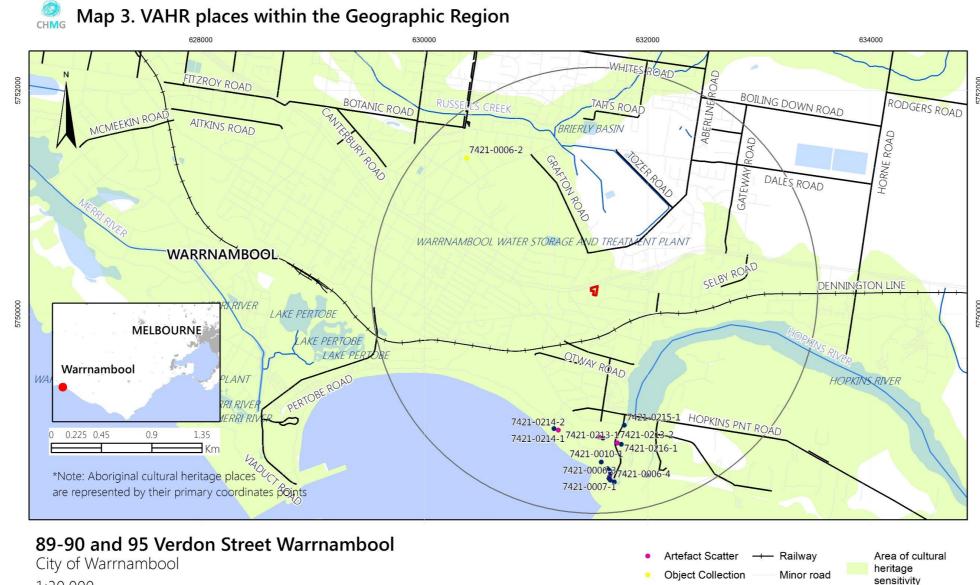


Shell Midden

2km radius

Survey Area

Map 3 VAHR places within the Geographic Region



1:30,000

GDA94 MGA Zone 54 | Map date: 12/02/2019

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Geographic

region

- Road

Water area

---- Watercourse

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6.2 THE GEOGRAPHIC REGION

The activity area falls within the Western Volcanic Plains geomorphic unit, which stretches from Melbourne to the South Australian border. The activity area is dominated by the Bridgewater Formations (Map 3). The activity area is characterised by sandstones and is located centrally within the township of Warrnambool. The Geographic region has been defined by the extent of Aeolian dune deposits within 2km either side of the activity area (Map 3). This landform is consistent across the geographic region, and is the dominant landform type of the subject activity area. In order to capture important Aboriginal cultural heritage Places outside the geographic region (e.g. Hopkins River mouth), the VAHR site search extends outside the defined Aeolian - based Geographic Region to encompass the Hopkins River mouth, as well as unnamed creeks and drainage lines within basalt landforms to the north of the activity area.

Boutakoff (1963) originally proposed the term Bridgewater Formation to describe Pleistocene deposits in South Australia, but recognition of distinct formations within aeolianites in the Warrnambool area by Gill (1988) gave rise to the use of the term Bridgewater Group for the region. The dune system comprises parallel ridges trending WNW–NW that are separated by inter-dune alluvial flats that extend across the coastal plain of south-western Victoria and well into South Australia (Kenley 1971).

To the south of the activity area, the main regional landform for the Warrnambool area is a complex of largescale calcarenite and calcareous aeolianite beach and dune ridges that were formed by a succession of high sea stands in the mid-to-late Pleistocene. The primary resource zone, the Hopkins River swings south towards the sea approximately 1.3km south-east of the activity area.

Warrnambool is a mix of coastal area, swampy area and the larger volcanic plain that makes up large portions of the Western District. The Hopkins and Merri rivers enter the sea at Warrnambool.

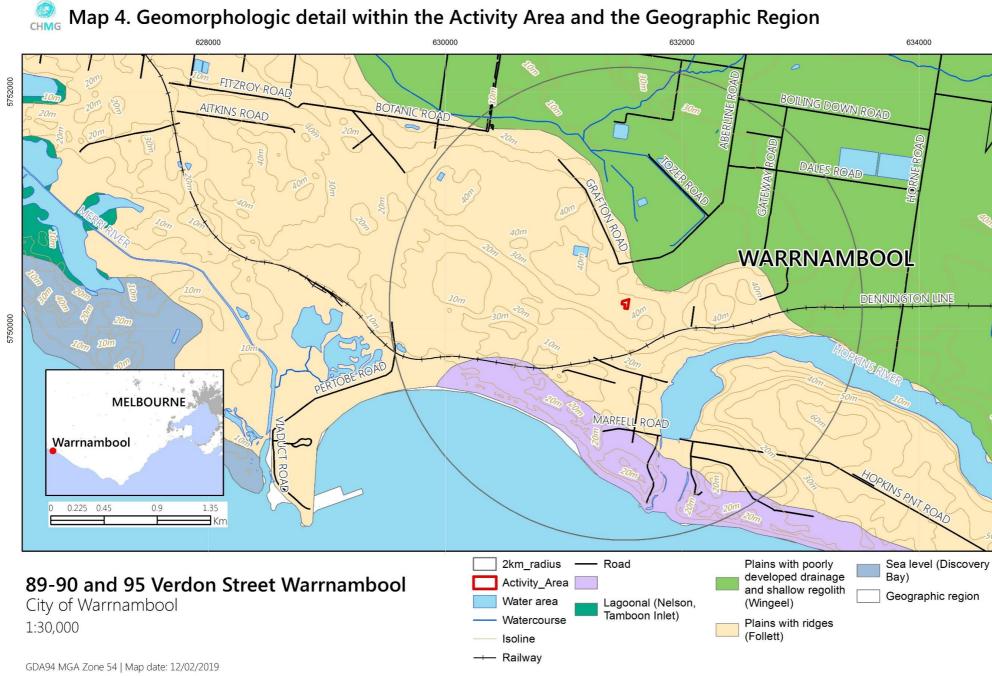
6.3 GEOLOGY AND GEOMORPHOLOGY OF THE GEOGRAPHIC REGION

The activity area straddles a former barrier dune system extending east-west adjacent to the coastline across the length of the Greater Warrnambool region. The dune system comprises parallel WNW–NW-trending ridges that are separated by interdune alluvial flats that extend across the coastal plain of south-western Victoria and well into South Australia (Kenley 1971). Boutakoff (1963) originally proposed the term Bridgewater Formation for South Australia to describe these Pleistocene deposits, but recognition of distinct formations within aeolianites in the Warrnambool area by Gill (1988) gave rise to the use of the term Bridgewater Group for the region.

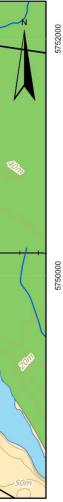
The Bridgewater Formation consists of calcarenite dunes a mixture of shell fragments and quartz. During the glacial period, arid conditions prevailed and windblown silt and clay (loess) deposits mantled many areas. The activity area is located on coastal dunes. These dunes are associated with the Bridgewater Formation and are described as "steeply cross-bedded, mainly carbonate-cemented, aeolian sandstones form extensive subparallel to parallel linear dunes.... Such as at Portland, Warrnambool and Nepean Peninsula" (Birch 2003: 306).



Map 4 Geomorphologic detail within the Activity Area and the Geographic Region



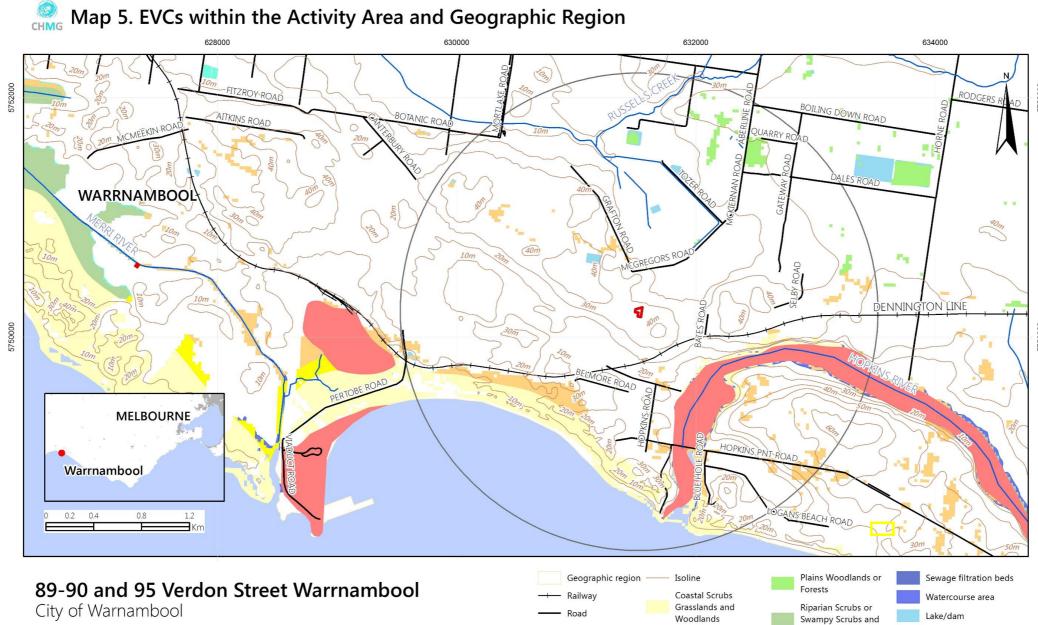
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Map 5 EVCs within the Activity Area and the Geographic Region



Watercourse

2km radius

Activity Area

1:30,000

GDA94 MGA Zone 54 | Map date: 12/02/2019

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Woodlands

Area subject to

Wetlands

inundation

Herb-rich Woodlands

No native vegetation

recorded



6.4 GEOMORPHOLOGY OF THE ACTIVITY AREA

The geomorphology of activity area comprises plains with ridges, and can be more accurately described as open coastal plain punctuated by former barrier dunes. Barrier dunes are large masses of unconsolidated sand that separate, for example, the ocean from swamps or coastal lakes (Birch 2003). The activity area straddles the middle slope of a large dune that continues in elevation to the south. These dunes form part of the broader Bridgewater Formation.

Consolidated Bridgewater Group sandstone outcrops across the extent of 89-91 Verdon Street, this whole area having been stripped at some stage in the past. Profiles at 95 Verdon Street retain a soil profile and reflect the Bridgewater Group Formation albeit likely in a state of decomposition in the upper profiles. Soils here are likely to reflect calcareous dune sediments comprised of sand and quartz. Beach and primary dune deposits have a Holocene time-depth of unconsolidated carbonate with minor quartz inclusions. Sands are generally cream to white calcareous sands similar to foredune beach sands although limited Aeolian activity has rounded them and they are better sorted (Kenley 1988).

Only one previously registered Aboriginal cultural heritage Place has been identified on a similar landform to what is present within the Activity Area (VAHR 7421-0006) Moyjil comprising an object collection form indicating the housing location of shell material excavated at Moyjil archaeological site at the mouth of the Hopkins River. The object collection cannot assist developing expectations of site types within the Activity Area.

6.5 CLIMATE OF THE GEOGRAPHIC REGION

The climate of the activity area is characterised by cool, wet winters and moderate summers with short dry periods. The average rainfall is approximately 745.5 mm per annum; the average temperature ranges from a winter minimum of 9.9 degrees Celsius to a summer mean maximum of 18.7 degrees Celsius [LCC 1991: 60]. [BOM, March 2017].

Climatic conditions in Australia are known to have fluctuated greatly during the late Pleistocene and Holocene periods and within the 40,000 or more years that Australia has been occupied by Aboriginal peoples. The last glacial period, commencing 80,000 years ago, resulted in global cooling that peaked approximately 18,000 BP. At the height of the Last Glacial Maximum [LGM], temperatures in southeaster Australia were between 6 and 10 degrees cooler, winds were stronger and the sea level dropped to 120 metres lower than today, resulting in the connection of Tasmania to the mainland via a land bridge. As the glacial conditions receded towards the end of the Pleistocene and conditions ameliorated during the early Holocene, temperatures and rainfall gradually increased to current levels. Approximately 5,000 years BP conditions became slightly cooler and drier before returning to the temperate conditions that continue today (Kershaw 1995).

6.6 FLORA AND FAUNA OF THE GEOGRAPHIC REGION

The landscape around the activity area in 1750 has been classified as Herb Rich Woodland. The plant species found in the woodlands would have been utilised by the local Aboriginal people. These species



included the Cherry Ballart and Kangaroo Apple, which have edible fruit as well as a large variety of herbs, greens and roots (Coutts 1984). The seeds, leaves, tubers and flowers of other plants may have been used, such as the Australian Native Leek, Myrnong and Cumbungi (Coutts 1984). To the north was located Swampy Scrubs and Plains Woodlands or Forests – open eucalypt woodland to 15 metres tall, occupying poorly drained fertile soils on flat or gently undulating plains (EVC 55). The understory would have consisted of a few sparse shrubs and a species-rich grassy layer.

To the south-west was located Swampy Scrubs and Plains Woodlands or Forests – an open eucalypt woodland to 15 metres tall, occupying poorly drained fertile soils on flat or gently undulating plains (EVC 55). The understory would have consisted of a few sparse shrubs and a species-rich grassy layer. Vegetation pre-dating contact would have comprised grasslands of Kangaroo Grass, Wallaby Grasses and Spear Grasses. Vegetation including several varieties of Wattle, Blue Heronsbill, Pussytails and Common Everlasting would also have grown in the area (LCC Report 1976:63). The grassland grades into dry open forest which would have contained stands of Manna Gum. At contact, when the forests extended further, this would have provided a habitat for koalas, as well as macropods and other ground dwelling animals (LCC Report 1976:70).

These types of vegetation would have been utilised by Aboriginal people in the area for the creation of weapons and vessels, and would have supported a range of game that could be hunted for food.

6.7 PREVIOUS WORK IN THE GEOGRAPHIC REGION

Matic (2008) Russell Creek Roof Water Harvesting Pipeline, Warrnambool, Victoria: Cultural Heritage Management Plan. CHMP 10495.

Matic undertook a complex CHMP along a section of Russell Creek approximately 1.6km north of the activity area. No Aboriginal cultural heritage was identified during the field survey; however, two areas of archaeological potential were established for the complex assessment. The excavation programme consisted of a stratigraphic test pit, 28 shovel probes across the length of the activity area and two mechanical transects within the areas of archaeological potential. No Aboriginal cultural heritage was identified during the complex assessment.

The author attributed a lack of cultural heritage to a combination of recent alluvium (all excavations revealed a clay-silt A¹ overlying a plasticine clay A² as well as considerable disturbance resulting from prior building works (concrete, basalt sections etc.) were identified in both mechanical transects but particularly in Transect 2.

O'Reilly and McAlister (2011) Hopkins Point Road, Warrnambool: Residential Subdivision Cultural Heritage Management Plan Number 11721.

O'Rielly and McAlister prepared a complex CHMP along the banks of the Hopkins River approximately 1.4km south-east of the activity area. The Desktop Assessment confirmed the presence of one previously registered Aboriginal cultural heritage Place within the activity area (VAHR 7421-0194). This Place



represents an isolated artefact in the south-east of the activity area. The artefact was not thought to be in situ at the time of recording.

No Aboriginal cultural heritage was identified during the field survey for the Standard Assessment. The subsequent Com[plex Assessment also failed to identify a continuation of Place VAHR 7421-00194. No additional Aboriginal cultural heritage was identified across the balance of the activity area from six 1m² and 50cm x 50cm stratigraphic test pits and 121 40cm x 40cm shovel test pits. Soil profiles were characterised by deep silty-clays overlying 'gritty' sandy clays. A soil type unlikely to be identified within the subject activity area.

Thomas (2014) Hickford Parade, Sewer Main Replacement, Warrnambool CHMP. Cultural Heritage Management Plan Number: 12882.

Thomas prepared a complex CHMP for Wannon Water along Hickford Parade, just west of the Hopkins River mouth approximately 1.2km south-east of the subject activity area. No previous Aboriginal cultural heritage had been identified with the activity area. The field survey also failed to identify Aboriginal cultural heritage. The subsequent excavation programme consisted of two 1m² stratigraphic test pits and six mechanical transects, one of which was discontinued due to ground contaminants.

The mechanical transects were excavated using a 5-ton excavator. No Aboriginal cultural heritage was identified in any of the controlled or un-controlled excavations. The author notes considerable disturbance in each of the mechanical transects including evidence of prior excavation trenching and landfill. Soil profiles observed include friable brown sand and gritty sandy silts with disturbed patches of pale orange sand.

Burch(2014)Three Dwellings, 45-47 Barkly Street, Warrnambool, Victoria, CHMP. Cultural Heritage Management Plan Number: 12923.

Burch prepared a Desktop Assessment for a three-dwelling project at 45-47 Barkly Street, Warrnambool approximately 300 metres south-west of the subject activity area. No previously registered Aboriginal cultural heritage was identified within the activity area. The author states that 65 years of domestic use including the installation of services, keystones and footings as well as the considerable distance to reliable fresh water means that the likelihood of identifying Aboriginal cultural heritage was very low. Consequently, no further assessments were undertaken.

Burch (2015a) Residential Subdivision, 20 Botanic Road, Warrnambool, Victoria, CHMP: Aboriginal Cultural Heritage Management Plan Number: 13510.

Burch prepared a complex CHMP at 20 Botanic Road, Warrnambool located approximately 1.6km northwest of the subject activity area. No previous Aboriginal cultural heritage was identified within the activity area. The field survey also failed to identify Aboriginal cultural heritage.

One stratigraphic test pit and 25 shovel test pits were excavated within the activity area (Map 5). One Aboriginal cultural heritage Place was discovered during the complex assessment; Botanic Road LDAD (VAHR 7321-0493) stated by the author to have been identified within a disturbed context. A radial shovel



test pit programme of four shovel test pits at each cardinal point around the artefact occurrence failed to identify additional artefacts. Soil profiles encountered included dry sandy silt / loams across the entire activity area.

Burch (2015b) Trunk Sewer, Logans Beach Road and 5-9 Hopkins Point Road, Warrnambool (CHMP 13513)

Burch (2015b) prepared a standard CHMP for a proposed trunk sewer within land at 5 to 9 Hopkins Point Road and along Logans Beach Road, Warrnambool, approximately 1.4km south-east of the subject activity area.. The road reserve appeared to have been heavily modified through the construction of the road proper, including levelling of the road reserve, the installation of numerous driveways crossing the activity area, the installation of drainage under some driveways, the construction of overhead power lines and evidence of the installation of sub surface utilities including storm water, electricity and telecommunications.

No Aboriginal archaeological sites were identified.

Burch (2015c) Trunk Sewer, Logans Beach Road and 5-9 Hopkins Point Road, Warrnambool (CHMP 13683)

Burch (2015c) prepared a standard CHMP for a proposed trunk sewer with a slightly altered alignment within land at 5-9 Hopkins Point Road and along Logans Beach Road, Warrnambool, approximately 1.4km south-east of the subject activity area. During the standard assessment it was observed that the portion of the activity area within 59 Hopkins Point Road, Warrnambool, comprised pastoral land which contained an existing sewer pipe. The remainder of the activity area comprised undulating land within the northern reserve of Logans Beach Road. The road reserve appeared to have been heavily modified through the construction of the road proper, including levelling of the road reserve, the installation of numerous driveways crossing the activity area, the installation of drainage under some driveways, the construction of overhead power lines and evidence of the installation of sub surface utilities including storm water, electricity and telecommunications.

No Aboriginal archaeological sites were identified.

Jones (2018) Hopkins River Watermain Crossing Development, Warrnambool Cultural Heritage Management Plan (CHMP 15624)

Jones prepared a complex CHMP for a watermain crossing project aligned north-south across the Hopkins River approximately 1km east of the subject activity area.

Subsurface testing was confined to one area of the broader activity area that would be subject to ground disturbance during the course of the Activity. The testing was undertaken by hand and comprised one 1m² test pit and three shovel test pits to a maximum depth of 500 mm. The results displayed a soil profile of variable depth and comprising a loose-weak silty-clay with sand, overlaying calcrete of cemented sands associated with the Brighton Group Formation, similar to what was identified during the desktop assessment undertaken for the subject CHMP.



No Aboriginal cultural heritage was identified during the preparation of the CHMP.

6.8 ABORIGINAL OCCUPATION AND ETHNOHISTORY

The people who occupied the activity area have been identified by Clark (1990: 54–55) as the Yarrer gundidj in the Dhauwurd wurrung language area (also referred to as Gundidjmara). Clans speaking the Dhauwurd wurrung language managed the country in an area bounded by the Hopkins River in the east, the Glenelg River in the west and the Wannon River in the north (Clark 1990: 54). The clan name 'Yarrer' referred to saltwater between the Merri River and the Hopkins River (Clark 1990: 88).

Aboriginal clans in the Western District lived a hunter-gatherer lifestyle, moving from one locality to another to make use of seasonal resources, trading opportunities and to meet ritual and kinship obligations. Ethno-historical records suggest that in some seasons Aboriginal people of the Western District lived a more settled life than Aboriginal people in other areas of southeast Australia. These beliefs are based on the presence and observations of shelters and 'villages' in the Western District (Schell 1995: 8).

Four Assistant Protectors were employed and each assigned jurisdiction over an area. C. W. Sievwright was assigned to the Western District in 1841 (Cannon 1983: 365).

In 1850 William Gray, the Commissioner of Crown Lands for Portland Bay, provided a census of the Aboriginal population in the district. He recorded 20 adult males, 15 adult females and four children (Clark 1990: 45). In 1858, a select Committee of the Legislative Council was appointed to inquire into the condition of Aboriginal people in the State. Reports from squatters in the area estimated that the Aboriginal population in the area had been reduced by 75 per cent during the 1840s and 1850s (Clark 1990: 197–8).

Violence between Aboriginal groups and European pastoralists was common throughout the region. Aboriginal people were forced off their traditional lands, with many squatters prohibiting Aboriginal people access to their runs (Clark 1998: 153–155). There are extensive reports of 'guerrilla warfare; between Aboriginal people and squatters and their employees' throughout the 1840s (Critchett 1990). There are stories of Aboriginal people using the stony rises around Eumeralla River as a base for attacking the European settlers who had dispossessed them. This conflict has been called the Eumeralla War (Clark 1990).

Aboriginal people in search of food and other basic items began living on the fringes of Warrnambool, where government rations were available from 1860 onwards (Clark 1990: 40). These people were moved to the Framlingham Aboriginal Mission when it opened in 1861. This Aboriginal reserve covered 3500 acres near the Hopkins River; a large section of land that included the Framlingham forest, the only forested area in the region. In 1867 the Board decided to close Framlingham and move the inhabitants to the new station at Lake Condah, however the people living on the mission refused to leave and successfully protested: Framlingham was reopened in 1869.

In 1877, a census conducted by the police listed 69 Aborigines at the Framlingham Aboriginal Station (Barwick 1971: Table 20: 2). The number of people at Framlingham represents the gathering together of people at the station rather than an increase in population, as the total Aboriginal population of south-western Victoria decreased from 727 in 1863 to 236 in 1877. By 1863 the Aboriginal population of Victoria



was less than 2000, or 13 per cent of the estimated pre-European Aboriginal population (Barwick 1971: 288).

The decline of the Aboriginal population in the area following European contact can be attributed to a number of causes: racial conflict, disease, dispossession of land and depletion of traditional food sources (Lourandos 1980: 89).

6.9 AVAILABLE RESOURCES UTILIZED BY ABORIGINAL PEOPLE

Warrnambool's lower-lying swamplands south-west of the activity area providing for an abundance of bird life and aquatic and plant resources. Kangaroos and murnong could be found in the woodlands and grasslands north of the swamp throughout most of the year. Water plants such as nutritious tubers and leaves grew in the channels and swamps with red gums also utilised for various food sources such as possums, grubs and honey. The bark from red gum and Stringybark trees were frequently selected to make containers, canoes, shields and slabs for lean-to-shelters. The timber collected from the red gums was also the favourite timber for the making of utensils. Kangaroos were hunted by groups of men while women hunted small animals; gathered plant foods, eels, eggs; and dug the tubers of the murrnong.

In the winter months, the calcareous rises and broad dune-field found immediately south of the activity area would have offered excellent vantage points and high, dry camping areas in an otherwise swampy environment.

The Dhauwurd wurrung were extremely knowledgeable of the geography of their territory and the seasonal availability of regional resources and therefore in winter they moved up to the hills to hunt koalas, wombats, wallabies, and catch grubs and ants. In the spring the people moved to the plains to hunt waterfowl and collect their eggs while in the summer they camped along the rivers and the coastline to fish, catch eels, hunt for kangaroo, echidna, and possum and to collect grass seeds, resins, plant foods and bark. The most staple food group was shellfish as evidenced by the significant number of shell midden site that have been previously registered within 2km of the activity area. This indicates that exposed rock platforms were intensively harvested for a number of shellfish species including mussels, clams, limpets and bi-valves. Shellfish require little to no energy to procure and return high levels of protein making them a highly optimal food source.

Besides food resources, the Hopkins River valley would also have supplied timber and bark from trees for use as implements and shelters, as well as medicinal and ceremonial purposes. Raw materials for stone artefacts were also available throughout the various creeks of the region.

During the survey undertaken in the subsequent standard assessment undertaken for this CHMP (Section 5) EMAC representative Geoff Clark indicated that a number of resources are still present within the geographic region including wattle seeds, which are prolific in swampy environments. Wattle seeds are today classed as 'superfoods' and contain high levels of protein, Omega 3 and fibre. Geoff Clarke explained that the seeds were ground by pestle and mortar to create flour paste which was cooked on a fire, creating a texture not unlike damper. Geoff also indicated that Dhauwurd wurrung exploited wattle seeds and shellfish in the summer, transitioning to Lake Bolac to capture eels through the winter (Geoff Clarke *pers comm.* 15 January 2019).



6.10 HISTORY OF GEOGRAPHIC REGION

An important industry was the Warrnambool Woollen Mill (1874), which was burnt down in 1882. The Warrnambool Chamber of Commerce fostered its re-opening in 1910. It traded successfully and opened annex factories in Port Fairy and Warrnambool, employing over 700 workers during World War II. Production was continued until takeovers in the second half of the twentieth century.

At Dennington, the Farnham Cream and Butter Company was established in 1889. It was acquired by Nestle and Anglo-Swiss Condensed Milk Company in 1909. Warrnambool thus had three major factories by 1910, giving it a strong industrial base. A show piece fourth factory was the Fletcher Jones trouser tailoring (1947), later to be landscaped as a tourist attraction. The garden area was a former quarry, and has been maintained as a spectacular public garden.

(History of Warrnambool http://www.victorianplaces.com.au/warrnambool-shire).

Warrnambool's name is thought to have been derived from an Aboriginal word with several attributed meanings, including place of plenty, running swamps and a growing tree.

Early in Warrnambool history the local limestone was extracted for building purposes and this industry continued for over 80 years. The first building erected in the town was the Warrnambool Hotel at the northeast corner of Banyan and Merri Streets intersection; early public works included the road cutting through Flagstaff Hill near this corner and the diversion of the Merri River between Levy's Point and its mouth to reclaim the swamp land.

Pastoral settlement in the Warrnambool area began with the Watson brothers on the Hopkins River and the Allan brothers at Allansford, both in 1839. By 1845 Lady Bay was viewed as a harbour outlet for agricultural produce. A site for a town was surveyed and town allotments were sold in 1847. Town settlement was relatively quick, considering that it was before the gold rushes inland: by 1850 there were a school, a community chapel, two hotels, a flour mill, blacksmiths and several stores. A bridge was built over the Merri River at Woodford (1848) and there was a ford on the Hopkins River at Allansford for transporting produce. There was also a punt on the Merri River (1848) at Dennington. A jetty was built at Lady Bay, but the harbour was troubled by south-easterly weather, and a breakwater met with indifferent results and contributed to silting of the bay. Despite prodigious expenditure on port improvements, road and rail were ultimately the better means of transport. The port closed in 1942.

Supply of food to gold towns stimulated agricultural growth during the 1850s and brought much useful work from a Road Board (1854). Urban Warrnambool was made a municipality on 7 December 1855 and a borough on 1 October 1863. The surrounding Road District became a shire also in 1863. In 1865 Bailliere's Victorian gazetteer recorded Warrnambool as having flour mills, tanneries and sawmills, a customs house and an immigration office, two newspapers, several banks and insurance agencies, and six hotels.

Until the extension of the railway from Terang to Warrnambool in 1890 the port was relied on for the carriage of local produce – wool, wheat and potatoes. Coastal shipping continued beyond the 1900s, when rail transport became more common. By 1890 dairying emerged as an important industry. The Warrnambool butter and cheese factory was opened by the Chamber of Commerce at Allansford in 1888 and three others



were opened around Warrnambool by 1890, including one at Dennington, immediately to the west on the Merri River. There was something of a building boom during the late 1880s, culminating with the railway station and the breakwater (1890), an elaborate Ozone Coffee Palace (1890) and a new town hall (1891). The nineties came to an apex with the holding of the Warrnambool Exhibition of Arts and Manufacturers in 1896-97. A minor blemish was the unhealthy swamp south of the township. Next to the swamp was Flagstaff Hill, with gun emplacements (1887) for coastal defences.

6.11 LAND USE OF THE ACTIVITY AREA

Visits by sealers to the coastal regions of south-west Victoria may have begun as early as the late 1700s. These visits appear to have been almost entirely restricted to the coastal area. The first shore-based whaling station appears to have been that of William Dutton, who established a station at Portland in 1828 (Townrow 1997:11).

Thomas Mitchell's account of his explorations in 'Australia Felix' provided a significant impetus to the movement of squatters to the west and south-west of Victoria. As details of his travels became known there was a rapid influx of settlers to the region. Edmund Henty established his settlement at Portland in 1834 (Kiddle 1963:31). From 1837 onwards squatting runs were rapidly established throughout the region. Occupation of the country progressed from several directions at once – overland from the north, from Melbourne and Geelong in the east and Portland in the west (Powell 1996). During the 1850–1860 gold rush period the European population of Victoria dramatically increased, with demand for land being particularly great among men returning from the diggings. This resulted in widespread clearance of land for sheep grazing and agriculture. This in turn destroyed many traditional hunting areas and led to conflict with Aboriginal people (Powell 1996). Commercial lime-burning operations were established in the 1870s, exploiting limestone sources and timber used to fuel the kilns (Harrington 2000:53). Forest clearance and timber production saw the widespread use and destruction of forests. Sawmills were introduced in the mid-19th Century near timber sources with timber harvesting on Crown land being unrestricted (LCC 1996:61).

This activity area is located within a dune landform, known as the Bridgewater group. This area is still prone to flooding and not optimal for agriculture. The local region is characterised by a barrier dune system along the littoral zone blocking a number of streams and tributaries in the broader region from accessing the sea, consequently, a number of swamps have formed immediately behind these dunes. Sheep and cattle grazing predominates in the north with dairy farming, potato and onion cropping occurring in the east and west (LCC 1976:231)

The activity area has been used as a garden centre over the past 20 years. It was used to stockpile sand, aggregate and soil. The entire ground surface at 89-91 Verdon Street is covered in bitumen. Some of the bitumen is degraded in the north-west uncovering the underlying bedrock. There is no soil development anywhere across 89-91 Verdon Street. Additional land-use activities undertaken within the activity area may include but not be limited to:

This previous land use, particularly at 89-91 Verdon Street, means it is possible that much of the surface cultural heritage material would either have been disturbed in some way or possibly destroyed. The initial



clearing of the land, the fact the activity area in general in situated on the slope of a hill and thus, was subject to high-energy natural processes like colluvium, coupled with the fact that the entire land area at 89-91 Verdon Street is covered in bitumen have impacted upon the area; implies that in situ Aboriginal cultural heritage is unlikely across the entire eastern section of the activity area.

6.12 PREDICTIVE MODEL

Resources are recognised as being crucial to site distribution due to human occupation being largely determined by subsistence, with the single most important environmental factor being proximity to water [Pardoe and Martin 2002: 71]. Archaeological sites are generally characterised by the frequency of distribution from an economic resource. Site densities will be greatest closer to a resource, with an exponential decline the further away from its proximity [Pardoe and Martin 2002: 71].

The following site types have either been identified within the Geographic region or may be present within the Geographic Region.

Scarred Trees

Scarred tree sites have not been identified within the geographic region but may be identified where remnant mature native trees are present. This site type is generally found on red gum and box species – predominantly black box – and as such are commonly located at the edge of the major watercourses [red gums] and marking the high waterlines of more ephemeral wetlands and minor watercourses [black box]. Scarring is generally elliptical in nature and varies in size dependent on the purpose for which the product was to be used for – smaller scars of approximately 0.5 m [for carrying objects and serving dishes [coolomans etc.] through to larger scars of several meters in length [for shelter and canoes]. Other cultural scarring of trees includes markers whereby smaller amounts of bark have been removed [15 cm] and the exposed wood is hatched in a 'crisscross' of cuts with either steel or stone axe [Craib 1992].

Lithic artefacts

Stone artefact scatters have been identified in the geographic region and have the potential to be present within the activity area on raised landforms adjacent to primary resources. LDADs have the potential to be present across a range of landform types within the activity area. Generally, artefacts are located in several environmental contexts throughout the region but are generally near a reliable source of water [and its associated resources] and commonly in association with other site types, predominantly hearths. Although found in un-eroded areas, they are most observable in erosion areas, particularly deflation surfaces. Individual assemblages comprising a site vary from single isolated artefacts through to geographically extensive populations of dense scatters numbering into the hundreds or thousands [refer to CHMP 11705].

Form and function varies greatly and covers the full spectrum of artefact types used within the semi-arid region from Pleistocene/Holocene artefact types [cores, flakes, hammer stone, edge-ground axes, scrapers etc.] through to technological innovations associated exclusively with the Holocene [seed grinding implements, backed blades, eloura, adzes etc.] Reflecting the lithic resources available within the region many of these artefacts are manufactured from predominantly locally sourced lithics, sandstone, sandstone-



silcrete, true silcrete and chert, complimented by rarer imported raw materials, such as greenstone [andesitic basalt] from Central Victoria.

Shell Middens

Shell middens have been identified within the Geographic Region approximately 1.3km south-east of the activity area at the Hopkins River mouth. The activity area is not located adjacent or within 1km of a natural water corridor or the coastline, so the presence of shell midden site is considered unlikely.

Hearths and earth ovens

No hearths or earth ovens were identified within the geographic region. It is unlikely that this site type will be present within the activity area.

Burials

Burials are almost exclusively located within sandy features: dunes, source bordering dunes, lunettes and elevated sand plains. Within the region burials are found in two archaeological contexts; the first being single inhumations generally in the form of couched burials; and the second as cemetery sites some of which contain the remains of hundreds of individuals.

No burial sites were identified within the geographic region. It is unlikely that this site type will be present within the activity area.

Previous studies within the geographic region, which are within the ecological zones of the Hopkins River indicate the following:

- The distribution of archaeological sites will be concentrated within proximity [<1 km] of a reliable –either permanent or ephemeral source of freshwater, and or within 200 metres of the coastline;
- The most commonly occurring site types are lithic artefact scatters and LDADs, across the littiral zone, shell middens. Lithic artefacts occur as both flaked and grinding implements and are most commonly manufactured from locally sourced raw materials mostly silcretes with less commonly available quartz also being used for flaked artefacts;
- Sandy landforms have an increased probability of possessing higher density artefact scatters and human remains. Given the context [geomorphological and land use], there is low probability of this site type being present in the activity area;
- Quarries are not a commonly located site type and no quarry sites were identified in the Geographic region; however; they are present across southern Victoria as exposures of either gibber gravel beds or outcrops exposed through hydrological action. Quarry / stone raw material sources are unlikely to be present within the activity area; although suitable stone may be present as river cobbles along the Hopkins River to the east;



- Subsurface archaeological deposits are typically present within the uppermost 500mm of the surface, but may be deeper in accordance with the depth of sandy deposits; those locations within wetland environments, whilst having surface exposures [lag surface and hydrologic displaced remnants], are unlikely to have potential for subsurface *in situ* deposits;
- Less tangible sites of the TOs may be present; these will be informed by the TOs;
- It would be highly unlikely that other site types would be present in the activity area;
 - Coastal shell midden: >1km from the coastline and river.
 - o Rock shelter/cave: not a geological setting where this is likely to occur.
 - o Rock art: not something common to the regional archaeological context.
 - Stone arrangements [hut foundations/fish traps/*bora bora* grounds]: not something common to the regional archaeological context, although *bora bora* grounds are present throughout Sunbury.
 - Mortuary Trees: regional practices of the Aboriginal populations were burial traditions in varying modes, either as single inhumations or as cemeteries, so mortuary trees containing bundle burials are unlikely.

6.13 CONCLUSIONS FROM THE DESKTOP ASSESSMENT

A review of previously registered sites in the geographic region indicates a strong concentration of sites at the mouth of the Hopkins River approximately 1.3-1.5 km to the south-east. The landscape away from the coastline has been less intensively surveyed or low levels subsurface archaeological testing and therefore site prediction models are more limited; however, when assessing the broader Warrnambool region, it appears that Aboriginal archaeological sites are most likely to occur on the margins of large swamps and on or close to the banks of major water ways such as the Hopkins River. The most commonly occurring site types in these areas are shell midden sites, occasionally containing low numbers of stone artefacts as well. North of Warrnambool low density stone artefact scatters are identified on the Basalt Plains away from permanent water sources perhaps indicating more transient use of this landform. Numerous shell midden sites in association with low-density artefact scatters comprised of coastal flint have been identified across the dune field environment and it is this area where sites are expected at the local level.

Previous studies indicate that archaeological sites are most likely to occur on coastal beaches and around the mouth of the Hopkins River as well as the margins of large swamps, such as Kelly Swamp in the south-west. The most commonly occurring site types in these areas are shell middens, usually in combination with surface scatters of stone artefacts. Burials also occur in coastal sand dunes; however, no burial sites were identified within a 2km radius of the activity area.

Previous archaeological investigations have demonstrated that there may be low potential for Aboriginal cultural heritage the further the distance from swamps and reliable waterways; however, given the high-



intensity urban development that has occurred within the Warrnambool city district, cultural heritage sites may be present outside of these resource zones, but in a disturbed or secondary context.

The desktop assessment has confirmed that 18 Aboriginal cultural heritage Places comprising 13 shell midden sites, 4 artefact scatters and one object collection have been identified within 2km of the activity area [Table 4]. All 18 Aboriginal site cards were assessed and relevant data was extracted to develop base level expectations for site type and site location within the subject activity area. Note that contextual data on site card older than 15 years was lacking, so not all data from all records were interpreted.

None of the 18 Aboriginal cultural heritage Places are within the activity area. The closest site is located approximately 1.3km south-east of the activity area at the Hopkins River mouth (VAHR 7421-0215 Hopkins River Path Shell Midden 1).

The prior land use within the activity area has been limited to initial clearing, and the entire eastern section of the activity area has been capped with bitumen. The bitumen has broken away in places and appears to directly over Bridgewater Formation bedrock. Consequently, a soil profile was not apparent. The land around 95 Verdon Street is grassed and appears to have been built up to allow for the planting of trees etc. It is unclear whether the substrate around the dwelling reflects the disturbance at 89-91 Verdon Street to the east.

It is highly unlikely that the most common Aboriginal site type (shell middens) will be identified within the activity area due to a distance of up to 1km from a reliable water source, there is potential for Aboriginal cultural heritage in the form of stone artefacts to be present within the activity area. An isolated Aboriginal cultural heritage Place to the north of the activity area on a basalt landform (Map 3), indicates that Aboriginal cultural heritage may be present anywhere across the broader search radius. It would be important to better establish landform types and the integrity of soil profiles within the activity area prior to stating that Aboriginal cultural heritage is unlikely to be present within the activity area. For this reason a standard assessment should be undertaken.

The standard assessment below aims to determine whether any Aboriginal cultural heritage sites are present on the ground surface and whether there are any areas of archaeological potential in the activity area.





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7 STANDARD ASSESSMENT

7.1 STANDARD ASSESSMENT METHODOLOGY

The field survey across the activity area was carried out as a standard assessment for this CHMP with the aim of fulfilling the following requirements:

- To identify and quantify existing conditions and determine the likelihood of surface Aboriginal Cultural Heritage Places based on landform types;
- Establish disturbance factors or make predictions about ground disturbance based on surface surveys to determine the most productive areas for the subsequent subsurface testing; and
- Where identified record identified surface cultural heritage Places and objects in accordance with AV sites register requirements.

The survey was undertaken as a site-specific visual inspection by all field-team members within areas of ground surface exposure. This was achieved by survey transects in pedestrian linear alignments, in this case in a north-south direction, across the activity area. The assessment included both surface and arboreal examination – the latter confined to areas containing vegetation around the existing dwelling at 95 Verdon Street. Linear transects were walked as described above and all areas of ground exposure identified were 100% inspected.

Due to the nature and size of the activity area [2865m²] and the generally low visibility encountered, the field survey was completed within one hour.

7.1.1 Archaeological Survey

The survey was undertaken in accordance with the relevant regulations. The survey included a [pedestrian] survey across the entire activity area to identify areas of ground-surface exposure, and undertake 100% effective survey within those exposed areas (Map 6). Fieldwork was undertaken as one component over one day (15 January 2019). The activity area was 100% surveyed and the HA reconvened with the TOs to discuss the results of the survey prior to any excavations being undertaken.

The fieldwork team comprised the following people representing their respective organisations:

- John Stevens [CHMG] 15 January 2019
- Geoff Clark [EMAC] 15 January 2019

The general aims of the survey were to identify ground surface exposure across the plain landform. Areas of ground-surface exposure may include but are not limited to:

- Areas of erosion along fence lines;
- Other areas scoured by natural erosive or anthropogenic processes.

Erosion exposure within the activity area was uncommon due to the generally flat nature of the landform and widespread vegetation coverage. Ground visibility was generally low [1%]. Broad areas of pasture and weeds,



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in most areas above knee height, were present and little to no exposures were identified. Survey across these areas was fast-tracked due to a lack of visibility.

At each exposure, all members of the field team traversed the exposure via chain inspection, creating significant overlap and providing excellent survey coverage within exposures.

Within exposed areas both surface visibility and exposure extent were very low [1%], providing low-level archaeological visibility. Areas of ground surface exposure were present but discrete and while they provided some level of effective survey within their limits, when the sizes of these exposures are extrapolated over the broader activity area, the average extent of visibility was very low.

No obstacles were encountered during the preparation of the standard assessment.

No Aboriginal cultural heritage was identified during the standard assessment.



Plate 1. Southern perspective looking up towards crest of hill and former Garden Centre office.



Plate 2. Western perspective showing profile of garden centre office.



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Plate 3. South-western perspective showing shed next to existing dwelling

Plate 4. The dwelling at 95 Verdon Street



Plate 5. North-western perspective showing dwelling from garden centre carpark

Plate 6. South-eastern perspective showing bitumen directly overlying bedrock.



Environmental Characteristics			Area	General Surface Visibility		Exposures		Total Exposed Area		Surface	
Geology	Soil	Landform	(m2)	%	Exposed Area (m2)	Size (m2)	% Visible	Exposed Area (m2)	%	m2	Sites?
Bridgewater Formation	Sandstone	Dune	2865	10	286.5	1	100	1	10.0349	287.5	No

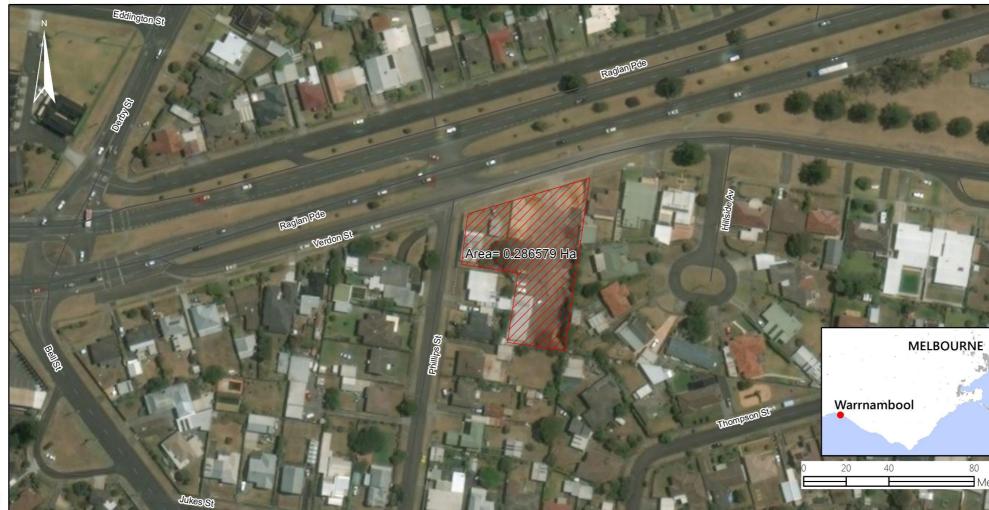
Table 7. Survey attributes table detailing survey results



Map 6 Survey undertaken within the activity area

Map 6. Survey undertaken within the Activity Area

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89-90 and 95 Verdon Street Warrnambool

City of Warrnambool

1:1,700

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7.1.2 Results of the Standard Assessment

The activity area is 0.2865ha [2865m²] and consists of one middle slope landform (Map 6). The predictive model developed during the desktop assessment suggests the middle slope landforms that are greater than 1km from the coastline of reliable waterway have low potential for Aboriginal cultural heritage. Previous archaeological assessments and CHMPs across the Warrnambool region generally supports this as most cultural heritage Places are either on the cusp of a particular primary resource such as water or they are located on natural rises, out of the flood zone. This premise is accurate due to a number of factors. Middle slope landforms on hill slopes are generally devoid of soil, or contain thin veneers of soil onto bedrock and the downward pressure of colluvium often displaces sediment (and artefacts) downwards towards the foot of the slope.

Surface visibility was low across the plain landform [approx. 10%]. This is a very generalized estimate of visibility and areas of exposure due to the high variability of exposures, however, at a superficial level total exposure area across the activity area equated to approximately 286.5% m² across the entire activity area. All of the 286.5m² area assessed comprised Bridgewater bedrock outcropping where the bitumen in the eastern section of the activity area had been broken away. Within this 286.5m² surface visibility was approximately 100%, therefore, 286.5m² or 10% of the entire activity area was effectively surveyed for surface cultural heritage [Table 5]. This level of survey does not provide an adequate understanding whether Aboriginal cultural heritage is present on the ground surface.

No Aboriginal cultural heritage was identified during the surface survey. `

The following was observed during the survey;

- The survey determined that the entire activity area appears to consist of the former garden centre structures and broad-scale bitumen overlying bedrock;
- No mature native trees are present within the activity area.
- No caves, rock shelters or quarries were identified during the survey.

It is recommended that the CHMP progresses to the complex assessment stage to undertake excavation in open areas in the western section of the activity (around the existing dwelling at 95 Verdon Street). In consultation with the TOs, the complex assessment will be undertaken via hand excavation comprising a $1m^2$ stratigraphic test pit and 50cm x 50cm shovel test pits.

A complex assessment is justifiable because the survey could not determine whether Aboriginal cultural heritage is present within the activity area. Due to the presence of pasture grass at 95 Verdon Street it was difficult to determine the level of prior disturbance within this section of the activity area. Given that Aboriginal cultural heritage may be identified anywhere across the geographic region (stone artefacts located to the north of the activity area on a basalt landscape), there is likelihood that Aboriginal cultural heritage will be present in undisturbed subsoils around the dwelling at 95 Verdon Street.



8 COMPLEX ASSESSMENT

This section documents the methodology and results of the subsurface testing program undertaken within the activity area. The HA responsible for supervising the complex assessment component of the CHMP is John Stevens. John is a Registered Heritage Advisor as required under the *Aboriginal Heritage Act* 2006.

8.1 AIMS OF THE SUBSURFACE TESTING/ EXCAVATION

The focus of the complex assessment is to assess the subsoil of the activity area for cultural heritage material. Subsurface testing forms the basis for determining the likelihood of cultural heritage to be present within the activity area, which in turn drives appropriate management Conditions and contingencies guidelines for the Sponsor should cultural heritage be identified during development-related activities.

Specific aims of the subsurface testing program are;

- Obtain information on the stratigraphic composition and integrity of soils within the activity area;
- Subsurface test landforms across the entire activity area; and
- Determine whether Aboriginal cultural heritage is present within the activity area in a subsurface context.

8.2 METHODOLOGY THE SUBSURFACE TESTING/EXCAVATION

The methodology of the subsurface testing program was designed to address the aims detailed above. Controlled hand excavation was undertaken to establish the stratigraphy of the activity area. This was conducted in the form of a 1x1m stratigraphic test pit excavated in the far eastern section of the activity area within a grassed area of open space just west of the existing dwelling at 95 Verdon Street. Following completion of the controlled hand excavation program, 50cm x 50cm shovel test pits were excavated at random across the balance of the activity area (Map 7).

To accomplish the aims of the complex assessment the following methodologies were implemented as part of the subsurface testing program.

- The excavation strategy employed was a random one. The stratigraphic test pit and shovel test pit locations were determined by the availability of open space sufficiently removed from structure to limit disturbance factors during excavation.
- Controlled excavation comprised one 1m² hand excavated test pit, the dimensions of shovel test pits was 50cm x50 cm.
- Excavated materials from the hand excavation program were dry sieved through 5mm mesh size upstanding sieve and screen. The sieve screen size is approximately 1.5 m x 80 cm in size.



- Recording of excavated materials occurred in the field whilst being observed and assisted by the Traditional Owner. Field analysis and recording incorporated the following [including contingencies for recording any archaeology encountered];
- Collection of soil sample for pH testing and Munsell readings; and,
- All features were mapped and photographed by pit and unit.

One1m² hand excavated stratigraphic test pit and 5 50 cm x 50 cm shovel test pits were excavated across the entire activity area [Map 7]. Excavation points were random across the activity area.

Spits 1–2 of SQ1 were undertaken using shovel scrapes from the surface to 100mm. Shovel scrapes were used to excavate upper soil profiles due to the thickness of pasture grass and root structure, and to assist removal of upper profile disturbance factors. Spits 3-4 were excavated using shovel scrapes due to the consolidated nature and generally, disturbed profile. Spits 5 and 6 were excavated using a combination of shovel scrapes and pinch bar due to the consolidated nature of the profile at this depth.

The Traditional Owner were involved in all facets of field operations. Geoff Clark assisted with all field-based activities on 15 January 2019. The complex assessment was completed in one day. Michael Xiberras (CHMG) also assisted with the excavation undertaken within the activity area.

The following table summarizes the results of the hand excavation program. Data in the table was collected on-site and relates directly to field recording sheets. A general description of each soil profile through each spit level is provided and a general description of the excavation process is provided. Images of the excavation and a section drawing are included and a DGPS coordinate using GDA 94 MGA55 projection was taken at each excavation area.



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Stratigraphic Test Pit Number	Description of Soil Profile	Stratigraphic Excavation Overview	Stratigraphic Excavation Profile
SQ1	 Spit 1 [0–10cm]: surface comprised medium brown humic topsoil supporting grass roots mixed with surface detritus [e.g. bark and leaves]. Spit 1 contained numerous fibrous roots. Fine silty sand potentially Acolian in origin, undifferentiated, spit generally dry and consolidated but friable upon impact in sieve, reduced as blocky aggregates and broken up as 'powder'. Soil particles show well-rolled structures suggesting Acolian sequences; however disturbance identified comprising 3 chine relatively modern china plate (?) fragments, one nail and black plastic sheeting section. Moderate levels of silica, some biotite, feldspar little to no clay. Spit 1 partially disturbed. Spit 2 [10-20cm]: Residual pale brown gritty sand, angular in nature, no shell expected to represent residual decomposed Bridgewater Group sandstone. Disturbance include concrete nodules and tin can lid, some foreign rock types (basalt / aggregate?) from the adjacent garden centre? Soils are dry, friable. Spit 3-5 [20–50cm]: Residual sands, texture change to darker brown gravel (large decomposed sandstone nodules) at 30cm in depth. Horizon approximately 10cm thick, no cultural heritage material. Low levels of silica, some biotite, feldspar no clay particles. Spit 6 (50-58cm) As per Spits 3-5 terminating at Bridgewater Group bedrock at 58cm in depth. No Aboriginal cultural heritage material, no shell material. 	Plate 7. Stratigraphic Test Pit 1 overview	Plate 8. Stratigraphic test pit 1 profile
	Landform Type: Middle Slope (Former Dune) DEPTH OF EXCAVATION:58cm		
	MUNSELL:		
	2.5 YR 6/2 Light Brownish Grey		
	pH LEVEL: 6		
	GDA 94 MGA 55: 631,504.99E / 5,750,218.88N		

Table 8. Stratigraphic test pit data table



Maps 7 Complex Assessment

Map 7. Map of the Complex Assessment

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89-90 and 95 Verdon Street Warrnambool

City of Warrnambool 1:800

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8.3 **RESULTS OF THE EXCAVATION PROGRAM**

The subsurface testing program was multi-faceted including stratigraphic test pits and shovel test pits [Map 7]. Fieldwork was undertaken on 15 January 2019.

A total of one 1m² stratigraphic test pits and 5 50cm x 50cm shovel test pits were excavated across the activity area. The results of these excavations are detailed below.

The entire eastern section of the activity area is overlain by bitumen. Outcropping bedrock was observed in various locations where bitumen sheets had been broken. Because of this reason no excavations were undertaken in the eastern section of the activity area. Aside from this, no obstacles were encountered during the preparation of the complex assessment.

8.3.1 Stratigraphy and Site Formation

The subsurface testing program included one 1m² stratigraphic test pit excavated in the western section of the activity in an open area of tall grass [Map 7].

The test pit excavation revealed a relatively thin veneer [5cm] of loamy grass supporting humic soil supporting Aeolian silt overlying gritty sand assumed to be decomposed. A number of disturbance factors were identified in SQ1. The excavation location was located within 3 metres of the dwelling of 95 Verdon Street. Numerous amounts of china, some glass and metal fragments were identified to a depth of 40cm. All disturbance factors are detailed including the depth they were identified in Table 8 above.

Sand identified was very gritty, was generally devoid of shell and was occasionally encountered as small rocky nodules. Nodules became larger the further the excavation continued until the base of this decomposition was encountered at a depth of 58cm. The base comprised a solid Bridgewater Group sandstone and could not be penetrated by crowbar or shovel.

The excavation of the stratigraphic test pit terminated at 90cm due to the consolidated nature of the bedrock. The test pit was excavated by spits. Aboriginal cultural heritage was not identified during the course of this excavation.

8.3.2 Archaeological finds

No cultural heritage was identified from the stratigraphic test pit.

8.3.3 Shovel test pits

A total of 5 50 cm x 50 cm shovel test pits were excavated across the activity area and, because all excavations occurred around the exiting dwelling, all showed considerable disturbance [Map 7]. The test pit program was random in nature defined by small areas of open-space between structure.

The shovel test pit program expanded on the findings of the stratigraphic test pit program, which established disturbance factors have severely compromised the *in-situ* integrity of soils in the upper 40cm of the profile.

The entire eastern section of the activity area is covered in bitumen. Where bitumen has broken away outcropping Bridgewater Group bedrock was identified. No soil profile was evident in the eastern section of the activity area so no excavation occurred here. All 5 shovel test pits excavated in the western section of the activity area contained foreign inclusion. All inclusions are detailed in Appendix 5. Inclusions include china, glass, nails, a beer pull ring, a length of fencing wire and a small marble.

All soils within the activity area are comprised of residual sequences, it is unclear whether soil has been imported into the activity area. The local landscape comprises numerous rises and the activity area is situated on the middle slope of one such rise. These rises may at one stage has been part of an older dune system solidified over many years as seas retracted. Colluvium from a higher landform immediately south of the activity area is thought to have contributed to sediment development in the western section of the activity area; however, soils have been completely stripped in the eastern section. It is unclear to what extent Aeolian processes have contributed to profile development. In summary, the upper 40cm of the profile in the western section of the activity area has been considerably disturbed. Sediments below this appear to relate almost exclusively to residual decomposition processes. As discussed, the entire eastern section of the activity area has been overlain in bitumen mantling solid bedrock.

Shovel test pit data is provided in Appendix 5.

Shovel test pit depth ranged from 40-50cm across the activity area. All shovel test pits revealed gritty sandyloam overlying residual bedrock. shovel test pit locations were photographed, measured and spatially recorded with a Trimble DGPS.

No cultural heritage was identified during the shovel test pit program.

8.4 CONCLUSIONS OF THE CHMP

None of the excavations undertaken for this CHMP identified cultural heritage. Gritty sand devoid of shells was identified in all excavations which overlies Bridgewater Ground sandstone bedrock. It is unlikely that artefact scatters or shell middens will be present in the activity area in an *in situ* context.

Disturbance factors were considerable having been identified in every excavation undertaken to a depth of 40cm. All excavations continued to below the disturbance layer, i.e. a depth greater than 40cm until the sandstone base was encountered.

Given the lack of cultural heritage identified across the Geographic Region, and the distance from primary resources, it is considered highly unlikely that Aboriginal cultural heritage is present within the activity area.

9 ABORIGINAL CULTURAL HERITAGE ASSESSMENT

9.1 ABORIGINAL CULTURAL HERITAGE IN THE ACTIVITY AREA

No Aboriginal cultural heritage was identified from any assessment stage of this CHMP.

9.2 SITE FORMATION PROCESSES

The activity area straddles a middle slop landform sloping towards the north. The upper crest of the hill is located approximately 100 metres south of the activity area. Consequently colluvium has had an influence on sediment development, although this is expected to be minor as soil movement further 'downslope' is likely. Soils were compact and at times were excavated as solid, gritty, clumps, which made sieving difficult and time consuming. Each clump needed to be broken down in the sieve screen using a rubber mallet. The profile was generally disturbed to a depth of 40cm where excavation occurred. The disturbance layer mantled gritty sand. Because no shells were identified and the sand occurred in 'consolidated, rocky clumps', the sand excavated is thought to reflect residual decomposition processes, as opposed to Aeolian deposition.

There was little to no evidence of bioturbation.

10 CONSIDERATION OF SECTION 61 MATTERS – IMPACT ASSESSMENT

This section assesses the potential for any future development in the activity area that may impact on Aboriginal cultural heritage. CHMPs are required to address matters raised in Section 61 of the *Aboriginal Heritage Act* 2006. These matters concern the management of Aboriginal cultural heritage prior to, during, and after the activity. A discussion of these matters is provided below.

10.1 CAN HARM TO REGISTERED ABORIGINAL PLACES BE AVOIDED?

No Aboriginal cultural heritage was identified within the activity so no avoidance strategies are required.

10.2 CAN HARM BE MINIMISED TO REGISTERED ABORIGINAL CULTURAL HERITAGE PLACES?

No Aboriginal cultural heritage was identified within the activity area so no minimisation of harm strategies is required.

10.3 MEASURES REQUIRED FOR ABORIGINAL CULTURAL HERITAGE PLACES IDENTIFIED WITHIN THE ACTIVITY AREA

No specific measures are required for the management of Aboriginal cultural heritage because no cultural heritage was identified.

10.4 WHAT CUSTODY AND MANAGEMENT ARRANGEMENTS MIGHT BE NECESSARY?

The custody and management of Aboriginal cultural heritage is addressed in Part 1 of this CHMP.

10.5 CUMULATIVE IMPACTS OF THE ACTIVITY ON ABORIGINAL CULTURAL WITHIN THE REGION

The results of the desktop assessment indicate that the geographic region has been subject to urban developments, most recently broad-scale residential subdivisions, that have impacted upon Aboriginal cultural heritage. Some of this development took place prior to the Aboriginal Heritage Act 2006, and as these developments were often not subject to archaeological investigation previous harm and impacts to Aboriginal heritage is not completely known. Given the large number of residential allotments in the East Warrnambool area, it may be considered that the archaeological record of the area has been substantially impacted.

Whilst many of the proposed urban developments that have taken place in the geographic region since the implementation of the Aboriginal Heritage Act 2006 have involved harm and impact to Aboriginal cultural heritage, some of the archaeological assessments have set out management conditions to protect, preserve and better understand the Aboriginal cultural heritage present. Such management conditions include harm avoidance and harm minimisation to registered Aboriginal places and surface salvage collection of Aboriginal places.

The results of the standard assessment indicate that most of the activity area has been subject to varying levels of disturbance associated urban (the dwelling at 95 Verdon Street) and industrial (the garden centre at 89-91 Verdon Street), development. If present, this land use disturbance has impacted upon the intact nature of the Aboriginal cultural heritage within the activity area. A number of CHMPs have now been completed throughout the Geographic Region and no Aboriginal cultural heritage Places have been identified outside of the Hopkins River corridor. This is almost directly related to the undesirable nature of the hinterland hill landform as well as the broad-scale disturbance that has occurred during the course of urban and, in the case of the subject activity area, industrial development.

As detailed in Section 4, the construction activities undertaken as part of the proposed activity will impact upon these already disturbed and undisturbed areas. Given this previous disturbance and the fact that the subsurface testing program, which included a random excavation system, the activity will not result in a substantial contribution to impacts on Aboriginal cultural heritage in the region.

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Appendix 1

Notice of Intent to Prepare a CHMP

66



Notice of Intent to prepare a Cultural Heritage Management Plan for the purposes of the *Aboriginal Heritage Act 2006*

This form can be used by the Sponsor of a Cultural Heritage Management Plan to complete the notification provisions pursuant to s.54 of the Aboriginal Heritage Act 2006 (the "Act").

For clarification on any of the following please contact Victorian Aboriginal Heritage Register (VAHR) enquiries on 1800-726-003.

SECTION 1 - Sponsor information Veuve Property Group Sponsor: ABN/ACN: 29 602 668 262 Contact Name: Matthew Russell Postal Address PO Box 1293, Camberwell, VIC 3124 0411 294 323 Business Number: Mobile: Email Address: matt.russell@vpgroup.com.au Sponsor's agent (if relevant) Company: Contact Name: Postal Address **Business Number:** Mobile: Email Address: SECTION 2 - Description of proposed activity and location 89-90 and 95 Verdon Street, Warrnambool, Victoria, CHMP. Project Name: Municipal district: Warrnambool City Council Clearly identify the proposed activity for which the cultural heritage managment plan is to be prepared (ie. Mining, road construction, housing subivision) Subdivision SECTION 3 - Cultural Heritage Advisor John Stevens Cultural Heritage Management jstevens@chmanagementgroup.co Group m.au Name Company Email address SECTION 4 - Expected start and finish date for the cultural heritage management plan Start Date: 14-Jan-2019 Finish Date: 30-May-2019

Submitted on: 14 Jan 2019



SECTI	ON 5 - Why are you preparing this cultural heritage management plan?
	A cultural heritage management plan is required by the Aboriginal Heritage Regulations 2007 What is the high Impact Activity as it is listed in the regulations? Subdivision
	Is any part of the activity an area of cultural heritage sensitivity, as listed in the regulations? Yes Other Reasons (Voluntary) An Environment Effects Statement is required A Cultural Heritage Management Plan is required by the Minister for Aboriginal Affairs. An Impact Management Plan or Comprehensive Impact Statement is required for the activity
SECTI	ON 6 - List the relevant registered Aboriginal parties (if any)
This se	ction is to be completed where there are registered Aboriginal parties in relation to the management plan.
	ON 7A - List the relevant Aboriginal groups or Aboriginal people with whom the or intends to consult (if any)
	ion is to be completed only if the proposed activity in the management plan is to be carried out in an area where o Registered Aboriginal Party.
	Eastern Maar Aboriginal Corporation
SECTI	ON 7B - Describe the intended consultation process (if any)
	ion is to be completed only if the proposed activity in the management plan is to be carried out in an area where to Registered Aboriginal Party.
	We will consult with the Eastern Maar during the field survey and subsurface testing program and send them a draft copy of the CHMP for comment.
SECTION	ON 8 – State who will be evaluating this plan (mandatory)
The plan	is to be evaluated by:
\checkmark	A Registered Aboriginal Party AND / OR The Secretary AND / OR The Council

SECTION 9 – Preliminary Aboriginal Heritage Tests (PAHTs)

List the Reference Number(s) of any PAHTs conducted in relation to the proposed activity:

SECTION 10 - Notification checklist

Ensure that any relevant registered Aboriginal party/ies is also notified. A copy of this notice with a map attached may be used for this purpose. (A registered Aboriginal party is allowed up to 14 days to provide a written response to a notification specifying whether or not it intends to evaluate the management plan.)

Submitted on: 14 Jan 2019

From: jstevens @chmanagementgroup.com.au < jstevens @chmanagementgroup.com.au > istevens @chmanagementgroup.com.au > ist

Sent: Monday, 14 January 2019 4:48 PM

To: 'contact@warrnambool.vic.gov.au' <contact@warrnambool.vic.gov.au>

Subject: FW: Notice Of Intent Form (CHMP No:16316) submitted on 14-Jan-2019 11:45 AM

Please find attached NOI submitted for the purposes of a planning permit for 89-91 and 95 Verdon Street, Warrnambool. Could you please pass on to the relevant statutory planner?

Many thanks,

John Stevens

From: VAHR@dpc.vic.gov.au <VAHR@dpc.vic.gov.au>

Sent: Monday, 14 January 2019 11:46 AM

To: jstevens@chmanagementgroup.com.au

Subject: Notice Of Intent Form (CHMP No:16316) submitted on 14-Jan-2019 11:45 AM

A copy of the Notification of Intent from is attached.

Ensure that any relevant registered Aboriginal party/ies is also notified. A copy of this notice with a map attached may be used for this purpose.

(A registered Aboriginal party is allowed up to 14 days to provide a written response to a notification specifying whether or not it intends to evaluate the management plan.)

In addition to notifying the Deputy Director and any relevant registerd Aboriginal party/ies, a Sponsor must also notify any owner and/or occupier of any land within the area to which the management plan relates. A copy of this notice with a map attached may be used for this purpose.

Ensure any municipal council, whose municipal district includes an area to which the cultural heritage management plan relates, is also notified. A copy of this notice, with a map attached, may also be used for this purpose.

Appendix 2

Development Plan prepared by the Sponsor



Appendix 3

Glossary, Acronyms & Abbreviations

Abbreviations

AV	Aboriginal Victoria
СН	Cultural Heritage
CHMG	Cultural Heritage Management Group
CHMP	Cultural Heritage Management Plan
CHS	Cultural Heritage Sensitivity
DPC	Victorian Department of Premier and Cabinet
DGPS	Differential Global Positioning System
HA	Heritage Advisor
Kya	Thousands of years ago
OH&S	Occupational Health & Safety
RAP	Registered Aboriginal Party
The Act	Aboriginal Heritage Act 2006
The Regs	Aboriginal Heritage Regulations
ТО	Traditional Owner
VAHR	Victorian Aboriginal Heritage Register
VAS	Victorian Archaeological Survey
VIC	Victoria
уа	years ago

Glossary of Terms

- Aboriginal: Referring to indigenous people and their descendants who occupied Australia at the time of European colonisation.
- Aboriginal Archaeology: The scientific study of the material remains of past indigenous peoples. Aboriginal archaeology covers both the pre-contact (also known as prehistoric) and the post-contact period.
- Aboriginal Archaeological Site: A location with material evidence of past activity by indigenous people. Activities such as the manufacture and use stone artefacts have a recognisable archaeological signature. Other activities will have little or no material consequences and are regarded as being archaeologically invisible.
- Aboriginal Archaeological Site Types: Aboriginal archaeological sites can be classified into generic types according to their context, fabric and probable function. Aboriginal Affairs Victoria currently recognises some 10-site types including stone artefact scatters, shell middens and scarred trees. Aboriginal Artefact Scatter: A collection of Aboriginal
- artefacts usually distributed across the surface of the ground. Stone artefacts are a common component and can be found in association with organic remains, shell, ochre and charcoal. Artefact scatters are the material remains of past Aboriginal use of a location and are generally referable to technological and economic behaviour. They are also called surface scatters
- Aboriginal Burial: Aboriginal interment consisting of human skeletal remains. Aboriginal burials occur in a wide range of forms and physical contexts and may be found with grave goods. Aboriginal Historic Place: Aboriginal historic places
- are the locations of events, places or place names that were recorded in historical documents or in oral tradition during the post contact period. Unlike Aboriginal archaeological sites, Aboriginal historic places do not necessarily retain any physical evidence of any former structures, activities or specific events
- Angular Flake: irregularly flaked piece.
- Anvil: A flat stone used as a platform in the manufacture of stone artefacts (bi-polar flaking) or in the processing of foods, ochre and other materials. With bipolar flaking the core is rested on the anvil and struck with a hammer stone creating a lake. Use leaves small circular depressions (pitting) on the anvil surface usually towards the centre. Anvil stones are often recovered as broken halves; the break being across the centre line of the stone where there has been most wear.
- Archaeology: Conventionally, the scientific study of the material remains of past human activity. Artefact: Any object created or modified by humans.
- Artefact Scatter: A collection of artefacts usually
- distributed across the surface of the ground.
- Assemblage: Archaeological term used to describe a collection of artefacts associated by a particular

place or time and assumed to have been generated by a single group of people. An assemblage can be made from different *artefact* types. Axe Blank: A stone that has been shaped through the

- removal of *lakes* but not yet sharpened.
- Axe Grinding Groove: Oval shaped indentations in stony outcrops that are the result of grinding during the manufacturing and that are teach or ground edge axes. These indentations are usually but not exclusively formed in sandstone outcrops and can occur singly or in multiples. Axe-grinding grooves are typically found close to water, which appears to have been used to maintain the sandstone's abrasiveness.
- Backed Blade: A stone blade that has been retouched along one of its lateral margins to prepare the edge for hafting.
- Basalt: Igneous volcanic rock that can be used to make stone artefacts. Basalt is common in western Victoria where there has been recent volcanic activity. Before Present (BP): referring to years before present,
- which for radiocarbon dating is arbitrarily fixed at 1950.
- Bi-polar Flaking: The process of manufacturing stone artefacts through the use of a hammer and anvil. A core is struck with a hammerstone while resting on an anvil, detaching angular flakes that display bruising or crushing at either end. Blade: A *flake* that is at least twice as long as it is wide.
- Bulb of Percussion: A rounded protrusion on the interior surface of a *flake* caused when the *core* is struck with the hammerstone. The bulb is located below the striking platform and allows the identification of the orientation of the flake. The bulb of percussion is often considered the best evidence for a human agency in the manufacture of a stone flake
- Bulbar Scar: A small scar or removal of stone on the bulb of percussion.
- Ceramics: Generic term used to describe historical artefacts that are made from ceramic material.
- Chert: A hard fine-grained sedimentary rock high in silica and commonly used in the manufacture of stone artefacts.
- Civic: A term used to describe historic structures or material culture relating to past government or public activity e.g. town hall, public parks or gardens.
- Classification: The ordering of archaeological material according to age, type, fabric or other criteria.
- Coastal Flint: Geologically, flint is a type of chert. A coastal form is found in limestone reefs along the Victorian and South Australian coastlines and is often detached as nodules on the roots of kelp and subsequently washed up on beaches. The appearance of the flint varies but is often fine grained with larger white intrusions and a thick outer cortex or crust and is blue to cream in colour. Coastal flint is often the dominant rock type in stone artefact sites on or near the Victorian coast.
- Contact Site: General term used to describe an Aboriginal archaeological site that shows the use of European (non-indigenous) materials such as artefacts made with glass, metal or ceramic. Contact sites are usually considered to be the result of activities performed at or before the time of permanent European settlement. Context: Refers to the place of artefacts or
- archaeological features with regards to time and space.
- Core: A piece of stone from which other stone artefacts are made. In freehand flaking the core would be struck with a *hammerstone* removing *flakes* and other fragments of stone often referred to as debitage. Core Tool: A core displaying signs of use.

- Core Tool and Scraper Tradition: Aboriginal stone artefacts belonging to the core tool and scraper tradition include core tools, large steep edged scrapers, round flat scrapers and notched implements. These assemblages are believed to predate the Small Tool Tradition.
- Cortex: The weathered external surface of a stone. Cortex often identifies the origins and original form of flaked stone, e.g. river pebbles.
- Cultural Heritage: The consequences of humanity including its relationship with the natural environment that are ascribed significance and considered to be worth preserving.
- Debitage: Fragments of stone that are generated during the manufacture and maintenance of stone artefacts. These fragments may or may not display the typical characteristics of flaked stone.
- Deposit: A term used to describe buried archaeological material
- Desktop Study: Investigation of the known or potential cultural heritage values according to the landform type, historical records and other archival material and the results of previous archaeological investigations.
- Domestic Assemblage: A collection of historical artefacts generated by or associated directly with past household activity e.g. ceramic plates, bottles and cutlery, food refuse.
- Dry Stone Wall: A wall that has been constructed using stone without any binding material. Dry stone walls take on many different forms and vary ccording to stone type and function. In western Victoria they are assembled with basalt stones collected from the surface of paddocks.
- Excavation: The systematic removal of archaeological deposits using archaeological techniques.
- Fabric: A synonym for original material. Feature: A notable formation
- or structure (conventionally immovable) discovered during excavation.
- Fish trap: A structure made from stone, wood or reeds intended to guide fish or eels into a confined space to be collected or speared. Often constructed perpendicular to the main channel of a creek or river, or in the intertidal zone of estuaries, bays and oceans
- Flake: A piece of stone detached by percussion or pressure from a core. The flake will usually display characteristic features such as a *platform* and *bulb* of *percussion*. The *core* will display a negative flake scar. These features assist in distinguishing between stone that has been altered through human agency and that which has been naturally shaped.
- Flake Tool: A flake that has been shaped through the removal of other smaller flakes (retouched) or shows evidence of use (use wear).
- Freehand Flaking: A technique of manufacturing or shaping stone artefacts whereby a hand-held stone is hit directly with the hammerstone, also handheld.
- Grinding Stone: Stone with a flat surface used as a mortar in the processing of food or other hard materials through pounding, crushing or grinding. Grinding stones are identifiable by the presence of wear in the form of shallow depressions and pitting.
- Ground Edge Axes: Stone axes that are commonly oval or round in shape and that have edges formed by grinding and sharpening. Ground edge axes were attached (hafted) to wooden handles using resin or other binding material. Axes from Mount William a large quarry near Lancefield in Victoria are known to have been traded in the form of axe blanks over long distances (see axe grinding groove and axe blanks).

- Ground Exposure: A measure of the quantity of sediment that would normally be buried beneath a modern land surface.
- Ground Visibility: A term used to describe the area of surface that is visible during field surveys. Effective ground the ground's archaeological ground visibility refers to the actual area of ground visible during a field survey calculated as the area of ground inspected multiplied by the percentage of ground
- visibility. Hafting: The process of attaching a stone artefact onto a wooden handle.
- Hammerstone: A stone that has been used to strike a core to create a *llake*, often causing pitting or other wear on the stone's surface.
- Hearth: Fireplace often recognised archaeologically through the presence of charcoal or burnt (discoloured) ground. Historical hearths are usually associated with brick or stone structures.
- Historical Archaeological Site: The material remains or other physical evidence of activity associated with the *post-contact* period; including portable artefacts and structural features of former buildings.
- Historical Archaeology: The study of artefacts and archaeological features relating to the post-contact period.
- Holocene: The geological period covering the last 10,000 years BP. Hornfels: A dark grey, fine grained rock formed from
- mudstones and shales
- Industry: A single class of artefacts that are consistent in their form and that can be credited to a single group of people. Industrial Archaeology: Archaeology concerned with
- the material consequences of industrial activity. In situ: In its original place.
- Layer: A recognisable band of material of varying
- thickness Limestones: Carbonate-rich sedimentary rocks that
- are formed through the accumulation of organic remains Manuport: An object that is unmodified but has been
- transported to its find location by humans.
- Makers Marks: Marks that have been etched, engraved or printed onto the surface of mass manufactured goods, including glasswares and ceramics.
- aritime Archaeology: The archaeological investigation of shipwrecks, piers, jetties and other Maritime archaeological maritime structures.
- Microliths: Small stone artefacts. In Australia microliths such as backed blades are often associated with assemblages from the late prehistoric period after ca 6000 years BP.
- Monitoring (see watching brief)
- Mound: Aboriginal mounds consist of ground that is artificially elevated above the natural levels. Thought to be a consequence of repeated occupation at the same location particularly through the use of earth mounds can contain a wide range of artefactual material including burials. Mounds that have all but been destroyed are recognisable through changes in the colour and composition of the ground, especially the presence of charcoal. Platform: Face of core that is struck by a
- hammerstone, leaving remnants on both the core and the resultant lake.
- Pleistocene: The geological period equivalent to the last ice age and preceding the *Holocene* from ca 2 million to 10,000 years ago. The late Pleistocene commonly refers to the last 40,000 years *BP*.
- Post-contact Period: The time after contact between Aboriginal peoples and Europeans. Also referred to

as the historic period. In Victoria the post-contact

- Posthole: A hole that has been dug into the ground to house a post. Postholes are often filled with stone or
- other packing material (more recently concrete). Post Deposition: After deposition; term commonly used with reference to factors affecting the
- preservation of artefacts and archaeological features. Pre-contact Period: The time period before contact between Aboriginal peoples and Europeans. In Victoria this ends with permanent European settlement.
- Quartz: A hard mineral that varies from white to blue in colour and in transparency from opaque to clear. Quartzite: A metamorphic rock formed through the
- 'recrystallisation of quartz rich sandstone'. Radiocarbon Dating: Radiometric dating technique for establishing the age of organic (carbon) remains based on the rate of decay of the radioactive isotope carbon 14 (C14).
- Retouch: Secondary modifications to stone artefacts such as trimming or resharpening. Retouch often indicates use of a stone *tlake* and therefore its identification of an actual tool (cf waste flake)
- Rock Art, Aboriginal: Aboriginal artworks on rock surfaces such as paintings, stencils, etchings and engravings
- Rock Well Aboriginal: A natural depression that may have been augmented through the removal of rock and from which water was collected.
- Ruin: what remains of a former historic structure. Salvage Excavation: The systematic documentation
- and recovery of an archaeological site prior to its destruction. Also known as rescue archaeology.
- Sandstone: Sedimentary rocks that consist mostly of quartz Scarred Trees, Aboriginal: Trees that were used as a
- source of bark to make canoes and other items. Bark was cut using a stone axe and then levered from the sapwood leaving a scar. The bark around the edge of this scar is called regrowth. Natural scarring is common on some trees and is often difficult to distinguish from scars made by Aborigines during the pre-contact period.
- Scarred Trees, Historic: Bark continued to be used by Aborigines and Europeans alike during the post-contact period for roofing, trail blazes, mile markers etc.
- Scraper: A stone tool made on a tlake or core with steep retouch along one or more edges. Shell Middens (Marine or Coastal and Freshwater):
- The remains of shellfish that were gathered and eaten by Aboriginal people. They may also contain other stone artefacts, charcoal and ash, and the bones of vertebrate prey. Burials are also known to occur in shell midden deposits. Aboriginal shell middens are often confused with natural shell deposits.
- Shipwreck: The remains of a ship.
- Silcrete: A highly silicious rock formed by the replacement of a parent rock (commonly sandstone) by silica in solution.
- Small Tool Tradition: Aboriginal stone artefacts belonging to the small tool tradition are characterised by heavily retouched *microliths* and backed implements and are presumed to be a mid to late Holocene development
- Sondage: Small deep pit to test stratigraphy, usually used within a larger test pit.
- Spit: arbitrary quantity of excavated ground.
- Stratigraphy: A geological term used to describe the sequence of vertical layers and deposits that comprise an archaeological site

- Stone Arrangement, Aboriginal: Locations where Aboriginal people have positioned rocks to form shapes or patterns. In Victoria, stone arrangements are an uncommon site type.
- Stone Artefacts, Aboriginal: Stones that have been modified or used by Aboriginal people. Stone Quarry, Aboriginal: Sources of stone used for
- the purpose of manufacturing stone artefacts Subject Land: The area that is under investigation.
- Also referred to as the study area. for buried
- Subsurface Testing: The testing archaeological material through manual or
- mechanical excernation. Survey, *Pedestrian*: The act of looking for archaeological material. Also known as foot survey.
- Taphonomy: The study of how archaeological sites are formed.
- Toe Holds, Aboriginal: Small scars on the trunks and branches of trees which are a result of the removal of bark to form notches to facilitate climbing.
- Usewear: The wear displayed on the surface of an artefact as a result of its use.
- Waste Flake: An unmodified and unused Ilake
- Watching Brief: The monitoring of earthworks or other forms of disturbance at the location of a known archaeological site or of a landform considered sensitive for artefacts or other archaeological material. A watching brief is often a condition of a grant of Consent to disturb or destroy an archaeological site. Also known as monitoring.
- Windscreen Survey: Field survey based on observations made from a vehicle. Also known as a drive-through survey (cf pedestrian survey).

Appendix 4

Details of the HA who prepared this CHMP [CHMP# 16316].

John Stevens [B.Arch; Hons].

John Stevens has fifteen years' experience working as a consultant archaeologist. He has project managed over 200 Aboriginal cultural heritage projects for the private, government and research sectors across Victoria, South Australia, New South Wales, Queensland, Tasmania, England, Scotland and Turkey.

John holds a Bachelor of Archaeology [Hons] degree in Aboriginal Archaeology from La Trobe University and is a former PhD student at the La Trobe University Campus. He is a member of the Australian Archaeological Association, the Society for American Archaeology and has presented and published papers in both Australia and the United Kingdom.

For the past eight years he has developed his project management skills by directing and delivering large, complex cultural heritage projects including those associated with mining sites [Boral, Xstrata, Barro Group] PSP-level residential subdivisions [MAB Corp, Evolve Development, VicUrban], wind farms [Origin Energy] and major road [VicRoads] and water infrastructure [Melbourne Water, City West Water, Wannon Water, NVIRP] projects.

John has extensive experience with standard and complex CHMPs, team leadership, business and marketing experience, large project management experience, peer reviews, VCAT panel hearings and cultural heritage audits. He has an excellent working relationship with the Registered Aboriginal Parties [RAPs], Aboriginal stakeholder groups, DECCW, DELWP and DPC through the Office of Aboriginal Affairs Victoria. He has a sound knowledge of cultural heritage legislation across all states and has authored or co-authored over 75 CHMPs.

Appendix 5

Data spreadsheet of all excavations. Data collected in GDA 94 MGA 55

Test ID	Northing	Easting	Depth (cm)	Artefacts	Inclusions
STP1	631,503.58	5,750,216.95	48cm	No	Marble (20cm), glass fragments x 6 (10- 35cm), 1 nail (35cm). Munsell: 2.5 YR 6/2 Light Brownish Grey. pH 6.
STP2	631,498.75	5,750,227.75	55cm	No	Glass fragments x (15cm), various china fragments x 8 (20-30cm). Munsell: 2.5 YR 6/2 Light Brownish Grey. pH 6.
STP3	631,494.04	5,750,225.96	60cm	No	50cm of fencing wire (25cm), beer pull ring (25cm), glass fragment x 1 (30cm). Munsell: 2.5 YR 6/2 Light Brownish Grey. pH 6.
STP4	631,499.58	5,750,231.68	55cm	No	1 Nail (20cm), 2 china fragments 28cm. Munsell: 2.5 YR 6/2 Light Brownish Grey. pH 6.
STP5	631,495.59	5,750,231.19	42cm	No	2 glass fragments (20cm), one china fragment (38cm). Munsell: 2.5 YR 6/2 Light Brownish Grey. pH 6.
SQ1	631,504.99	5,750,218.88	58cm	No	Plastic sheeting (15cm), metal fragments (tin can lid), concrete nodules x 5 (30cm), basalt fragments / aggregate? (35cm). Munsell: 2.5 YR 6/2 Light Brownish Grey. pH 6.

Table 9. Excavation data.

Appendix 6

AV Mini Posters

ABORIGINAL FLAKED STONE TOOLS



A group of artefacts of different size, shape and material

What are Aboriginal Flaked Stone Tools?

Flaked stone tools were made by hitting a piece of stone, called a core, with a 'hammerstone', often a pebble. This would remove a sharp fragment of stone called a flake.

Both cores and flakes could be used as stone tools. New flakes were very sharp, but quickly became blunt during use and had to be sharpened again by further flaking, a process called 'retouch'. A tool that was retouched has a row of small flake scars along one or more edges. Retouch was also used to shape a tool.

Not all types of stone could be used for making tools. The best types of stone are rich in silica, hard and brittle. These include quartzite, chert, flint, silcrete and quartz. Aboriginal people quarried such stone from outcrops of bedrock, or collected it as pebbles from stream beds and beaches. Many flaked stone artefacts found on Aboriginal places are made from stone types that do not occur naturally in the area. This means they must have been carried long distances.

Where are Stone Tools Found?

Stone tools are the most common evidence of past Aboriginal activities in Australia. They occur in many places and are often found with other remains from Aboriginal occupation, such as shell middens and cooking hearths. They are most common near rivers and creeks. It is easier to find them where there is not much vegetation or where the ground surface has been disturbed, for example by erosion. Place Identification Mini Poster 4

Characteristics

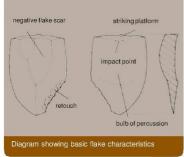
General

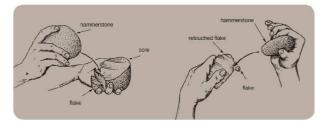
- Sharp edges.
- Retouch along one or more edges.
- · Stone rich in silica.
- Stone type often different to the natural rock in the area.
- Flakes
 - Usually less than 50 mm long.
 - A 'striking platform' (see diagram) visible.
 - Impact point often present on the striking platform.
 - A 'bulb of percussion' often present below the striking platform.
 - May have been shaped into a recognisable tool form, such as a point or scraper.

Cores

- May be fist-sized or smaller.
- May have one or more scars where flakes have been removed.

Not all of these features can be seen on each stone tool and some require an experienced eye to identify them. Breakage can remove some key features.





How flaked stone tools were made

What to Do if You Find a Flaked Stone Tool

Do not remove any material from the area. If you pick up a stone to examine it, make sure that you put it back where it came from. Check whether it has some of the key characteristics. Record the location, noting roughly how many stones there are. Note whether the area is under threat of disturbance.

What Were Flaked Stone Tools Used For?

Flaked stone tools could be made quickly, and were used for many everyday tasks, including shaping objects made of wood, bark and bone. They were used as spear-tips in hunting weapons and as knives to butcher game. They were also used to scrape and prepare animal skins for making cloaks, containers and decorative items.

How Else can Stone be Flaked?

Many natural processes can break stone. These include rockfall and extreme changes in temperature. Modern machines, such as ploughs, can also fracture stone. It is important to be able to distinguish stone that has been naturally or accidentally fractured from stone that was deliberately flaked by Aboriginal people. Some of the characteristics of Aboriginal flaked stone artefacts may occasionally occur on naturally fractured stone. However, it is very rare for two or more of these characteristics to occur on the same piece of stone as the result of a natural process.

Why are Flaked Stone Tools Important?

Because stone artefacts do not rot or rust, they are often the only evidence of Aboriginal occupation in a particular area. Stone artefacts can provide information about where Aboriginal people lived, how they made other tools, hunted and prepared food. Sometimes traces of wood, plant food, or animal blood can survive on the edges of flaked stone tools. Specific marks and damage on a tool from use can help tell us what it was used for. This is because different tasks, such as wood carving or scraping animal skins, damaged the edge in different ways.

By finding the original source of stone that was used to make tools, it is sometimes possible to trace the movement of stone within an area. This tells us about Aboriginal systems of trade, exchange and social alliances.

There were a number of changes to the stone tools used by Aboriginal people over time. Because of this, stone tools can help provide an approximate age for the Aboriginal occupation of an area. Flaked stone tools are one of a range of artefacts that provide Aboriginal people today with an important link to their culture and past.

Threats to Aboriginal Stone Tools

Because stone artefacts are found in many different places, and are usually small, they can be difficult to protect. They are sometimes collected by people who do not understand the importance of leaving Aboriginal cultural materials where they are found. Erosion and weathering and activities such as ditch digging and ploughing can disturb flaked stone artefacts. They can also be broken when trampled by animals such as cows, or when run over by vehicles.

The Office of Aboriginal Affairs Victoria records flaked stone artefacts so that we will have a permanent photographic and written record of this important part of the heritage of all Australians. Some particularly good examples of places containing flaked stone artefacts may require active conservation so that they can be preserved for future generations.

Are Flaked Stone Artefacts Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is against the law to disturb or destroy an Aboriginal place. Artefacts should not be removed from site.

Please help to preserve Aboriginal cultural places by reporting their presence to the Office of Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar Office of Aboriginal Affairs Victoria PO Box 2392

Melbourne VIC 3001

Telephone: 1800 762 003 www.aboriginalaffairs.vic.gov.au

June 2008

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ABORI GI NAL SURFACE SCATTERS



A typical surface scatter found when an older land surface has been exposed

What are Aboriginal Surface Scatters?

Surface artefact scatters are the material remains of past Aboriginal people's activities. Scatter sites usually contain stone artefacts, but other material such as charcoal, animal bone, shell and ochre may also be present. No two surface scatters are exactly the same.

Where are They Found?

Surface scatters can be found wherever Aboriginal occupation has occurred in the past.

Aboriginal campsites were most frequently located near a reliable source of fresh water, so surface scatters are often found near rivers or streams where erosion or disturbance has exposed an older land surface.

What to do if You Find an Aboriginal Surface Scatter?

Do not disturb the place or remove any material. Check whether the place has the characteristics of an Aboriginal surface scatter. If it does, record its location and write a brief description of its condition. Note whether it is under threat of disturbance.

Please help to preserve Aboriginal cultural places by reporting their presence to the Office of Aboriginal Affairs Victoria

Contact:

The Heritage Registrar Office of Aboriginal Affairs Victoria PO Box 2392 Melbourne VIC 3001

Telephone: 1800 762 003 www.aboriginalaffairs.vic.gov.au Place Identification Mini Poster 6

Characteristics

- The size of scatters may vary from one square metre to one hectare.
- Scatters may contain a few artefacts or many thousands.
- They generally consist of chipped stone artefacts (see Mini Poster 4), but sometimes contain animal bone, shell, charcoal, hearth stones, clay balls and ochre.
- Surface scatters are most visible where erosion, roadwork, ploughing or earthworks have disturbed the ground.
- They can be exposed as a concentration of material on the ground, or as a thin layer (or layers) of material in the side of a bank or cutting.



This Aboriginal camp shows how surface scatters were created State Library of Victoria

What Produced Surface Scatters?

Surface scatters are the remains of past Aboriginal campsites and other activities. Aboriginal people produced and left the scatter material in the course of their daily life. Activities that produced surface scatters include:

- manufacture of stone implements for a range of everyday tasks;
- production and maintenance of weapons, tools and other items made of wood and bone;
- construction of shelters and huts;
- preparation and consumption of meals;
- preparation of clothes and blankets from animal skins;
- social and spiritual activities.

Away from the camp, activities that produced surface scatters include:

- wood chopping and the removal of bark from trees;
- preparation of large items such as canoes;
- hunting and game processing;
- gathering and processing fruit and vegetables.

Scatters may be the remains from a number of activities in a camp, or from just one activity away from the main camp site.

Large surface scatters with many types of artefacts indicate favoured camping areas. These were often resource-rich areas such as swamps, lakes or riverine environments. Aboriginal people returned to these locations repeatedly, stayed for longer periods, and undertook a wider range of activities. A large scatter may have many thousands of artefacts and cover more than a hectare. The repeated use of an area may have left a dense deposit that is many layers thick, or a huge scatter consisting of artefacts from many overlapping occupations.

Smaller places generally resulted from single, short occupations such as overnight camps and dinner camps. Some consist of debris at an activity area away from the main camp. Small scatters may cover only a few square metres, consist of only one layer and comprise only a few artefacts. They can be found anywhere, whereas larger scatters are rarer in resource-poor areas such as coastal plains, highlands and deserts.

What Other Factors Produce Surface Scatters?

Scatters of naturally occurring gravel, particularly quartz, may be mistaken for Aboriginal surface scatters. Gravel usually has rounded edges and originates in the immediate area. Imported gravel, particularly from roadwork or building construction, can also be mistaken for surface scatters. Imported gravel has sharp edges and a narrow size range, and it is usually found around earthworks.

Why are Aboriginal Surface Scatters Important?

Surface scatters of artefacts are one of the most common types of Aboriginal places. They provide important information about past Aboriginal people's settlement patterns and lifestyles.

Some organic materials (such as charcoal, bone and shell) found in scatters can be dated by radiocarbon dating. These dates tell us when people were living in a particular area. Artefacts in the surface scatters can show how Aboriginal culture changed over time. The presence of stone from other areas can indicate trade, exchange and contact between different groups that lived many kilometres apart.

Surface scatters are an important link for Aboriginal people today with their culture and past.

Are Aboriginal Surface Scatters under Threat?

Aboriginal surface scatters can be disturbed or destroyed by people or natural processes such as wind and water. Weathering and erosion can damage or disperse artefacts,



Stone Artefacts like these are commonly found in Victorian surface scatters

as can trampling by hard-hoofed animals and rabbit burrowing. Human activities such as mining, road building, damming, clearing and construction can disturb and destroy artefact sites.

The Office of Aboriginal Affairs Victoria records the location, dimensions and condition of Aboriginal scatters. The aim is to have a permanent photographic and written record of this important part of the heritage of all Australians. Management works around Aboriginal surface scatters, such as the eradication of rabbits and erosion control, help preserve the places for future generations.

Are Aboriginal Surface Scatters Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

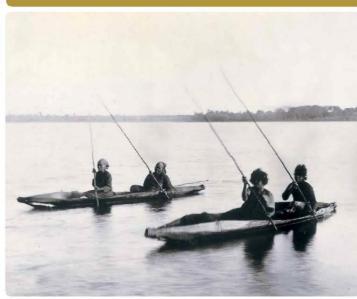
It is illegal to disturb or destroy an Aboriginal place. Artefacts should not be removed from site.

June 2008

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ABORI GI NAL SCARRED TREES



Aboriginal people in canoes on Lake Tyers 1886

What are Scarred Trees?

Aboriginal people caused scars on trees by removing bark for various purposes. The scars, which vary in size, expose the sapwood on the trunk or branch of a tree.

Where are Scarred Trees Found?

Scarred trees are found all over Victoria, wherever there are mature native trees, especially box and red gum. They often occur along major rivers, around lakes and on flood plains.

What to Do if You Find a Scarred Tree

- Check the scar for key characteristics.
- Record the tree's location and its condition.
- Note whether it is under threat of disturbance.

Please help to preserve Aboriginal cultural places by reporting their presence to the Office of Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar Office of Aboriginal Affairs Victoria PO Box 2392 Melbourne VIC 3001

Telephone: 1800 762 003 www.aboriginalaffairs.vic.gov.au

Why Did Aboriginal People Remove Bark?

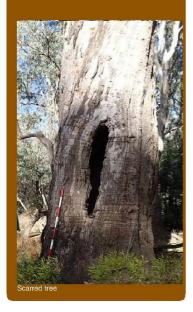
Aboriginal people removed bark from trees to make canoes, containers and shields and to build temporary shelters.

They also cut toe holds in trees to make them easier to climb. This allowed them to use trees as lookouts, hunt for possums or bee hives, and cut bark higher up in the

Place Identification Mini Poster 1

Characteristics

- Scar more-or-less regular in shape, often with parallel sides and slightly pointed or rounded ends.
- Scar usually stops above ground level.
- Exposed sapwood free of tree knots or branches or evidence of a branch having been at the top of the scar.
- Exposed sapwood at the base and (more rarely) at the top of the scar may show stone or steel axe cuts.
- Tree an Australian native species which occurs naturally in the district.
- Tree usually over 200 years old.



tree. Sometimes trees were carved or decorated, but examples are rare in Victoria.

To remove bark, the Aboriginal people cut an outline of the shape they wanted using stone axes or, once Europeans had arrived, steel axes. The bark was then levered off. Sometimes the axe marks made by Aboriginal people are still visible on the sapwood of the tree, but usually the marks will be hidden because the bark has grown back. The amount of bark regrowth may help you tell the age of the scar. Sometimes, if the scar is very old, it will be completely covered by regrowth.

What Other Human Activities Can Cause Scars?

European settlers also removed bark from trees to build huts. Generally, these scars will be more square or rectangular in shape than those created by Aboriginal people.

Boundary or survey markers made by European settlers and farmers also caused scars. Survey markers are usually triangular and may have a number or date carved or written on the sapwood.

Trees close to roads may be damaged by passing vehicles. Scars caused in this way will usually only occur below a height of about two metres.

What Natural Processes Can Cause Scars?

Fire, lightning, storms and floods can also cause scars on trees.

Fire damage is distinctive: the scar is usually triangular, wide at the base and tapering up from the ground, and the wood is charred. A scar caused by a falling branch often looks like a 'keyhole', with the stub of the branch at the top and a tail of torn sapwood beneath. Scars caused by falling trees can sometimes be identified by examining nearby tree stumps. These will usually give some idea of the direction in which the tree fell. If that direction matches the position of the scar, the scar may be natural.

Why are Scarred Trees Important?

Scarred trees provide valuable clues about the use of perishable materials by Aboriginal people. Because wood often rots away, Victorian museums have only a small number of Aboriginal wooden artefacts. Most of our information on Aboriginal use of wood comes from the writings of early settlers and explorers.

Scarred trees are easier to find than many other archaeological sites. They tell us where Aboriginal people used to live, and help us find other types of archaeological sites, such as scatters of stone tools. Scarred trees also provide Aboriginal people today with an important link to their culture and their past.

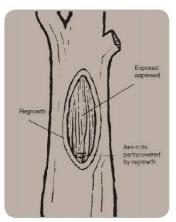
Threats to Scarred Trees

Scarred trees are disappearing because of natural aging and decay, timber cutting, environmental problems such as salinity and fire. The Office of Aboriginal Affairs Victoria records scarred trees so that we will have a permanent photographic and written record of this important part of the heritage of all Australians. Some scarred trees require attention, so they will be preserved for future generations.

Are Scarred Trees Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is against the law to disturb or destroy an Aboriginal place. Artefacts should not be removed from sites.



Scar Identification Characteristics

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ABORI GI NAL BURI ALS



Source-bordering dune. Aboriginal burials often occur in sand dunes near rivers and lakes

What are Aboriginal Burials?

Aboriginal burials are normally found as clusters of human bones eroding from the ground, or exposed during ground disturbance.

Aboriginal customs for honouring and disposing of the dead varied greatly across Victoria, but burial was common. Aboriginal burial places normally contain the remains of one or two people, although cemeteries that contain the remains of hundreds of people buried over thousands of years have been found. Sometimes the dead person was buried with personal ornaments and artefacts. Charcoal and ochre are also often found in burial places.

Where are they Found?

Although Aboriginal burials are quite rare in Victoria, they have been found in almost every kind of landscape, from coastal dunes to mountain valleys. They tend to be near water courses or in dunes surrounding old lake beds. Many burials have been found on high points, such as dune ridges, within surrounding flat plains. They are often near or within Aboriginal occupation places such as oven mounds, shell middens or artefact scatters.

What to Do if You Find a Burial Place

Do not disturb the site or remove any material. You should immediately report any discovery of human remains to the police. Also check whether the site has the characteristics of an Aboriginal burial. If it does, record its location and write a brief description of its condition.

Note whether it is under threat of disturbance.

Place Identification Mini Poster 5

Characteristics

- Aboriginal burials are normally found as concentrations of human bones or teeth, exposed by erosion or earth works.
- Remains may be scattered over a wide area, but well-preserved remains occur as tight clusters about the size of a human body.
- Burials tend to be in soft soils and sand, although some burials also occur in rock shelters and caves.
- Recently exposed bones look 'fresh', and may be spotted or stained the colour of surrounding soil. Older remains may be covered by a smooth, cement-like substance and be weathered grey or white in colour.
- Soil or sand around the bones may be stained with charcoal or ochre.
- Shell, animal bone and stone tools may sometimes be present.

Please help to preserve Aboriginal cultural places by reporting their presence to the Office of Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar Office of Aboriginal Affairs Victoria PO Box 2392 Melbourne VIC 3001

Telephone: 1800 762 003

www.aboriginalaffairs.vic.gov.au

How were Aboriginal Burial Places Produced?

Aboriginal people honoured and disposed of their dead in many different ways. The dead were usually buried in the ground, sometimes accompanied by possessions such as stone tools or personal ornaments. In some areas, special clothes were made for the deceased. Small fires were often lit inside or near the grave, and sometimes ochre was sprinkled over the body. In some places, the grave was covered by a special structure such as a small hut or an earth mound, and its location was marked by other earthworks or by cutting bark from surrounding trees.

Other customs included placing the dead person on a wooden platform above the ground, sometimes in a tree, or wrapping the body in bark. After many months, the remains were collected for burial or deposited in a cave or rock crevice.

Aboriginal people were buried in the ground in a variety of positions. Some were placed lying flat on their backs, legs fully extended or lying on their side in a crouched, or 'foetal' position. Others were buried in an upright sitting position.

The dead were buried either singly or in small numbers. The place of burial was either near the place where they happened to be camping at the time, or in cemeteries to which their relatives and descendants returned over hundreds, or even thousands, of years.

Why are Aboriginal Burials Important?

Aboriginal burials have a particular significance for Aboriginal people today and provide important physical and spiritual connections with the land, culture and their past.

The places where the dead are laid to rest have always been important to humans. Burials provide an important link to the ancestral past, for they are physical evidence of a set of spiritual beliefs that lasted many thousands of years. Burials also provide us with valuable information about past Aboriginal ways of life, including diet, health, population, economy and social structures. We can even trace changes in the ways Aboriginal people perceived and related to their environment by looking at the development of large-scale cemeteries.

Threats to Aboriginal Burials

Although human bone can survive for a long time if buried, it deteriorates rapidly once exposed. Many burials are found on the edges of lakes and rivers, or in sand dunes that once lay near fresh water. Wind and water can readily expose and eventually destroy these places.

Because many burials are found in loose soil or sand, they are often disturbed by burrowing animals such as rabbits.

Human activities such as sand mining, stock grazing, ripping rabbit warrens, ploughing and even trail bike riding can devastate burial sites.

The Office of Aboriginal Affairs Victoria records the location, dimensions, and context of Aboriginal burials so that we will have a permanent record of this important part of the heritage of all Australians. Management works, such as the eradication of rabbits, fencing and erosion control, are carried out so that Aboriginal burial locations can be preserved for future generations.

Is it against the Law to Possess Aboriginal Skeletal Remains?

Yes. It is illegal to possess or display Aboriginal skeletal remains without a permit.

Anyone who has such remains is advised to contact the Office of Aboriginal Affairs Victoria, so that arrangements can be made for their appropriate treatment.

Are Aboriginal Burials Protected?

All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is against the law to disturb or destroy an Aboriginal place. Artefacts should not be removed from site.

In general, the presence of Aboriginal cultural places on private land will not affect ownership, or stop existing land use from continuing.

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ABORIGINAL COASTAL SHELLMIDDENS



Eroding aboriginal coastal shell midden

What are Aboriginal Coastal Shell Middens?

Coastal shell middens contain the remains of shellfish eaten by Aboriginal people. They can consist of the shells from a single meal or many different meals eaten in the same location over many years. They can also contain the remains of a more varied diet including fish, seal and kangaroo. Charcoal and hearth stones from fires as well as other cultural items such as stone and bone artefacts can also be present.

Where are Coastal Shell Middens Found?

Shell middens are found in many areas along the Victorian coast. They can be located in sheltered positions in the dunes, coastal scrub and woodlands, within rockshelters, or on exposed cliff tops with good vantage points. They can occur near rocky or sandy shores and also close to coastal wetlands, inlets, estuaries, bays and river mouths.

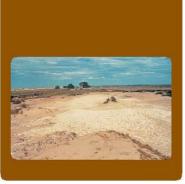
Coastal shell middens are found as layers of shell exposed in the sides of dunes, banks or cliff tops, or as scatters of shell exposed on eroded surfaces. They range in size from a few metres across to many hundreds of metres and can consist of a thin, single layer, or multiple layers forming a thick deposit.

What to Do if You Find an Aboriginal Coastal Shell Midden

Do not disturb the area or remove any material from the site. Check whether the place has the typical characteristics of an Aboriginal coastal shell midden. If it does, record its location and write a brief description of its condition. Note whether it is under threat of disturbance. Place Identification Mini Poster 13

Characteristics

- Concentrations of marine or estuarine shells from a wide range of local species.
- · Shells are generally large.
- Shells may be blackened
- from cooking fires. - Usually associated with
- brown or black, ashy, charcoal-rich soils.
- Bones from native mammals and fish and crustacea shell can be present.
- Stone and bone artefacts, grinding stones and stone pounders can be present.
- Occasionally, human burials will occur.
- Shellfish remains may include mussel, oyster, warrener, pipi, abalone, limpets, turbo and whelks.



Please help to preserve Aboriginal cultural places by reporting their presence to the Office of Aboriginal Affairs Victoria.

Contact:

The Heritage Registrar Office of Aboriginal Affairs Victoria PO Box 2392 Melbourne VIC 3001 Telephone: 1800 762 003

www.aboriginalaffairs.vic.gov.au

What Produced Aboriginal Shell Middens?

Shell middens are the remains of meals of shellfish once gathered and eaten by Aboriginal people.

Aboriginal people gathered a range of shellfish species. They were gathered from rock platforms and from the sandy shores of ocean beaches, river inlets, estuaries and bays. On rock platforms, shellfish such as mussels were pulled off in sheets, while snail-like turbos and whelks were prised off with wedge shaped sticks, stone and bone tools, or fingers. Rock platform shellfish from the sub-tidal zone, such as abalone, were obtained by diving. On sandy beaches, the shellfish were dug up with sticks, hands and feet. Aboriginal people collected the larger shellfish because they contained more meat.

Aboriginal people often took their catch back into sheltered areas behind the beach to cook and eat. Shellfish were also eaten raw, but the presence of burnt shell indicates they were just as frequently cooked in hot coals. Heat from fires opened bivalves slightly, whereas meat from whelks and turbo shells had to be prised out.

While many Aboriginal shell midden places are the sole result of shellfishing, a diverse range of activities took place at other sites. Habitation places were sometimes located in resource-rich environments where wetlands, estuaries, lakes and open woodlands occur close to the shore. Middens associated with such places can include a greater range of cultural material including bone, stone tools and hearth remains. Such middens can be extensive and consist of stratified (multiple layer) deposits.

What Causes Natural Shell Beds?

Sometimes it is difficult to tell the difference between naturally accumulating shell beds and culturally formed middens. Natural shell beds can accumulate as the result of wave action on the shore. Over time, some of these natural shell beds will be raised through coastal uplift, or as a result of sea level changes.

Several characteristics indicate when a shell bed is natural. Natural shell beds are frequently found on old uplifted terraces, or very old landforms. The shell beds will consist of a single species in a range of sizes including small shells that would have provided little food. Shells in natural beds will show signs of damage consistent with water rolling. They will not show signs of burning, or damage from having been deliberately opened. Bones and cultural materials such as hearths and stone artefacts will be absent. Shell beds can be large, deep and dense, but will not have dark, ashy, organic sediments like Aboriginal middens.

Why are Aboriginal Shell Middens Important?

Shell middens provide valuable information about Aboriginal use of the coast and can show changes in diet, behaviour, activities and settlement over the last 12,000 years.

One of the most important features of midden places is that the shell can easily be dated using the radiocarbon method of dating.

The oldest known Aboriginal shell midden place on the Victorian coast is nearly 12,000 years old. At this time sea levels were lower because icecaps at the north and south poles were much larger than today. The shoreline was many kilometres away from its present position, at times creating a land bridge with Tasmania. Sea levels stabilised between 6-7000 years ago, and most middens along the present coastline were formed since that time. The dates of middens, their location and their contents, indicate that different areas of the coast were used at different times, generally when they were most productive. There were changes in shellfish species that were used, stone tool types and

raw materials. The presence of exotic stone in places is evidence of contact between people from different areas. Coastal shell middens provide Aboriginal people today with an important link to their culture and their past. Shell middens which contain burials are particularly significant.

Threats to Coastal Shell Middens

Aboriginal shell middens are amongst the most fragile cultural places. They can be exposed by wind and water erosion; or degraded by human or animal interference. Burrowing animals disturb sand and damage the vegetation. People often destabilise the ground surface by using unregulated walking tracks or off-road vehicles. Once exposed, middens can rapidly deteriorate.

Effective management of these places consists of stabilising the surface by encouraging a mature and diverse vegetation cover and allowing low impact or restricted access.

The Office of Aboriginal Affairs Victoria records the location, dimensions and context of Aboriginal coastal midden places, so that we will have a permanent written and photographic record of this important part of the heritage of all Australians.

Are Aboriginal Coastal Shell Middens Protected?

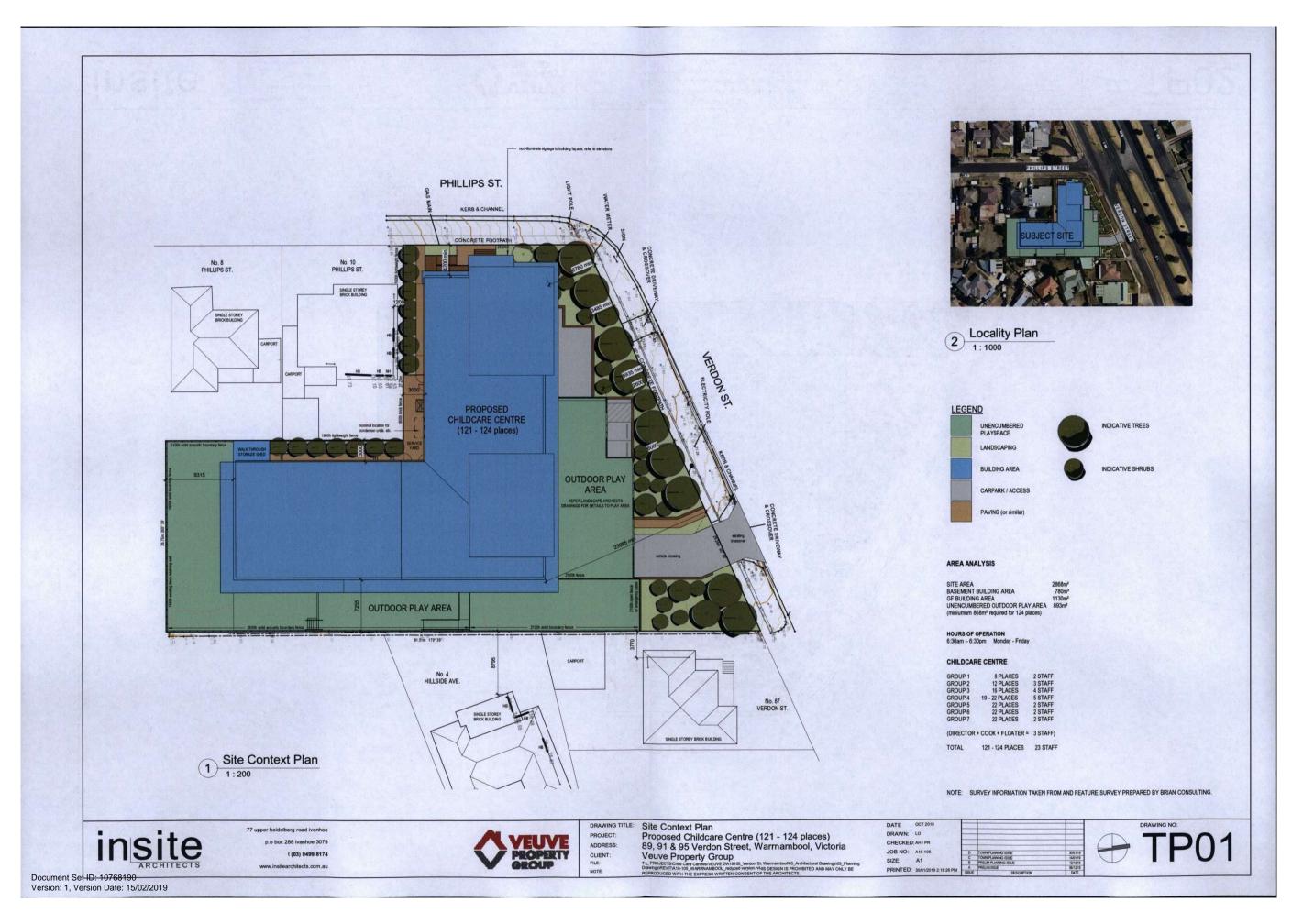
All Aboriginal cultural places in Victoria are protected by law. Aboriginal artefacts are also protected.

It is illegal to disturb or destroy an Aboriginal place. Artefacts should not be removed from site.

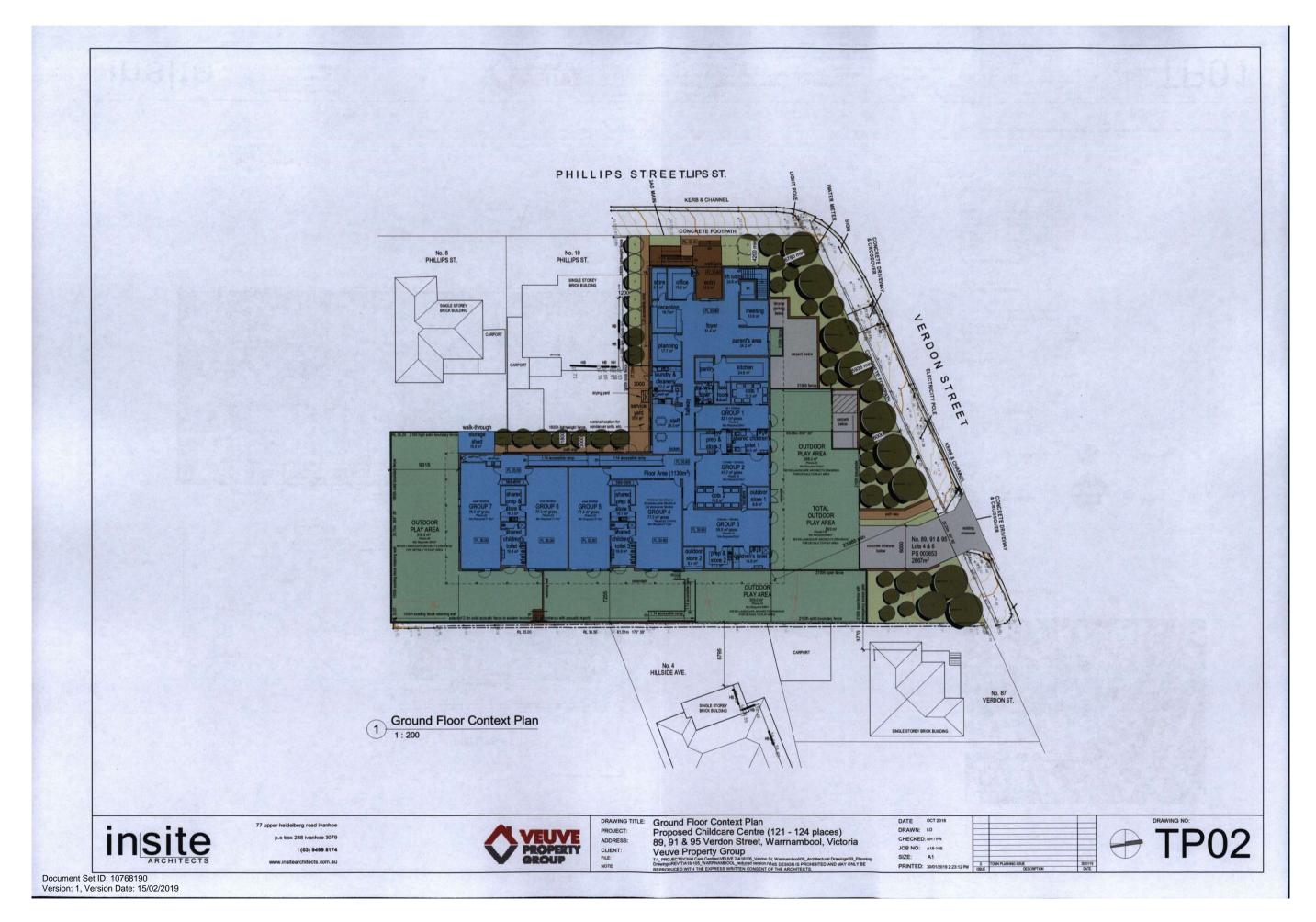
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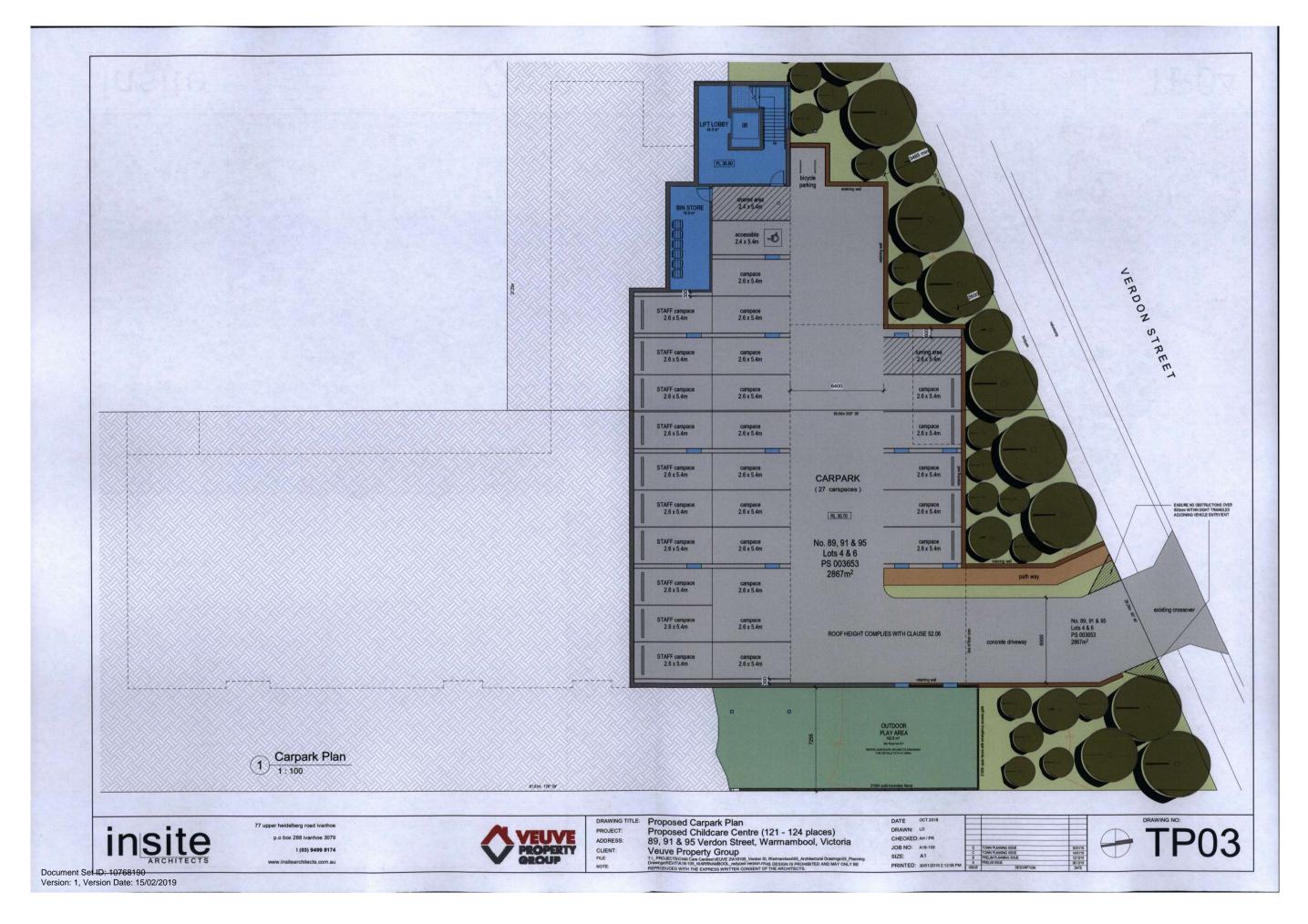
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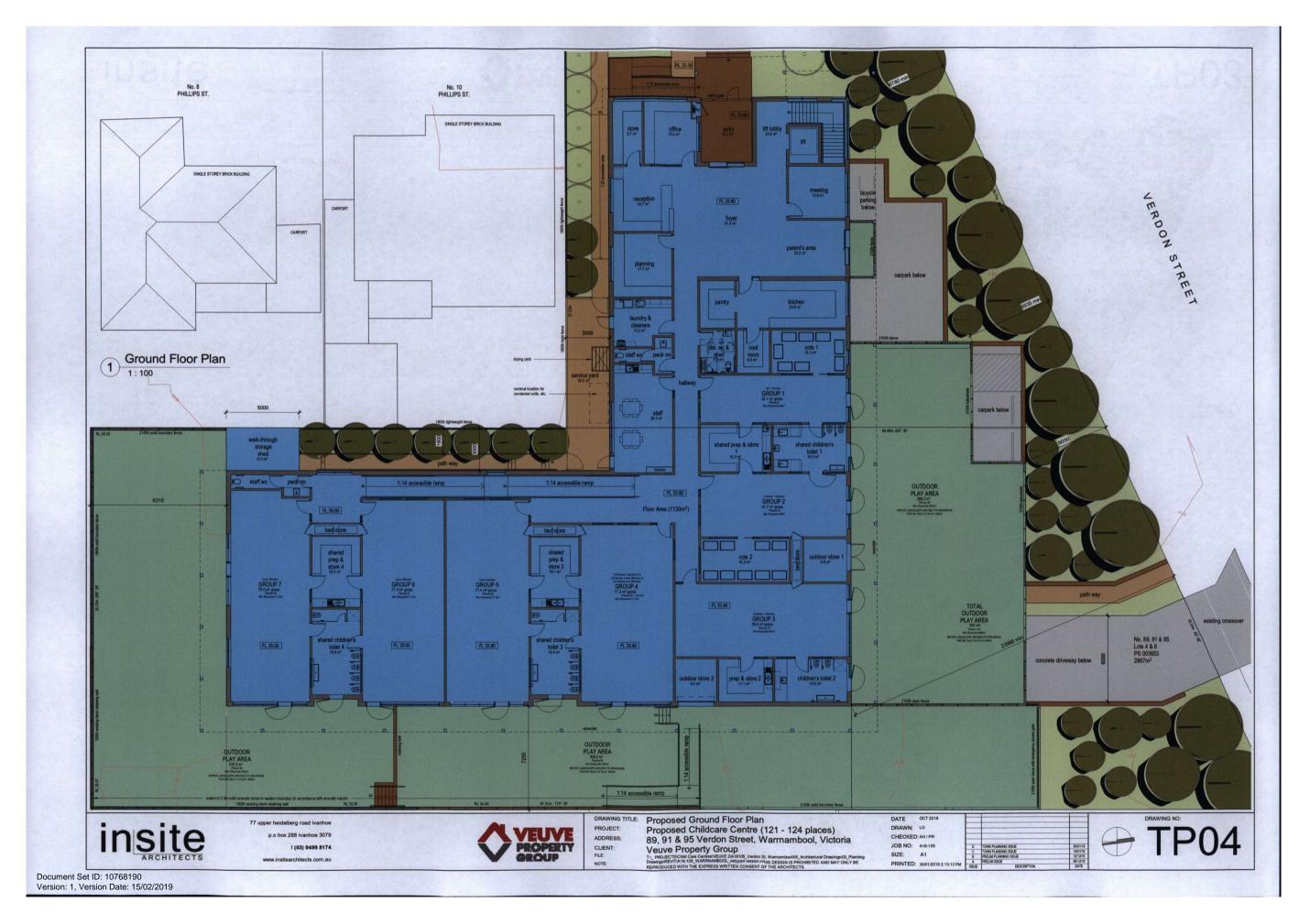




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SYNTHETIC GRASS - CRUSHED ROCK BASE (PERVEABLE)

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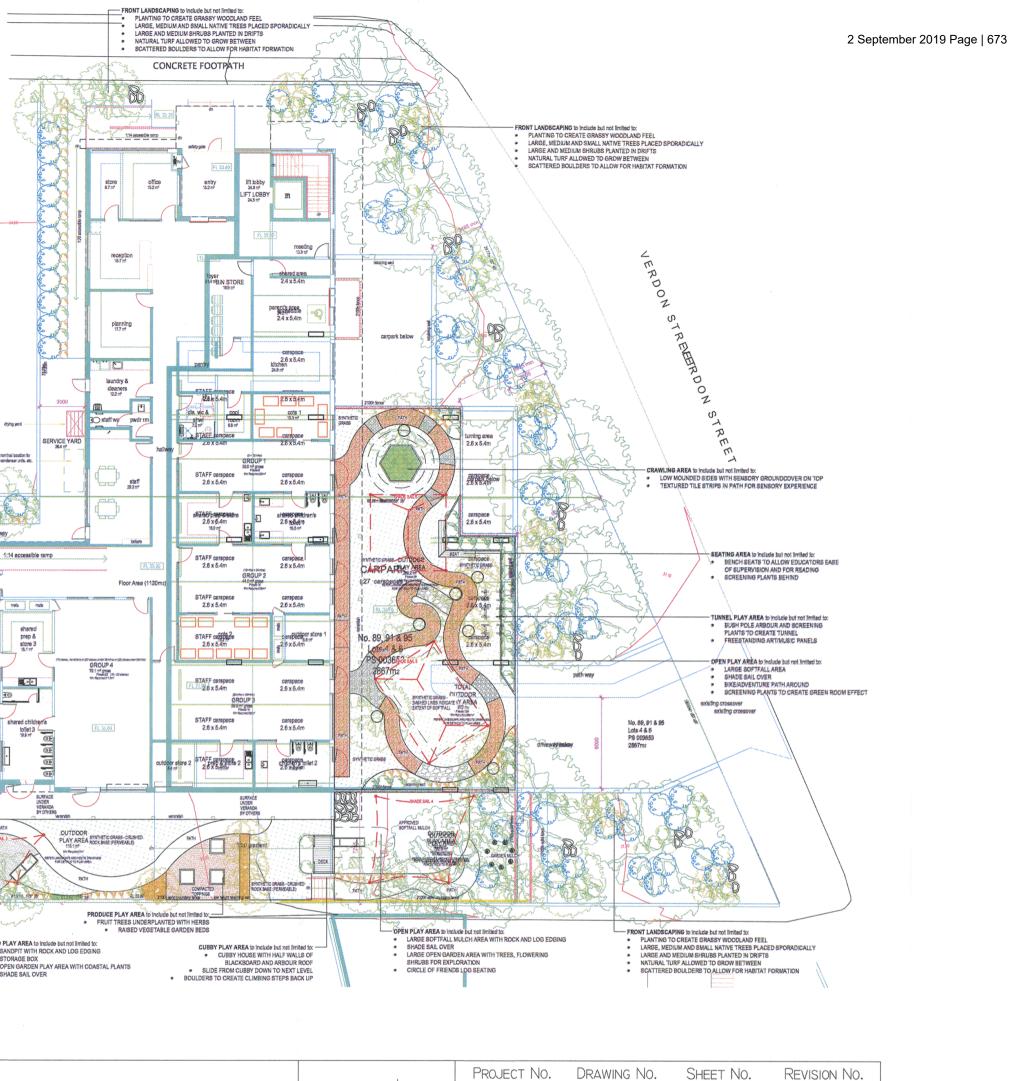
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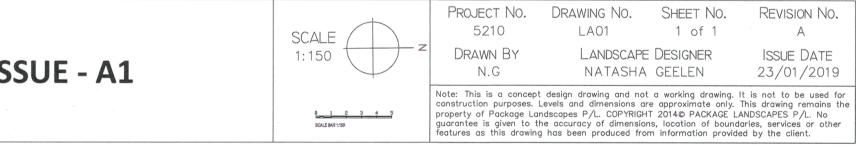
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Breese Pitt Dixon

Civil Engineers, Land Surveyors, Town Planners & Urban Designers

Breese Pitt Dixon Pty 1td A.B.N. 34 005 950 103

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Quality Endorsed Company ISO 9001 SAI Global

BPD Ref: 10068 7 May 2019

Cameron McNeill Statutory Planner City of Warrnambool Email - CMcNeill@warrnambool.vic.gov.au

Dear Cameron,

RE: 89-91 and 95 Verdon Street, Warrnambool Application for Planning Permit PP2019-0022 Response to objection submissions

I refer to the above application which has recently completed public notice. The notice period resulted in 7 objections being submitted to Council. The objection submissions were prepared by surrounding residents within Verdon Street and Hillside Avenue. The objections set out the particular concerns of the objectors to the proposal. As requested by Council, we have prepared the below response to the concerns raised within the objection submissions.

Traffic & Access

The objections raise concern with the level of traffic generated by the proposal. The surrounding streets consist of local Council residential streets and an arterial road under the control of VicRoads. The type and condition of the surrounding street network is appropriate to support the level of traffic anticipated to be generated by the proposal and within the street type volume expectations as set out in the Warrnambool Planning Scheme. The submitted Traffic Impact Assessment states that when operating at peak capacity the childcare centre is expected to generate around 96 vehicle movements per hour (two-way) over the 8-9am and 5-6pm periods equating to around 2 cars per minute during the busiest periods. Traffic flows outside of these peak hours will see much lower traffic generated from the proposal. The traffic analysis undertaken for the project shows that the street network is able to accommodate traffic generated from the proposal.

Concern has been raised on the function of the intersection of Raglan Parade, Verdon Street and Phillips Street. This intersection is subject to the Road Zone Category 1 and under the authority of VicRoads. The application has been referred to VicRoads who have provided their support for the proposal and raised no concern with the ongoing operation of this intersection. The submitted Traffic Report detailed potential alternative line marking for this intersection for VicRoads consideration. The VicRoads referral response provides no requirement to undertake any augmentation to the current intersection.

It would be expected that the majority of trips to the child care centre will be from Raglan Parade. As the site is located at the intersection of Raglan Parade and Verdon Street it supports efficient access from the arterial road to the site and any return access thereby limiting the use of local residential streets. This is seen as a favourable traffic outcome. The Traffic Report prepared for the application concludes:

The expected flows at the site access are quite low in traffic engineering terms and could readily be accommodated on Verdon Street without unreasonable delays or long queues. The site access is expected to operate at a very good level of service and would not be significantly affected by any variation in the traffic distribution shown in Figure 4.

Car parking

The application provides the required number of onsite car parking as required by the Warrnambool Planning Scheme. No planning approval is required to allow for a reduction of the car parking requirements of the Planning Scheme which is a beneficial element of the proposal. Concern has been raised on the potential for customers to park along Verdon Street or Phillips Street. As the centre provides the required number of car parking with efficient and weather protected access to child minding rooms from the car park it is anticipated that customers will prefer to use the onsite car park over the surrounding local streets. Due to the layout and access of the onsite car park use of the onsite facility will most likely result in a more efficient child drop-off or pick-up compared to external parking. In the event that customers park on the surrounding local streets the Council has the ability to regulate car parking to its satisfaction including adopting time restrictions or no-standing areas along Verdon Street and Phillips Street. We expect that the car park will accommodate the majority of parking demand with any on-street parking to be of low levels, and only at peak periods which will not impact road safety.

Noise / Amenity

Whilst the proposal will result in an increase to traffic to the immediate locality the level of traffic will not result in an unreasonable change to local amenity conditions. The locality currently experiences a higher level of background noise from traffic as a result of Raglan Parade which carries in the order of approximately 20,000 local movements each day as stated in the submitted Traffic Report. The submitted Acoustic Report undertook an assessment of noise generated by traffic associated with the proposal and concluded the following.

Noise levels due to the car park will range between approximately 21 and 33 dB(A) during the peak hours at nearby noise sensitive receivers. These levels are considered to be acceptable since car park activities will typically be of short duration and the calculated noise levels are no greater than the typical background noise levels at the site. Additionally, the calculated noise levels are within the SEPP N-1 'Day' period noise limits.

The submitted Acoustic Report states that subject to the adoption of the recommendations of the report the proposal will comply with relevant codes and guidelines in relation to noise management and amenity including EPA Publication 1411 – Noise from Industry in Regional Victoria (NIRV), State Environment Protection Policy (Control of Noise from Industry, Commerce and Trade) No. N-1 (SEPP N-1) (State of Victoria, 2001) and the Association of Australian Acoustic Consultants – Guidelines for Child Care Centre Acoustic Assessment (AAAC, 2013).

A resident within Hillside Avenue has raised concern with the potential for overlooking into their property. As the subject site is located on lower topography compared to Hillview Avenue, the proposal is single storey to the rear of the site and the finished floor level is lower from natural ground level at the boundary there is no potential for overlooking into this property. The resident at 99 Verdon Street has raised the potential for overlooking into from the centre entry along Phillips Street. As proposal is well setback from this property and is single storey no elevated site lines into the land are provided which produce unreasonable overlooking.

Overdevelopment of site

The proposal supports a building area of 53% of the site which is acceptable and less than the allowable building area for residential development applied by the Planning Scheme. The proposal supports comfortable building setbacks from all boundaries providing separation from surrounding residential buildings, high quality outdoor play space and landscape opportunity around the building. The majority of the building consists of single storey. The proposal does not exhibit elements which suggest over development of the site. We submit that the proposal represents an appropriate development outcome for the context and does not represent overdevelopment of the site. It is submitted that an appropriate level of privacy will be maintained to this land.



Commercial use of land

The site has historically supported non-residential use in the form of a landscape supplies and soil shop. The historical non-residential use of the land is considered to be beneficial and lend support for a future non-residential use to occupy the site. The purpose of the General Residential Zone includes to allow non-residential uses in appropriate locations with child care centres commonly being located within residential areas. The site is an obvious candidate for non-residential use given its previous use, size of the land and its location along the arterial road network.

Architectural design response to the heritage precinct

The design process has paid particular focus to the heritage considerations of 95 Verdon Street and the surrounding precinct including undertaking pre-application discussion with Council's Heritage Advisor to gain feedback prior to formal lodgment of the permit application. As detailed in the submitted Planning Report the proposal;

- is designed to achieve a compatible build form outcome to its context through the adopted building scale, height, massing, response to topography, form and materials,
- is sited to maintain comfortable levels of separation and building setbacks representative of the single dwelling character,
- designed to present as two main elements to Verdon Street in an attempt to reference the single dwelling character and prevailing separation of buildings along this street, and,
- adopts a roof form that is characteristic of surrounding dwellings and avoids excessive massing of the building to Verdon Street.

Concern has been raised over removal of the existing building on the land at 95 Verdon Street. It has been submitted that this building is of significant heritage significance. Ecology & Heritage Partners undertook an assessment of the existing building and made the following assessments.

The residence at 95 Verdon Street predates the phase of development for the precinct and does not comprise the elements and details identified as contributory within the precinct. The residences which contribute to the significance of the precinct are generally consistent in terms of form, scale, materials and architectural style. The demolition of the residence at 95 Verdon Street will result in the loss of a late nineteenth century residence in Warrnambool but, given the date of construction and style of the residence, will not result in an adverse impact on the identified significance of the Verdon Street Precinct.

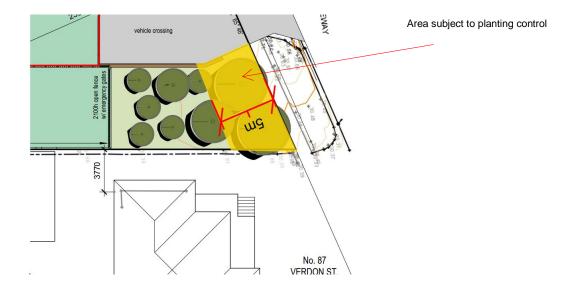
The residence at 95 Verdon Street is not a particularly well resolved or distinguished example of a late Victorian era residence in Warrnambool.

Based on the assessment of the residence at 95 Verdon Street, it is considered that the property does not meet the criteria for local heritage significance on an individual basis. As such, it does not warrant retention on heritage grounds either individually or as part of the Verdon Street Precinct.

Based on detailed assessment of the existing building retention of the building is not warranted on account of heritage importance.

Landscaping and site lines along Verdon Street

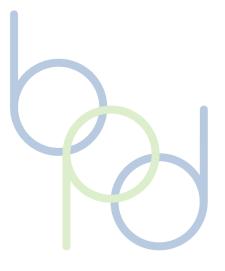
We acknowledge the concern of the resident of 87 Verdon Street in respect to maintaining satisfactory site views along Verdon Street upon exiting their land and avoiding new plantings restricting views. It is noted that the existing 1.5 metre high (approx.) timber paling boundary fence extends to Verdon Street. We would not object to the inclusion of conditions of any permit requiring a reduction of the fence height along this boundary towards Verdon Street and also a requirement that landscaping within 5 metres of the Verdon Street frontage to the south of the accessway, as shown below, is limited to plantings of less than 1 metre high at maturity.



We trust that the above provides a satisfactory response to the mattes raised by the objectors. We would welcome any opportunity to discuss these in further detail with the Council or the objectors. For further discussion please contact the undersigned on either 8823 2373 or timh@bpd.com.au

Yours faithfully for breese pitt dixon pty Itd

Tim Hamilton Manager – Town Planning



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W	Officer SCHMAMPGOLNO Objection	to Grant Planning Permit – Part A
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Ad	Idress 87 Verd	ion street
	Warramba	Post Code 3280
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Civic Centre 25 Liebig Street Warrnambool Victoria Australia PO Box 198 Warrnambool VIC 3280 Telephone (03) 5559 4800 Facsimile (03) 5559 4900 AUSDOC DX 28005 Vebsite www.warmambool.vic.gov.au ABN 44 594 264 321

2013				1 5 AP	R 2019
WARENAMBOO	Objection	to Grant	Planning	Permit -	Part B
Please be aware to person for the put	nat this page and any a pose of consideration	attachments of your	objection/submiss		
What applicatio	n do you object to?		2020	A A NDO	(trojeta) artist
Planning Applica	tion Number	2019-0	JULL		
89-91 95 Ve	ess of the land that is Verdon Erdon St 1? Child	street li	Warm	amboo	
What are the re	asons for your obje	ction? (If there is not e	nough room, attach a se	parate page.)	
be plant	ns in reg ed Facing 1	Verdon s	e large + treet.	rees + sh traffic	Frem
be plant There w 6:30 c	11 also b	verden s e a lot a	e large t treet. of extre	rees + sh traffic	From
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Objection to Grant Planning Permit – Part A

The information requested on this page will be used solely by the Warrnambool City Council. Council will not use your personal information for any other purpose without first seeking your consent, unless authorised or required by law. Council may not be able to process your request unless sufficient information is given.

Who is objecting?	
I/We (Names in Block Letters)	
Name(s)Andrew	.Surname Smith
	.Surname
Address <u>3 Hillside</u> Avenu	<u>1e</u>
Warrnambool	Post Code 3280
Telephone (Home)	.Telephone (Work)
Mobile 0417521874	. Facsimile
Email asmith-865@ holmail.co.	un
	Date 16/4/1182
Signatures(s)	Date

Important notes about objections to permit applications

- 1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
- 2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
- 3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice -- Application for Planning Permit.
- 4. An objection must:
 - State the reasons for your objection: and
 - State how you would be affected if a permit is granted.
- 5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
- 6. Any person may inspect an objection during office hours.
- 7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
- 8. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the site.
- 9. If you object before the responsible authority makes a decision, the authority will tell you its decision.
- 10. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil & Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
- 11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

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- 1



Objection to Grant Planning Permit – Part B

Please be aware that this page and any attachments of your objection/submission may be made available to any person for the purpose of consideration as part of the planning process.

What application do you object to?

Planning Application Number PP2019-0022

What is the address of the land that is proposed to be used or developed? 8-9-91 1 95 Verdon Street Warrnambool

centre What is proposed?....

What are the reasons for your objection? (If there is not enough room, attach a separate page.) erlay. aut 113 ajell bone por a Cars

How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.) - (orgestron a poor traffic flow on Varden Street 4 Phillips Street. - Traffic hazard, potential high tractlest area when twning from Radian Pele East bound into Verden S - Ae sthetnally change area purchase with comfort of heritage overlag.

Civic Centre 25 Liebig Street Warrnambool Victoria Australia PO Box 198 Warrnambool VIC 3280

Telephone (03) 5559 4800 Facsimile (03) 5559 4900 AUSDOC DX 28005

Website www.warrnambool.vic.gov.au ABN 44 594 264 321

Reasons for objection cont. Page 1 Raglan Pde from East bound Raylon Pde into a congested Verdon St. (See map). & Dangerous situation Ragliun East Bound >> crossing busy Husy into Det congested area. Will create Potential confusion of accidents. T-bone accident. Potential t-bone Ruglan West Bouvel. Polential t- bone Parted cars. Childcore Facility. ¿ cars mavelling Verdaust 70 kph. Cars will park in these areas for quick dop off as generally in a rush to get to work. As pointed out in above non cars on Verdon & Phillips St for quick prior to rushing to work. This will creat Verdon St is narrow and will then 2) Parking nark will clion longestion ; will create confusion a congestion will create confusion a congestion cross from Raglan Parado inte only This allei one will bound. those 10 Street. chop my child off at 1/3 size of proposed facility & estimate 15 11 use be chopping off pricking op in peak withing a congested (daugerous curea. Verden / a centre cars will in plan Himes creating (3) Aesthetrics - Despite height being limited 10 7 metres the building will not fit into surrouncling heritage overlay area. I purchased in the curea after overlag of introduced with comfort that it would not signif thange. I am not allowed to render my programy a property can be demonstribled of a 124 differences.

Page 2. Would gou want this fauility nost to gou? I guitantee it will create accidents/ collisions between cars crossing Raytan Parade with those mavelling West bound on Ragtan Pale.

10	2 3 APR 2019
1/2	Ref No Officer
WARRNAMBOOL Objection to	Grant Planning Permit - Part
CITY COUNCIL	be used solely by the Warrnambool City Council. Council w
use your personal information for any other	purpose without first seeking your consent, unless authoris rocess your request unless sufficient information is given.
Who is objecting?	
I/We (Names in Block Letters)	
	Surname GREER
Address I Hillside Ave W	larnnambool
	Post Code
Mobile 041855621	
Email Fizzareer @ hotm	ail.com
Signatures(s) lan Paga	Date 18/4/19
Cignatures(s)	

- Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
- 2. Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
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Civic Centre 25 Liebig Street Warmambool Victoria Australia PO Box 198 Warmambool VIC 3280	Telephone (03) 5559 4800 Facsimile (03) 5559 4900 AUSDOC DX 28005	Website www.warrnambool.vic.gov.au ABN 44 594 264 321
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Ohiost	ion to Grant Planning Permit – Part B
CITY COUNCIL	
	d any attachments of your objection/submission may be made available to any ration as part of the planning process.
What application do you obje	ct to?
Planning Application Number	PP2019-022
What is the address of the land	that is proposed to be used or developed? $89-91+95$
Verdon St	Warmambos/ 3280
What is proposed?	hild Care Centre
What are the reasons for you	r objection? (If there is not enough room, attach a separate page.)
	See Cestached
	he grant of a permit? (If there is not enough room, attach a separate page.)
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How will you be affected by t	he grant of a permit? (If there is not enough room, attach a separate page.)
How will you be affected by t	he grant of a permit? (If there is not enough room, attach a separate page.)

Reasons

Traffic congestion and parking within a small length of roadway.

Restriction of traffic flow in Verdon, Phillip St and Hillside Ave.

Increase in noise factor from the operations of the child care centre

No demonstrated need for a Child Care Centre in this Heritage/Residential area

Impact of height and design of building – intrusive and an over development of the site.

A large commercial business operating from 6.30am -6.30pm-Monday to Friday is not compatible to this quiet heritage/residential area.

The heritage listing being removed from 95 Verdon St.

Aspects affecting by grant of permit

Traffic congestion will restrict the normal 2 way flow of traffic from Raglan Pde, Verdon and Phillips Sts. as these streets are narrow and cannot accommodate parking on the side of the streets. Verdon St is an arterial road servicing much of east warrnambool including the busy OLHC church and school area in Selby Rd.

If travelling west to the proposed site on Verdon St there is limited visibility to the car park entrance because of a bend in the road. Full view of the entrance gives traffic only a 45m distance to react to any cars entering the carparpak and this does creates safety concerns.

Entry to the office located in Phillips St is very close to the Raglan Pde, Verdon and Phillip St. intersection and will contribute to the traffic congestion problem. Any traffic spills onto these streets would also cause safety concerns to both parents and children.

Hillside Ave is quiet heritage/residential cul da sac approx. 100m east of the proposed development. Our concern is that vehicles that are unable to turn right into the carpark in Verdon St. because of congestion will proceed to Hillside Ave and use it as a means of getting back onto Verdon St – thus making it easier to turn left into the car park entrance.

The noise factor relates to the extra vehicular traffic, noise coming from the Childcare centre ie playground areas, air conditioner placements on the adjoining properties.

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We are long term residents of Hillside Ave and have enjoyed living in this peaceful and safe environment with easy and manageable traffic flow in Verdon St., but feel this proposal will be disruptive to both the traffic and tranquil living we have enjoyed, especially noticeable since the previous business moved away from the site 2 years ago.

MARRING Objection to Grant Planning Permit – Part Warkington The Information requested on this page will be used solely by the Warmambool City Council. Council use your personal information for any other purpose without first seeking your consent, unless author required by law. Council may not be able to process your request unless sufficient information is given. Who is objecting? I/We (Names in Block Letters) Name(s) Add Name(s) Add Address Surname Address G. HILLSIDG Mobile	s page will be used solely by the Warrnambool City Council. Council w	The information requested on this particular terms of the second
I/We (Names in Block Letters) Name(s) KAC Surname Name(s) Surname Address GALLESIDE Surname Address GALLESIDE Ave Post Code 3<50 Telephone (Home) ST. GRALTILL Telephone (Work) Mobile Facsimile Email Signatures(s) Date Signatures(s) K. Gray Date Important notes about objections to permit applications Date 1 This form is to help you make an objection to an application by the responsible authority. There requirement Act 1987, and which can be readily understood by the responsible authority. There requirement and ret the Act that you use any particular form. 2 Make sure you clearly understand what is proposed before you make an objection. You should inspe application at the responsible authority's office. 3. To make an objection you should clearly complete the details on this form and lodge it with the responsation authority as shown on the Public Notice – Application for Planning Permit. 4 An objection must: • State the reasons for your objection: and • State thory our interest in th. 6. Any person may inspect an objection during office hours. 7. <t< th=""><th></th><th>and by han. Council may not be</th></t<>		and by han. Council may not be
I/We.(Names in Block Letters) Name(s) RAE Surname Name(s) Surname Address HILLSIDE AVE Mobile Post Code 3280 Telephone (Home) Str. 6817144 Telephone (Work) Mobile Email Facsimile Facsimile Signatures(s) Reference Date Reference Important notes about objections to permit applications Date Signatures(s) Date 1 This form is to help you make an objection to an application in a way which complies with the Plannin Environment Act 1987, and which can be readily understood by the responsible authority. There requirement under the Act that you use any particular form. Nake sure you clearly understand what is proposed before you make an objection. You should inspe application at the responsible authority's office. 3. To make an objection you should clearly complete the details on this form and lodge it with the responsaution you should clearly complete the details on this form and lodge it with the responsaution on the Public Notice – Application for Planning Permit. 4. An objection must: State the reasons for your objection: and State the reasons for your objection application which it considers has been made primarily to secumating a direct or indirect commercial advantage for the objector. In this case, the Act applies as objection head not been made.		Vho is objecting?
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Address 6. HILLSIDE AVE Post Code. 3.4.8.0 Telephone (Home) 5.5. 68.1.7.1.4. Mobile Facsimile Email	Surname GRIGE	lame(s)
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 Important notes about objections to permit applications This form is to help you make an objection to an application in a way which complies with the Plannin Environment Act 1987, and which can be readily understood by the responsible authority. There requirement under the Act that you use any particular form. Make sure you clearly understand what is proposed before you make an objection. You should inspe application at the responsible authority's office. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice – Application for Planning Permit. An objection must: State the reasons for your objection: and State the reasons for your objection: and State the reasons for your objection: and State the reasons for your objection advantage for the objector. In this case, the Act applies as objection had not been made. Any person may inspect an objection during office hours. If your objection related to an effect on property other than at your address as shown on this form, give d of that property and of your interest in it. To ensure the responsible authority considers your objection, make sure that the authority receives it b date shown in the notice you were sent or which you saw in a newspaper or on the site. If you object before the responsible authority decides to grant the permit, you can appeal agains decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil & Administr Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. Jour objection clearly of the responsible authority giving notice of its decision. 	77 Date 18 44 19	gnatures(s)
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11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set on the Refusal of Planning Application which will be issued at that time.	bjection: and cted if a permit is granted. eject an application which it considers has been made primarily to secur immercial advantage for the objector. In this case, the Act applies as if tion during office hours. ect on property other than at your address as shown on this form, give de st in it. rity considers your objection, make sure that the authority receives it by a sent or which you saw in a newspaper or on the site. le authority makes a decision, the authority will tell you its decision. ponsible authority decides to grant the permit, you can appeal against rocedures are set out on the back of the Notice of Decision which you the on a prescribed form (obtainable from the Victorian Civil & Administra he prescribed fee. A copy must be given to the responsible authority.	 State the reasons for your object State how you would be affected. The responsible authority may reject maintain a direct or indirect commo objection had not been made. Any person may inspect an objection if your objection related to an effect of that property and of your interest in To ensure the responsible authority date shown in the notice you were set if you object before the responsible at f despite your objection the responsible all f despite your objection the responsible at f despite your object before the appeal procedecision. Details of the appeal procedecision and accompanied by the closing date for appeals is 21 days of the set of the procedecision at the properties of the appeal set of the procedecision at the properties of the appeal set of the procedecision.

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WARRNAMBOOL Objection to (Grant Planning Permit – Part B
CITY COUNCIL	ents of your objection/submission may be made available to a
person for the purpose of consideration as part	of the planning process.
What application do you object to?	
Planning Application Number	- 0022
6 A 16 A	sed to be used or developed?
89-91 AND 95 VERE	DON ST WARRNAMBOOL VIE. 321
What is proposed?CHILDCAR	E CENTRE BOISSANN S
What are the reasons for your objection?	
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	HE PROPOSED CAPACITY OF THE
and the second second second second second	CERTHINLY BE A PROBLEM.
	PHILLIPS ST ARE VERY NARROW
	R ON STREET PARKING (WHICH
WILL ALMOST CERTAINE	
ACCESS TO HIGHWAY FR	OM CARPARK WILL BE DIFFICUL
	permit? (If there is not enough room, attach a separate page.)
	F AMENITY DUE TO TRAFFIC
INCREASE.	
	G. (MY HOUSE BEING HIGHER
	TE BLOCK BUT A BUILDING THE
	HE POTENTIAL TO SEE INFO MY
KITCHEN WINDOW)	Warrnambool City Council
	18 APR 2013

			Warrnambool City Counc
	2		2 3 APR 2019
	ille		Ref No
			Officer
WAR	RNAMBOOL Object	ction to Grant	Planning Permit - Part A
use y	our personal information	for any other purpose with	y by the Warrnambool City Council. Council will but first seeking your consent, unless authorised equest unless sufficient information is given.
Contraction of the	is objecting?	S market	
	(Names in Block Letters		~
Name	e(s) ALAN	Surna	me GALE
Name	e(s)		me
Addre	ess 77 VE	RDON ST	
			Post Code
			none (Work) 0427 523436.
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Signat	tures(s) CAWGe	le	Date 18/4/19
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Civic Centre 25 Liebig Street Telephone (03) 5559 4800 Warrnambool Victoria Australia Facsimile (03) 5559 4900 PO Box 198 Warrnambool VIC 3280 AUSDOC DX 28005	Website www.warmambool.vic.gov.au ABN 44 594 264 321
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		ation as part of the planning	g process.	
What application				
Planning Applica	tion Number	PP2019-00	22	
				12.5.1
89-	- 91 x 45	r Verdon S	F. W 150	20/ 5280
What is proposed	d?C	hild Care	Centro	0
	20000			
		ablastian2		
		objection? (If there is not end		ate page.)
			1400	
		Second second second		
How will you be	e affected by the	e grant of a permit? (If th	ere is not enough room, a	ttach a separate page.)

	Warrnambool City Council 23 APR 20
	2 3 APR 2019
	10 AL 1 2015
,	WARRNAMBOOL Objection to Grant Planning Permit - Part A
т	the information requested on this page will be used solely by the Warrnambool City Council. Council will
u	se your personal information for any other purpose without first seeking your consent, unless authorised equired by law. Council may not be able to process your request unless sufficient information is given.
V	/ho is objecting?
١/	We (Names in Block Letters)
N	ame(s) DAVid Surname RYAN
	Surname SI AN
N	ame(s) CHERCHERYLE Surname RYAN
A	ddress 75 VERDON STREET
	WARRNAMBOOL Post Code 3280
Т	elephone (Home) 03-55620974 Telephone (Work)
	obile 0418 383 136 Facsimile
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	This form is to help you make an objection to an application in a way which complies with the Planning an Environment Act 1987, and which can be readily understood by the responsible authority. There is n requirement under the Act that you use any particular form.
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	Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office
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2. 3.	To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice – Application for Planning Permit.
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	aware that this page and any attachments of your objection/submission may be made available to an
	r the purpose of consideration as part of the planning process.
	plication do you object to?
Planning	Application Number PP2019-0022
What is t	he address of the land that is proposed to be used or developed?
	89-95 VERDON STREET WARRNAMBOOL
	CHUN CODE LE SAFE LEVEL
What is p	proposed? CHIL) CARE CENTRE
0	OVER USE OF SITE WRGE FOOT RINT WILL CAUSE CONGESTION OF TRAFFIC
	USING PHILLIPST, VERDON ST, +, RAGLAN
	PARADE INFERSECTION. IT WILL POTENTIALLY
	AMOJNT TO 124 x4 = 496 VEHICLE
	MONEDENTS PERDAY CONCENTRATED JURNE
	DROPORE + PICK UP TIMES.
How wil	you be affected by the grant of a permit? (If there is not enough room, attach a separate page.)
0	Americay
2	TRAFFIC CONGESTION
	I USE THAT INTERSECTION MANY TIMES
	PERDAY + ENTERING CROSSING HIGHWAY
	NUNBER I IS TRICKY. AN ALCIDENT
	WRITING TO HAPPEN!
How will	AMENITY TRAFFIC CONSESTION
	PERDAY + ENTERING CROSSING HIGHWAY

	Warmanbou City Council
	-6 MAY 2019
w	RENAMBOOL Objection to Grant Planning Permit – Part A
use	e information requested on this page will be used solely by the Warrnambool City Council. Council will not e your personal information for any other purpose without first seeking your consent, unless authorised of uired by law. Council may not be able to process your request unless sufficient information is given.
W	io is objecting?
1/1	e (Names in Block Letters)
	me(s) PHILIP Surname LAWRENCE
Na	me(s) DEBBIE Surname LANRENCE
Ad	dress 99 VERDON STREET
	WALENAMBOOL Post Code 3280
	ephone (Home) 55629657 Telephone (Work) 0439563234
	bile 0439563234 Facsimile
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11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Civic Centre 25 Liebig Street Warrnambool Victoria Australia PO Box 198 Warrnambool VIC 3280 Telephone (03) 5559 4800 Facsimile (03) 5559 4900 AUSDOC DX 28005

Objectio	n to Grant Planning	Permit - Part B
Please be aware that this page and ar	ny attachments of your objection/submiss	
Person for the purpose of consideration What application do you object to		
Planning Application Number		
	t is proposed to be used or developed	2
	ERDON STREET	
	VIC. 3280.	
What is proposed? CHILD	CARE CENTRE	malasaan
AT 20 ML 2 130	173.400	1-2-2
What are the reasons for your ob	pjection? (If there is not enough room, attach a se	eparate page.)
	~	
SEE ATTACHEI	>	
How will you be affected by the g	grant of a permit? (If there is not enough roor	n, attach a separate page.)
SEE ATTACHED		

Objection to Grant Planning Permit

Application Property Address 89-91.95 Verdon St, Warrnambool

Planning Application No PP20190022

Proposed Childcare Centre

Objections,

- Traffic Flow
- Car Parking
- Privacy
- Heritage Significance

We write in connection with the above planning application. We have examined the plans and we know this site well. We wish to make an Objection to this development.

Traffic Flow

We question whether the Consultants who put together this application have an overall understanding of what the increase in traffic would have on this already dangerous intersection.

We have lived on the corner of Philip and Verdon Street for almost 20 Years and during that time we have witnessed many traffic incidents; reported and unreported.

We often hear the screech of tyres and the sound of breaking glass due to this confusing intersection.

We have major concerns regarding our ability to enter and exit our home from Philip street, particularly being on a corner.

Because of the increase in traffic and the additional demand for parking it will make it virtually impossible for us to access our home safely, the expected backlog of traffic at the Philip street intersection will make it dangerous for us to exit and enter our home with confidence.

We would have appreciated an opportunity to voice our concerns with the relevant Consultance in the early stages of planning.

Car Parking

Parking is an obvious priority with this project. We believe that this development will cause significant parking issues for us, as we will be directly impacted as well as the other residents.

Philip street has limited potential for on road parking, especially on our side of the road when you take into consideration there is no parking within 10 mtr of an intersection. We also have a large tree that offers us some privacy and a fire hydrant, which also has its own parking requirements.

Verdon street parking, outside our property could potentially create safety concerns with an increase in pedestrian traffic, moving across an already dangerous Philip street intersection.

Privacy

We believe the design does not consider privacy issues that will affect us.

The front of the Administration area, which is also the main entrance to the building overlooks our property.

This area will have direct views into our private space.

As the plan suggests people exiting the Administration area will have a clear view into our Kitchen Dining, Living and Bedroom areas.

Maybe this could be overcome with a privacy screen at the front entrance, inhibiting their ability to see into our home.

Heritage

We have reviewed the proposal and believe there is not justification for not complying with the local "Heritage Overlay" which affects all of us in this area.

We have researched the small cottage at No 95 Verdon Street and understand that it is of significant heritage value as identified by the Heritage Overlay and should not demolished. Demolishing this cottage is not in keeping with the intent of the town plan for this area.

....

Conclusion

We are not suggesting that there should not be some type of development on this property.

We also accept that change may happen, so we would like a voice in these changes in preserving the amenity of our family home and achieve good outcomes overall while adhering to the appearance and character of this area.

Kind Regards

Philip and Debbie Lawrence 99 Verdon Street, Warrnambool 3280 Ph 0439563234

Objection to Grant Planning Permit – Part A WARRNAMBOOL CITY COUNCIL

The information requested on this page will be used solely by the Warrnambool City Council. Council will not use your personal information for any other purpose without first seeking your consent, unless authorised or required by law. Council may not be able to process your request unless sufficient information is given.

Who is objecting?

I/We (Names in Block Letters)

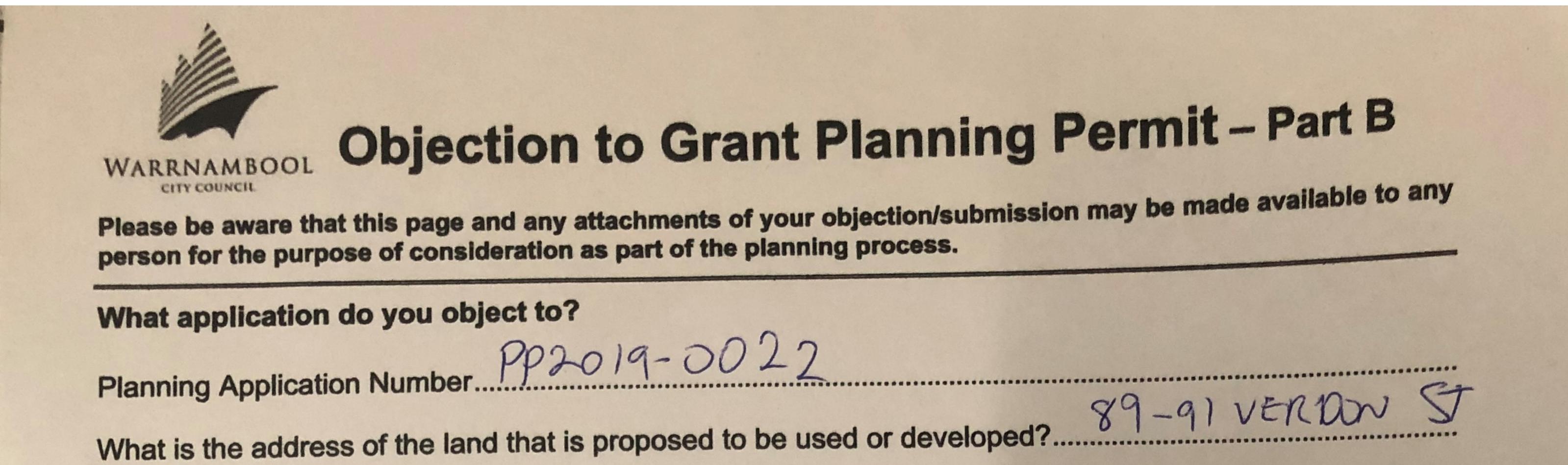
>15 Name(s) PHILLIPS JT WALLSom Bog Facsimile Mobile Emai Signatures(s .Date. Signatures(s)

Important notes about objections to permit applications

- 1. This form is to help you make an objection to an application in a way which complies with the Planning and Environment Act 1987, and which can be readily understood by the responsible authority. There is no requirement under the Act that you use any particular form.
- Make sure you clearly understand what is proposed before you make an objection. You should inspect the application at the responsible authority's office.
- 3. To make an objection you should clearly complete the details on this form and lodge it with the responsible authority as shown on the Public Notice - Application for Planning Permit.
- 4. An objection must:
 - State the reasons for your objection: and
 - State how you would be affected if a permit is granted.
- 5. The responsible authority may reject an application which it considers has been made primarily to secure or maintain a direct or indirect commercial advantage for the objector. In this case, the Act applies as if the objection had not been made.
- 6. Any person may inspect an objection during office hours.
- 7. If your objection related to an effect on property other than at your address as shown on this form, give details of that property and of your interest in it.
- 8. To ensure the responsible authority considers your objection, make sure that the authority receives it by the date shown in the notice you were sent or which you saw in a newspaper or on the site.
- 9. If you object before the responsible authority makes a decision, the authority will tell you its decision.
- 10. If despite your objection the responsible authority decides to grant the permit, you can appeal against the decision. Details of the appeal procedures are set out on the back of the Notice of Decision which you will receive. An appeal must be made on a prescribed form (obtainable from the Victorian Civil & Administrative Tribunal) and accompanied by the prescribed fee. A copy must be given to the responsible authority. The closing date for appeals is 21 days of the responsible authority giving notice of its decision.
- 11. If the responsible authority refuses the application, the applicant can also appeal. The provisions are set out on the Refusal of Planning Application which will be issued at that time.

Civic Centre 25 Liebig Street Warmambool Victoria Australia PO Box 198 Warmambool VIC 3280 Telephone (03) 5559 4800 Facsimile (03) 5559 4900 AUSDOC DX 28005

Website www.warmambool.vic.gov.au ABN 44 594 264 321



What is proposed? CHILD CARE CENTRE What are the reasons for your objection? (If there is not enough room, attach a separate page.) DRANING SAYS MY BOUNDRY WILL GET A 1.8 M TIMBER FRICE WHEN NEXT DOOR GETS A 2M ACOUSTIC EENCE 2 PLANNING HAS TREES PLANTED DLONG MY BOWDRY BUT NOT CHECK HOW BIG MY VIEW OF THE RUCE UE TO OVERAL How will you be affected by the grant of a permit? (If there is not enough room, attach a separate page.) bowery NEXT Not GROW TI FENCE, SO MDDES NO ANY Website www.warmambool.vic.gov.au Telephone (03) 5559 4800 **Civic Centre 25 Liebig Street** Warmambool Victoria Australia Facsimile (03) 5559 4900 ABN 44 594 264 321 PO Box 198 Warmambool VIC 3280 AUSDOC DX 28005 A sea the state of the second

5.7. HOLIDAY PARKS WASTE MANAGEMENT CONTRACT - TENDER NO. 2019034

PURPOSE:

This report seeks Council approval to award Contract No. 2019034 - Surfside Holiday Parks – Waste Management.

EXECUTIVE SUMMARY

- This tender seeks to appoint a contractor for the collection and disposal of General waste and recycling at both the Surfside and Shipwreck Bay Holiday Parks for the next 5 years.
- Two tender submissions were received and considered by the Tender Assessment Panel.
- The Tender Assessment Panel has recommended the contract be awarded to Wheelie Waste Pty Ltd on the basis of the evaluation criteria and value for money ratio.

MOVED: CR. PETER HULIN SECONDED: CR. ROBERT ANDERSON

That Council:

- 1. Award Contract No. 2019034 Surfside Holiday Parks Waste Management to Wheelie Waste Pty Ltd on the basis of the tendered schedule of rates;
- 2. Note the contract is for a 5 year period with 2 * 1 year options; and
- 3. Authorise the CEO to sign and seal the contract documents.

CARRIED - 7:0

COUNCIL PLAN CONTEXT

1 Sustain, enhance and protect the natural environment

1.4 Review options for managing waste

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

5.4 Deliver customer-focused, responsive service

BACKGROUND

Council sought submissions from suitably experienced and qualified contractors for the collection and disposal of General waste and recycling at both the Surfside and Shipwreck Bay Holiday Parks for the next 5 years.

Purpose

The purpose of entering into this contract is to appoint a suitable contractor to deliver the scope of works.

Scope of Works

Collection and disposal of General Waste and Recycling at Surfside Holiday Parks Warrnambool for 5 years.

ISSUES

Legislative Powers

Legislative provisions to enter into contracts are contained under Section 186 of the Local Government Act 1989.

This report must be submitted to Council for a determination due to the recommended contract amount being above the delegated amount of \$300,000 set by Council to enable the Chief Executive to enter into a contract.

TENDERS RECEIVED

Close of tenders was 2:00pm Friday 31st May. A total of two (2) tender submissions were received in the tender box up until the close of tenders. No late tenders were received.

Tender Evaluation Panel

In accordance with Council's Tendering and Contract Management Procedures, a Tender Evaluation Panel was formed to assess the tenders.

Most Advantageous Tender

The Tender Evaluation Panel ranked Wheelie Waste Pty Ltd as the most advantageous tender on the basis of the evaluation criteria and value for money ratio.

FINANCIAL IMPACT

The contract sum is to be covered within the Holiday Parks recurrent budget.

5.8. AWARD OF CONTRACT 2019023 WARRNAMBOOL HARBOUR SAFER LAUNCHING & BREAKWATER STABILISATION

PURPOSE:

This report recommends that Council award Contract 2019023 Warrnambool Harbour Safer Launching & Breakwater Stabilisation to AW Maritime Pty Ltd.

EXECUTIVE SUMMARY

- A public tender was advertised on Saturday 15 June 2019 inviting submissions from suitably qualified and experienced lead consultants to undertake a significant study to support a future development of the Warrnambool Harbour.
- At the close of tenders on Tuesday 16 July 2019 at 2:00pm a total of 4 submissions from 4 respondents had been received.
- A Tender Evaluation Panel has met and evaluated the tender responses in accordance with the evaluation criteria.
- The Tender Evaluation Panel has recommended that the lump sum tender offer in the amount of \$381,742.90 (GST inclusive) and schedule of additional rates provided by AW Maritime Pty Ltd be accepted by Council.

MOVED: CR. PETER HULIN SECONDED: CR. SUE CASSIDY

That Council:

- 1. Award Contract No. 2019023 Warrnambool Harbour Safer Launching & Breakwater Stabilisation to AW Maritime Pty Ltd for the tendered amount of \$347,039 exclusive of GST (\$381,742.90 GST Inclusive).
- 2. Accept the schedule of additional rates offered by AW Maritime Pty Ltd to undertake additional permit approval works, provided that the additional works are within the project budget.
- 3. Authorise the CEO to sign and seal the contract documents.

CARRIED - 7:0

BACKGROUND

Following the completion of the Port of Warrnambool Asset Management Plan and the adoption of the Warrnambool Harbour Master Plan funding has been committed by the State Government to undertake key actions identified within the plan.

The tendered package of works includes:

- Safer launching facility design and documentation;
- Warrnambool Breakwater armouring design and documentation;
- Develop harbour protection options including spur design;
- Impacts investigation; and
- Economic analysis.

The Tenders Principal's Project Requirements (the specification) includes in the following major components;

- Development of Return Brief;
- Review of previous studies, modelling and consultation;
- Safer launching facility design and documentation Separable Portion 1;
- Rock armouring design and documentation for Warrnambool Breakwater Separable Portion 2;
- Develop harbour protection options including spur design (concept design) Separable Portion 3;
- Development of staged redevelopment plan covering all separable portions;
- Investigation of impacts of development proposals including wave, sediment, dredging, erosion Required for Separable Portions 1, 2, and 3 (separately and combined);
- Economic analysis, business case, cost plan, investment logic mapping Required for Separable Portions 1, 2, and 3 (separately and combined); and
- Tender and construction advice.

ISSUES

The tender process highlighted that due to the uncertain extent of works required for some permit applications that it was difficult for tenderers to place fixed prices on these components of the specification. This resulted in respondents either quoting large ranges or using the schedule of additional rates as a basis on which to value permit related works components.

The Tender Evaluation Panel believed that best value would be obtained for Council and our funding partners by addressing the costs of permit approval components though the submitted scheduled of additional rates, and not in the lump sum tender price.

FINANCIAL IMPACT

The State Government has provided \$720,000 to Council for the delivery this project.

Although the lump sum tender component of this contract is significantly below the project budget, works associated with permits will be delivered through a schedule of rates mechanism once permit requirements are determined.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

This report supports the following Council Plan initiatives:

1 Sustain, enhance and protect the natural environment

1.1 Protect and enhance our waterways, coast and land

3 Maintain and improve the physical places and visual appeal of the City

3.3 Build Infrastructure that best meets current and future community needs.

3.4 Maintain and enhance existing Council infrastructure

4 Develop a smarter economy with diverse and sustainable employment

4.3 Enhance the visitor experience.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.4 Deliver customer-focused, responsive service

TIMING

AW Maritime Pty Ltd has indicated they can commence works immediately upon award and have also confirmed that they can meet the contracted project timelines.

LEGAL RISK / IMPACT

Legislative provisions to enter into contracts are contained under Section 186 of the Local Government Act 1989.

This report must be submitted to Council for a determination due to the recommended contract amount being above the delegated amount of \$300,000 set by Council to enable the Chief Executive to enter into a contract.

OFFICERS' DECLARATION OF INTEREST

No member of the evaluation panel declared any conflicts of interest.

CONCLUSION

Council is now able to award Contract 2019023 Warrnambool Harbour Safer Launching & Breakwater Stabilisation.

ATTACHMENTS

Nil

5.9. CONSIDERATION OF TENDER SUBMISSIONS FOR TENDER NO 2020002 - PROVISION OF DESIGN SERVICES - REID OVAL REDEVELOPMENT

Cr. Neoh declared an interest and left the meeting at 6.49pm.

PURPOSE:

This report is to inform Council of the tenders that were received for Tender No 2020002 – Provision of Design Services – Reid Oval Redevelopment.

EXECUTIVE SUMMARY

- A public tender was advertised on Friday 12 July 2019 inviting submissions from suitably qualified and experienced design firms for the redevelopment of Reid Oval.
- At the close of tenders on Friday 9 August 2019 at 2:00pm a total of 18 tender submissions from 18 respondents had been received.
- A Tender Evaluation Panel has met and evaluated the tender responses in accordance with the evaluation criteria.
- The Tender Evaluation Panel has recommended that Brand Architects be awarded Tender No. 2020002 – Provision of Design Services – Reid Oval Redevelopment.

MOVED: CR. SUE CASSIDY SECONDED: CR. ROBERT ANDERSON

That Council:

- 1. Accept the tender submission from Brand Architects for Tender No. 2020002 Provision of Design Services Reid Oval Redevelopment Project for the amount of \$532,000 exclusive of GST (\$585,200 GST inclusive).
- 2. Authorise the CEO to sign and seal the contract documents.

CARRIED - 6:0

BACKGROUND

Council is seeking the services of a suitably qualified and experienced design team to deliver all design aspects, including the preparation of construction specifications, associated with the Reid Oval redevelopment project.

At the completion of the evaluation process, it was determined by the Tender Evaluation Panel that Brand Architects would provide the best value for money to Council and would be capable of delivering the project requirements within the nominated timeframes.

FINANCIAL IMPACT

The expected cost of entering into this contract is \$532,000 (excluding GST) and is in line with the projects budgeted expectations.

LEGISLATION/POLICY/COUNCIL PLAN CONTEXT

This report responds to the following Council Plan initiatives:

2 Foster a healthy welcoming City that is socially and culturally rich

- 2.1 Promote healthy lifestyles
- 2.2 Increase participation, connection, equity, access and inclusion
- 2.3 Increase community health and social connections.

2.4 Encourage and support participation in sport, recreation and physical activity.

3 Maintain and improve the physical places and visual appeal of the City

- 3.3 Build Infrastructure that best meets current and future community needs.
- 3.4 Maintain and enhance existing Council infrastructure

4 Develop a smarter economy with diverse and sustainable employment

4.3 Enhance the visitor experience.

4.4 Advocate for and improve infrastructure including transport, services and digital infrastructure.

5 Practice good governance through openness and accountability while balancing aspirations with sound financial management

5.3 Ensure financial sustainability through effective use of Council's resources and assets and prudent management of risk

TIMING

The contract will commence upon award and conclude on or about the 30 June 2022.

LEGAL RISK/IMPACT

Legislative provisions to enter into contracts are contained under Section 186 of the Local Government Act 1989.

This report must be submitted to Council for a determination due to the recommended contract amount being above the delegated amount of \$300,000 set by Council to enable the Chief Executive to enter into a contract.

OFFICERS' DECLARATION OF INTEREST

No member of the evaluation panel declared any conflicts of interest and has signed the conflict of interest declaration. Each member of the evaluation panel has completed a confidentiality agreement.

CONCLUSION

The Tender Evaluation Panel formed the view that the tender from Brand Architects for Contract No. 2020002 – Provision of Design Services, should be accepted.

ATTACHMENTS

Nil

Cr. Neoh returned to the meeting at 6.52pm.

5.10. COMMUNITY DEVELOPMENT FUND 2019/20

Cr. Cassidy declared an interest and left the meeting at 6.53pm.

PURPOSE:

This report considers applications received under the 2019/20 Community Development Fund.

EXECUTIVE SUMMARY

- Council received fifty-three applications of which forty-five have been deemed eligible for assessment,
- The Smartygrants system was continued for the fifth year to support more efficient administration of the Community Development Fund.
- The report recommends \$117,282 be allocated to forty-five local clubs and organisations.

MOVED: CR. MICHAEL NEOH SECONDED: CR. DAVID OWEN

- 1. That Council approve funding under the 2019/20 Community Development Fund to the value of \$117,282 to forty-five (45) organisations as outlined in this report.
- 2. That all applicant organisations be advised of the outcome of the assessment process.

CARRIED - 6:0

BACKGROUND

The Community Development Fund (CDF) is an annual grant program that was established by Council in 1999. Council established the Community Environment Support Fund as a separate fund in 2010.

The CDF aims to provide funding to clubs, organisations and community groups for the provision of programs, projects, activities or events that deliver outcomes for the benefit of Warrnambool residents.

The 2019/20 CDF guidelines were revised, following Council's endorsement of the Event Strategy in 2018, and the development of the Festivals and Events Fund (FEF). The FEF, supporting the development of new and existing events, operated under the CDF model this year for the first time. Funding is available for community-based projects or activities that:

- deliver new participation opportunities for local residents
- increase the range and/ or access to participation opportunities available
- addresses a community need which has been identified in an endorsed Council strategy or plan
- · deliver agreed environmental or sustainability benefits
- promote visitation and tourism and/or increase economic and social opportunities

Applicants can apply for up to \$3,000 for Sport & Recreation, Culture & Arts and Environment & Sustainability assistance and up to \$5,000 for Festivals and Events on a 2 for 1 basis.

Applications must demonstrate one of the following:

 Innovative or new projects that increase opportunities for participation in recreation and physical activity

- Community arts projects that support the development of quality arts initiatives and/or increase involvement and access to arts and culture for the community.
- Projects or activities that protect or enhance the local environment or work towards improving sustainability
- Support the development of new events that demonstrate a strong community focus or support existing events which demonstrate sustainability

Applicants are also required to submit an audited financial statement or current bank statement to assist in determining their capacity to complete the project and their need for assistance.

2019/20 PROGRAM

Applications process

The CDF is promoted, and applications invited, through five different mechanisms:

- Council's annual funding forum, held in May this year, and attended by 52 local clubs and organisations.
- Council's website and Facebook platform.
- The CONNECT website that is now linked to 231 local clubs and organisations.
- Public notices in the Warrnambool Standard.
- Direct email to previous applicants including 81 organisations previously funded by Festivals and Events recurrent budget.

The online application form was revised this year to capture specific data for Events and the Warrnambool 2040 Community Plan.

Applications are evaluated by a panel comprising representatives from the Recreation and Culture, Visitor Economy and City Strategy and Development branches.

Applications Received

Applications under the 2019/20 funding round closed Sunday 30 June 2019. A summary of applications received is as follows:

CATEGORY	2019/20
Sport and Recreation	17
Culture and Arts	7
Events – Seed	8
Events - Growth	14
Environment and Sustainability	7
Total	53

A total of 18 applications were not submitted this year (3 duplicate applications), in comparison to 4 unsubmitted in 2018/19. Reminder notifications are sent to all unsubmitted application contacts prior to the round closing.

• Eligibility

Six applications this year were deemed ineligible (two from the same organisation) and two applications were withdrawn from the process prior to being considered by the assessment panel.

There appeared to be come confusion this year from community-based agency applicants not understanding the program guidelines regarding eligibility. The CDF aims to assist local clubs and organisations in the provision of programs, project, activities or events within the City, and applications from community-based agencies are not eligible. Whilst the application form prompts applicants to discuss their applications with Council Officers before submission, only one of the ineligible applicants contacted Council Officers prior. The application was submitted even though advice provided was that the organisation was not eligible to apply.

The wording in the eligibility criteria will be reviewed in the program guidelines to clearly outline that community-based agencies are not eligible, and Officers will spend more time ensuring applicants are clear regarding the eligibility criteria for the program before applying.

Under the program funding guidelines, the evaluation panel considered six applications ineligible, two applications were withdrawn, and seven applications were adjusted as outlined below:

Karingal St Laurence Limited

An application received by Karingal St Laurence Limited to conduct artX Warrnambool showcasing works by artists experiencing mental illness or disability was deemed ineligible. According to the 2019/20 guidelines, Karingal is considered a community-based agency and has access to levels of recurrent funding not generally available to local clubs or organisations, therefore are not eligible.

AFL Western District

An application received by AFL Western District to undertake a Strategic Business Plan was deemed ineligible. The evaluation panel considered AFL Western District, as the regional state sporting organisation for football operations for AFL Victoria and is considered as a community-based agency and has access to levels of recurrent funding not generally available to local clubs or organisations and therefore ineligible.

A Big Life – Warrnambool Student Wellbeing Association and the Department of Education

An application received from A Big Life to conduct a workshop for Year 8 Boys at Warrnambool College was deemed as ineligible. The organisation applied under a partnership arrangement with an eligible organisation (Student Wellbeing Association) and an ineligible organisation (Department of Education). A Big Life is an organisation that works with students, school staff and families to better prepare young people for the ups and downs of life and the assessment panel deemed that as a school based program, this is considered the responsibility of the State and Federal Government and therefore not eligible.

Bike and Rod Run

An application received to conduct an event for motorcycle and car enthusiasts to conduct a ride day was deemed ineligible. The application was submitted by an individual and the listed auspice organisation and associated ABN number did not match. The auspice organisation provided is listed as a public company and the ABN number provided was from a Family Investment Trust Fund, two separate entities. Given the conflicting information provided, the assessment panel deemed the application ineligible under the CDF guidelines.

The Warrnambool Salvation Army Thrift Shop

Two applications were received by the Salvation Army for installation of solar panels and rainwater tanks to the local Thrift Shop building. The evaluation panel deemed that the projects are ineligible as the organisation is a non-incorporated entity and the application submissions did not demonstrate community benefit in accordance with the guidelines.

Warrnambool Community Garden

An application submitted to conduct a winter solstice fire event to celebrate the Community Garden quarry opening was withdrawn from the CDF process. Events Officers advised that after further discussions with the group, additional refinement and preparation is required before funding is to be considered. It is recommended that the Warrnambool Community Garden work together with Officers towards refining the application and re-submit in 2020/21.

I Can Network Ltd

An application submitted to conduct and operate an inflatable obstacle course at Lake Pertobe was withdrawn from the CDF process. The event is already being supported through Council's 2019/20 Events and Promotions Budget.

Warrnambool Masters Swimming Club

An application to run a Masters Swimming Vic endorsed coaching course received from the Club was assessed based on the conducting the coaching clinics and room hire only. Accommodation, travel and meals were not considered for funding under the guidelines.

Warrnambool Dog Training School

An application to conduct a coaching session for dog training techniques received from the Club was assessed based on the coaching sessions only. Travel expenses were not considered for funding under the guidelines.

Friends of Platypus Park

An application to conduct community planting sessions to revegetate sites along the Merri River received from the group was assessed based on the purchase of plants, planning and coordination and site preparation only. BBQ and refreshment costs were not considered for funding under the guidelines.

Beach Patrol 3280-3284

An application to conduct monthly community beach clean-up events received from the group was assessed based on the items required to conduct the clean-up and disposal of debris. Ongoing administration and refreshment costs associated with the sessions were not considered for funding under the guidelines.

Warrnambool Coastcare Landcare Network

An application to conduct community planting sessions to revegetate sites along the Merri River received from the group was assessed based on the purchase of plants, planning and coordination and site preparation only. BBQ supplies were not considered for funding under the guidelines.

Warrnambool Community Garden

An application to conduct a community planting day to assist the quarry rehabilitation project received from the group was assessed based on the purchase of plants, mulch and site preparation only. BBQ supplies were not considered for funding under the guidelines.

Warrnambool Showgrounds Reserve

An application to conduct the Australian Light Horse Associations sports day from the Reserve Committee was assessed based on the hire of essential equipment and marketing costs only. BBQ supplies and administration costs were not considered for funding under the guidelines.

• Fund Budget

Council allocated a maximum of \$137,000 to the CDF fund in 2019/20 within the Community Development, City Growth budgets as outlined below;

- \$65,000 to the categories of Sport and Recreation and Arts and Culture
- \$13,000 for the Environment and Sustainability
- \$50,000 for the Festivals and Events

To date, program costs such as advertising expenses, grants & funding forum, Smartygrants subscription and Civic Reception costs, totaling \$9,000, reduce the funds available for allocation to \$128,000.

Based on comments under c) above, forty-five eligible applications requesting \$150,576 have been submitted under the 2019/20 funding round.

• Merit/Equity Funding Balance

All applications are assessed against the CDF criteria. Once ranked, applications are balanced according to project merit, equity, and balance of funds available.

Allocations requested from Council are adjusted to meet the funding ratio of 2:1, with levels of funding proportionally reduced to provide financial support to all eligible applications based on the club/organisation's ability to proceed with the proposed project if offered less support from Council, or to applicants that have received funding in the past three years.

In summary, to meet the available budget, seven applications were adjusted to meet the funding guidelines, and eighteen applications were adjusted according to assessment reductions.

• Applications Proposed for Funding

Applicant	Funding Category	Project Title	Total Project Cost	Total Amount Requested	Approved CDF Allocation
South Warrnambool Community Association	Culture and Arts	Reinstatement of the Warrnambool Woollen Mill whistle	\$4,500	\$3,000	\$3,000
Warrnambool Triton Woodworkers	Culture and Arts	Purchase of essential club equipment	\$3,600	\$2,400	\$2,400
Warrnambool & District Historical Society	Culture and Arts	SOS - Save our Standards	\$7,712	\$2,337	\$2,337
Warrnambool and District Artists Society	Culture and Arts	Internal painting of the facility	\$3,000	\$2,000	\$2,000
Friends of Warrnambool Botanic Gardens	Culture and Arts	Friends of WBG 30th Anniversery	\$3,775	\$2,500	\$2,500
Warrnambool City Band	Culture and Arts	Kitchen refurbishment of the Hall	\$3,112	\$1,912	\$1,912
Rotary Club of Warrnambool Daybreak	Culture and Arts	Purchase of essential club equipment	\$5,070	\$3,000	\$3,000
South West Community Energy	Environment and Sustainability	Warrnambool Community Energy Project - installation of solar panels	\$8,750	\$3,000	\$3,000
Friends of Platypus Park	Environment and Sustainability	Merri River Community planting sessions	\$5,350	\$1,100	\$800
Beach Patrol 3280-3284	Environment and Sustainability	Monthly Beach Clean-Up Sessions	\$35,260	\$3,000	\$2,500
Warrnambool Coastcare Landcare Network	Environment and Sustainability	Rakali Way Community planting sessions	\$5,042	\$2,504	\$2,324
Warrnambool Community Garden	Environment and Sustainability	Community planting of the Old Quarry	\$200,000	\$2,350	\$2,000
Warrnambool Easter Arts Festival #	Events - Growth Funding	Warrnambool Easter Arts Festival	\$30,000	\$5,000	\$2,800
Warrnambool Gift Committee #	Events - Growth Funding	Warrnambool Gift	\$13,000	\$5,000	\$2,900
Warrnambool Agricultural Society #	Events - Growth Funding	The Warrnambool Show 2019	\$115,900	\$5,000	\$4,000
Wunta Fiesta #	Events - Growth Funding	Wunta Fiesta	\$70,000	\$20,000	\$15,000
The F Project #	Events - Growth Funding	Fletcher Jones Garden Christmas Party	\$6,000	\$4,000	\$2,800
Warrnambool Volleyball Association #	Events - Growth Funding	Warrnambool Seaside Volleyball Tournament	\$4,497	\$2,997	\$2,700
Warrnambool Combined Churches #	Events - Growth Funding	Warrnambool City Carols on the Green	\$6,130	\$3,030	\$1,000
Warrnambool Tri Club #	Events - Growth Funding	Foreshore Triathlon	\$11,000	\$5,000	\$3,200
Warrnambool Lawn Tennis Club #	Events - Growth Funding	Warrnambool Lawn Open Tennis Tournament	\$26,069	\$5,000	\$2,697

Football Netball	Events - Growth Funding	Surf T Surf Fun Run and Walk	\$50,000	\$4,400	\$4,140
Club # Warrnambool	Events - Growth	Shipwreck Coast	\$19,000	\$3,000	\$1,400
Offshore and Light Game Fishing Club #	Funding	Fishing Classic			
Warrnambool BMX Club #	Events - Growth Funding	2020 Warrnambool BMX Classic	\$4,130	\$2,540	\$2,000
Dennington Community Association	Events - Growth Funding	Carols By The Merri	\$12,421	\$1,000	\$1,000
Holiday Actors #	Events - Seed Funding	Mamma Mia the Musical	\$50,000	\$5,000	\$3,000
Warrnambool Athletics Club #	Events - Seed Funding	Warrnambool Running Festival	\$13,148	\$3,500	\$3,016
Warrnambool Student Wellbeing Association #	Events - Seed Funding	Wellbeing Week	\$30,000	\$5,000	\$2,000
Warrnambool	Events - Seed	Australian Light	\$8,900	\$5,000	\$3,250
Showgrounds Reserve #	Funding	Horse Association Sports Day			
Comunidades de Lingua	Events - Seed Funding	Warrnambool Portuguese	\$10,000	\$5,000	\$1,500
Portuguesa # Warrnambool	Sport and	Festival Purchase of	\$1,576	\$1,051	\$1,051
Gem Club	Recreation	essential club equipment			
Warrnambool Masters	Sport and Recreation	Master Swimming Club Coach	\$1,200	\$800	\$650
Swimming Club	Chart and	Course	¢0.946	¢1 005	¢4 905
Nestles Cricket Club	Sport and Recreation	Purchase of essential club equipment	\$2,846	\$1,895	\$1,895
Warrnambool Junior Basketball	Sport and Recreation	Purchase of essential club equipment	\$3,119	\$2,080	\$2,080
Warrnambool Dog Training School	Sport and Recreation	Dog Training Coaching Sessions	\$3,850	\$1,650	\$900
Warrnambool Rangers Football	Sport and Recreation	Purchase of essential club	\$7,161	\$3,000	\$3,000
Club Nestles Rowing	Sport and	equipment Purchase of	\$1,265	\$844	\$844
Club	Recreation	essential club equipment	ψ1,200	φ0 Π	\$ 011
Warrnambool Golf Club	Sport and Recreation	Strategic and Business Plan	\$15,000	\$3,000	\$3,000
Dennington Cricket Club	Sport and Recreation	Upgrade the hard wicket on the second oval	\$5,930	\$3,000	\$3,000
South Warrnambool Football Netball Club	Sport and Recreation	Club Master Plan	\$4,500	\$3,000	\$3,000
Warrnambool City Croquet Club	Sport and Recreation	Construction of two new shelter sheds	\$6,618	\$3,000	\$3,000
South C Dragons Women's Dragon Boat Team Warrnambool	Sport and Recreation	Design of a Club Storage Facility	\$603	\$402	\$402
Warrnambool Wolves Soccer	Sport and Recreation	Purchase of essential club	\$4,026	\$2,684	\$2,684
Club North Warrnambool Eagles Football	Sport and Recreation	equipment Purchase of outdated kitchen equipment	\$4,549	\$3,000	\$3,000
Nothall Club					
Netball Club Brierly Christ Church Cricket Club	Sport and Recreation	Cricket training net upgrade	\$5,390	\$2,600	\$2,600

The recommended allocation has been adjusted based on assessment reductions.

LEGISLATION / POLICY / COUNCIL PLAN CONTEXT

2 Foster a healthy welcoming City that is socially and culturally rich

2.2 Increase participation, connection, equity, access and inclusion

TIMING

A Civic Reception will be held at 5:30pm on Tuesday 3 September 2019 to present successful applications with their funds. This is an excellent opportunity for Council to acknowledge the very good work undertaken by a range of voluntary clubs and organisations in our community.

CONCLUSION

Subject to Council endorsement of this report's recommendations, the following next steps will occur:

• All applicants will be notified of the outcome of their application.

ATTACHMENTS

1. Community Development Fund Guidelines 201920 [**5.10.1** - 8 pages]

Cr. Cassidy returned to the meeting at 6.54pm.



Council recognises that participation in sport, recreation, environment, cultural activities and community events promotes health and wellbeing of residents and contributes to the livability of the city.

1. The program

The Community Development Fund provides funding to clubs, organisations and community groups for the provision of programs, projects, activities or events that deliver outcomes for the benefit of Warrnambool residents.

Council will provide assistance to eligible oragnisations for activities that provide opportunities in the areas of sport & recreation, health & wellbeing, culture & arts, festivals and events, and environment & sustainability, subject to these guidelines and in accordance with funds available each financial year within Council's Budget.

2. Funding criteria

Funding is available for community-based projects or activities that:

- deliver new participation opportunities for local residents
- increase the range and/ or access to participation opportunities available
- addresses a community need which has been identified in an endorsed Council strategy or plan
- deliver agreed environmental or sustainability benefits
 promote visitation and tourism and/or increase
- economic and social opportunities

Projects which deliver outcomes that support the endorsed objectives of the Warrnambool 2040 Community Plan **(www.w2040.com.au);** Warrnambool – A Healthy City (2017-2021); Green Warrnambool (2018); Warrnambool Event Strategy 2018-2022 will be strongly supported.

These plans can be viewed at www.warrnambool.vic.gov.au/strategic-plans

3. When and how to apply?

The Community Development Fund program will be released in May each year and advertised online and in The Standard.

- All applications must be made via Council's online grant system:
- Online application forms will be available from www. warrnambool.vic.gov.au/community-funding-programs
- It is essential that you speak to the relevant Council Officer prior to submitting an application.

Key Council Contacts:

Sport & Recreation, and Culture & Arts: Recreation Team T: 5559 4800 or E: recreation@warrnambool.vic.gov.au

Environment & Sustainability: Lauren Schneider T 5559 4800 or E lschneider@warrnambool.vic.gov.au

Events: Events and Promotion Team T 5559 4800 or E events@warrnambool.vic.gov.au

2019/20 Program date

Opens 15 May 2019 and Closes 30 June 2019

4. How much can I apply for?

Projects seeking funding under Sport & Recreation, Cultural & Arts and Environment & Sustainability categories may apply for up to \$3,000.

Events seeking seed or growth funding under Festivals and Events category may apply for up to \$5,000.

Council will allocate funds to successful applicants on a two for one basis, meaning that Council will provide two dollars for each dollar contributed by the successful applicant (50% of which can be in-kind).

At the discretion of Council, selected projects or events that respond to significant community need or endorsed strategic priorities, may be offered additional funding, subject to the availability of funds.

To be considered for additional funding, projects need to demonstrate:

- evidence of community need
- opportunity for participation by groups including women, people with a disability, disadvantaged or vulnerable groups, newly arrived residents and people born overseas
- the applicant has a proven track record in successfully delivering similar projects
- a well-developed project or event plan has been prepared
- a budget has been set and other sources of income (cash and in-kind) is confirmed
- the proposal delivers direct outcomes which support the objectives identified in the Warrnambool 2040 Community Plan, Warrnambool – A Healthy City 2017-2021, Green Warrnambool 2018 and/or Warrnambool Events Strategy 2018-2022. The outcomes and the alignment to the objectives in these strategic plans, should be clearly illustrated in your application.

5. Eligibility requirements

For your application to be eligible for consideration, you must ensure that:

- your application aligns with one of the funding categories listed in Section 8 of these guidelines
- all sections of the online application are completed, you have attached your project plan and included all the necessary taxation and insurance information
- your group or organisation has confirmed contributions to the project - either cash or voluntary/ in-kind contributions
- projects must be inclusive for people of all abilities
- event applications must demonstrate the event is at a suitably planned and accepted stage prior to submitting an application

6. Who can apply?

To be eligible to apply for a grant, applicants must:

- ensure the proposed project is specifically designed to benefit residents of the Warrnambool City Council and aligns with the Council's strategic priorities as outlined in Warrnambool 2040 Community Plan, Warrnambool – A Healthy City 2017-2021, Green Warrnambool 2018, Warrnambool Events Strategy 2018-2022 or other endorsed strategy.
- be non-government, not-for-profit and registered as an incorporated entity (if applicant group# or organisation is unincorporated, it must arrange for an Auspice* (see below)
- have an ABN or are willing to provide a statement by supplier form.
- submit an audited financial statement or financial report prepared for an annual general meeting from the last financial year with your application (if applicable).
- be accredited Level 2 or higher with the Good Sports Program, if your sporting organisation holds a liquor license. (Level 2 ensures clubs are working towards minimizing alcohol harm). For more information, go to www.goodsports.com.au.

*Auspicing of projects allows for not-for-profit, incorporated organisations to accept grant funding on behalf of groups who are not incorporated. An auspice organisation manages the funds on behalf of the applicant's group that is not incorporated and is fully responsible for ensuring that the grant funds are applied, managed and expended in accordance with these Guidelines.

#A group is defined as a community group or organisation which works for the public benefit. The Community Development Fund sees Voluntary and Community Groups as having the following characteristics:

Organised: A Voluntary and Community Group has a structure with rules about how the group is organised and run. This is called a 'governing document' or 'constitution'. Self-governing and independent from any other organisation. Voluntary and Community groups are independent and are free to appoint their own management committee.

Not for Profit: No one from within the group will profit from the group. For example, committee members should not be paid for their work and any profits generated should be reinvested in the group.

Voluntary and Community Groups are governed by a voluntary management committee and rely on the support of volunteers to carry out their activities.

Public/community benefit: The group will carry out activities which benefit a particular group of people within the community.

7. Who cannot apply?

Those ineligible to apply for a grant are:

- individuals
- any Committees of the Council including Advisory Committees, Committees of Management or Sub-Committees
- a program or activity considered the responsibility of the State or Federal Government
- organisations who have not completed an Acquittal (Financial Reporting Form) for any previous Community Development Fund grant
- a club or organisation that occupies Council owned or managed land without a current seasonal tenancy, license or lease agreement with Council
- a club or organisation that has an outstanding debt/ account with Council or is already receiving substantial financial support from Council
- organisations that have access to substantive levels of recurrent funding not generally available to local clubs or organisations, including those clubs that operate gaming machines
- for-profit or commercial organisations

8. What projects will be funded?

Funds will be provided for projects and activities that fall into the following categories:

Sport & Recreation

Innovative or new projects that increase opportunities for participation in recreation and physical activity.

Projects which increase access to sport and recreation for women, people with disabilities, juniors or address inequity through free or low cost programs for those who do not have the capacity to pay are encouraged.

Culture & Arts

Community arts projects that support the development of quality arts initiatives and/or increase involvement and access to arts and culture for the community.

Heritage focused projects that support participation, learning and recording of the cultural history of Warrnambool and its residents.

Environment & Sustainability

Projects or activities that protect or enhance the local environment or work towards improving sustainability. Environment & Sustainability projects which specifically deliver on the goals and objectives of the W2040 Plan: Environment Vision/Green Warrnambool 2018 are encouraged.

Revegetation on Council owned or managed land must meet Council's Revegetation Policy and Guidelines.

Festivals & Events

1. Seed Funding

Supports the development of new events that demonstrate a strong community focus.

2. Growth Funding

Supports existing events which demonstrate sustainability (financially & socially); have operated for over three years; provide significant benefits to the city (economic, social and cultural growth) and are able to provide a post-event report from previous events to illustrate achieved outcomes and continuous improvement.

Events held on Council owned or managed land will be required to submit an Event Application Form and any other relevant documentation, ie: traffic management plan or risk management plan.

9. What will not be funded?

The following will not be funded under the Council's Community Development Fund:

- capital or major maintenance work on a building or facility
- general administration, wages or contracts, insurance premiums or debt payments
- projects funded under other programs supported by the Council
- projects that have already commenced or events and activities which have already occurred
- recurrent funding for ongoing projects or projects which have already been funded (excluding Events)
- tradeshows, conferences, teaching program/lectures, university open days, commercial theatre, recurring markets
- events or activities that have a political or religious purpose, or that denigrate, exclude or offend parts of the community
- fundraising activities, prize money, trophy/medal production, awards, travel, accommodation, catering

10. Assessment criteria

If your application meets the eligibility requirements, it will be assessed according to the following criteria. There is no requirement to meet all dot points indicated in each section, however applications that are able to demonstrate these attributes will receive stronger preference:

Community Development Fund	
 Does the project meet one of the funding criteria listed in Section 2 of these guidelines? Has a need for the project been clearly demonstrated and how will the project meet this need? Does the project provide opportunities for collaboration and sharing of knowledge, skills and resources? Does the project encourage and enable the participation of a variety of local residents? Does the project or event meet the Council's strategic priorities as outlined in Warrnambool 2040, Warrnambool – A Healthy City, Green Warrnambool 2018 and/or Warrnambool Events Strategy 2018-2022? Does the application provide evidence of community support and involvement? Does the project or event meet the ability to manage the impacts on the environment, including sustainable event practices? 	30%
Outcomes	
 What are the key objectives or outcomes this activity will deliver? What impact will this activity have in the community? What community benefits such as increased health and well-being, increasing participation and inclusion opportunities, improving the environment will be delivered? Does the event stimulate visitation/tourism and increase economic development opportunities for the City? Delivers long term venue and/or other improvements and community benefits as a result of an event? 	30%
Planning and Management	
 Does the organisation have the skills and resources to manage the project? Does the project plan include realistic objectives and timelines? What in-kind contributions (volunteer hours or other support) are included in the activity? Does the activity contribute to the delivery of a diverse calendar of community events? 	20%
Budget	
 Does the nominated budget allow for the project to occur? Documentation Has sufficient documentation on the project, including all required information and quotes, been submitted? 	10%
Documentation	
 Has sufficient documentation on the project, including all required information and quotes, been submitted? 	10%

11. Evaluation process

The Community Development Fund is a competitive process and each application is assessed based on the relevant assessment criteria. All applicants will be advised in writing via the contact email address provided of the outcome of their application.

Below is the expected time frame of the grants process:

Funding Round 2019/20 opens	9:00am 15 May 2019	
Funding Round 2019/20 closes	5:00pm 28 June 2019	
All applicants assessed by grants panel	by 5 August 2019	
Recommendations for funding compiled for Council report	by 26 August 2019	
Recommendation report submitted for endorsement at Council meeting	2 September 2019	
Applicants notified of funding outcome	3 September 2019	
Civic Reception for all successful recipients	4 September 2019	

12. Developing a project plan

A project plan outlines the steps needed to complete your project, by setting the objectives or outlining what is to be achieved, planning the activities and who will undertake tasks such as whole organisation, committee members, volunteers or project partner, and a timeline for each task.

Complete and upload a document (word or excel) with your application, outlining a very brief project plan using the following headings:

- description of activity
- who will be responsible
- date to be completed

Example project plan

Activity	Person Responsible	Due by	
Staff training	Wonder Woman	Sep 2019	
Research/inter- views	Bat Girl	Nov 2019	
Editing	Batman	Jan 2020	
Publish online	Wonder Woman	Mar 2020	

13. Developing a budget

The project budget must balance, meaning the project income and expense will be the same amount.

Grants from Council are offered on a two-for-one dollar basis, Meaning Council will provide \$2 dollars for every \$1 provided by the club up the maximum grant amount. (50% of which can be in-kind). Matching funding can be made up of any other; • confirmed grants

- unconfirmed grants (clubs can only list the CDF requested amount as unconfirmed)
- in kind support (no more than 50% of the other support can be in kind)
- ticket sales,
- club cash
- donations

For example, if a club requests \$3,000 grant from the CDF, a matching contribution of \$1,500 is required (\$750 would be the total in kind value allowable).

a. Estimating your expenses

Your group will need to consider the costs of running your project. Quotes are required to be attached for any purchases of \$500 or more. The following may assist you in identifying the most frequent costs within community groups;

- labour and consultancy fees
- materials for activities
- venue/equipment hire fees
- purchase of equipment

b. In-kind contributions

Once you have listed all of your expenses you will need to look at the support you can receive in kind (if applicable).

In-kind contributions can include materials, time and resources that are donated to the project for free.

For the purposes of this funding application, calculate in-kind voluntary labour @ \$25 per hour per person and a skilled/ qualified tradesperson at \$50 per hour.

Example budget

Income		Expenses	
Items	\$Total	Items	\$Total
CDF grant (uc)	\$3,000	Hire of venue	\$500
Club cash reserve (c)	\$900	Hire of equipment	\$500
Club (member in kind) 3 x 8hrs x \$25	\$600	Set up of venue (members in kind)	\$600
		Event advertising	\$500
		Hire of performers	\$1,500
		First Aid Costs	\$900
Total Income	\$4,500	Total Expense	\$4,500

14. Planning/Building requirements

Proposals seeking to undertake works on a building or property MUST ensure that:

- the land owner's consent is obtained if the applicant is not the land owner
- confirmation of Council consent for propertys which are owned or managed by Council. Contact Council's Recreation Team E: recreation@warrnambool.vic.gov. au for information on the consent process.
- relevant planning and/or building approvals have been obtained. It is the applicant's responsibility to check and apply for any permits required to undertake the funded project
- site plan, aerial map and structural designs are required to be provided for any proposed building projects including any relationship the planned work has to existing structures and/or site boundaries

Note that funding to produce plans does not guarantee Council's adoption of the plan or funding to implement its recommendations.

It is RECOMMENDED that;

Applications for projects intending to undertake works on a building should be discussed with Council's Rural Access Team in relation to access and mobility standards before submitting an application.

15. Event approvals, permits and licenses

You may need to apply for specific approvals, permits and licenses to run your event. Applicants should discuss their project with the responsible agency e.g. Council or a Victorian Government Department, prior to submitting their application. Successful applications will be made conditional that they obtain regulatory approvals.

Further conditions may be specified in your funding agreement documents, failure to meet the conditions of funding will void the agreement.

Council's Events and Promotion Branch can assist applicants with the process of gaining approvals. Refer to **www.warrnambool.vic.gov.au/guide-event-permits**

16. Making your project accessible for all

Grant applicants should ensure their project is accessible and inclusive for all. This includes physical access to activities, and ensuring written materials developed are visually accessible.

Resources that may assist you include:

One & All Inclusive Events:

 The guide includes a list of resources you can borrow from Council free-of- charge (including ramps, parking signage, hearing loop, beach wheelchairs). Visit www. warrnambool.vic.gov.au/one-all-inclusive-events-program to download a copy or call Council's Rural Access Officer on 5559 4800

Companion Card:

As part of Council's commitment to improve participation for all community members and in order to comply with existing Disability Anti- Discrimination Legislation, it is a condition that any events/activities funded under this program must accept the Companion Card (i.e. You must not charge an admission or participation fee for the attendant carer/support person of the person who holds a Companion Card).

For more information on the Companion Card: www. companioncard.org.au

17. Assistance conducting an event

A number of resources have been developed to assist groups running events in Warrnambool.

Refer to www.warrnambool.vic.gov.au/event-planning-

assistance or call Council's Events and Promotions Branch on 5559 4800.

Community Development Fund Guidelines 2019-20

18. Payment process

If your organisation is successful in receiving funding, payment will be made into your organisation's nominated bank account once a signed Name & Address Registration (NAR) form is completed and all relevant documentation is received, including a tax invoice (adding GST to the grant amount, if your organisation is GST registered) and evidence of public liability insurance. All tax invoices should be emailed to recreation@warrnambool.vic.gov.au

If your project is being auspiced by another organisation, you need to submit the banking details of your auspice organisation and a valid tax invoice from the auspice organisation (adding GST to the grant amount, if the auspice organisation is GST registered)

If an applicant does not have an ABN, it will be required to complete a 'Statement by a Supplier' form. The form will need to be submitted with the application as an attachment. Forms are available from the Australian Taxation Office (ATO) or the website www.ato.gov.au

Failure to provide either an ABN or a 'Statement by a Supplier' form will result in Council being obliged to take a 48.5% of any funding made to grant applications and send it to the ATO.

Community Development Fund Guidelines 2019-20

19. What are the terms and conditions?

In accepting a Community Development Fund grant, you must be willing to adhere to and agree to the following grant conditions:

1. Funded groups will need to complete a NAR form and grant acquittal report. The Warrnambool City Council will provide the templates. The NAR form needs to be submitted before any payment can be made. The acquittal report must be completed at the end of the project and before 30 June 2020. The group will be ineligible for any further grants if this report is incomplete.

2. It is the responsibility of all applicants to supply the relevant taxation and insurance documentation in the application form.

3. Activities arising from the grant allocation must take place within the City of Warrnambool and benefit Warrnambool residents and workers.

4. Funded groups are required to acknowledge the assistance of Warrnambool City Council in all project/event related promotions. The Council logo must appear on all project and promotional/publicity material eg. Advertising flyers, event programs. Artwork featuring the Council logo must be approved by the relevant Council Officers. Please contact the appropriate Branch via email (refer to contacts listed in Section 3) to obtain the relevant logo and to ensure that Council sights and approves proofs of all materials prior to production). Unauthorised use of the Council logo on other material will result in the organisation being ineligible to apply for further grants.

5. Copies of any "products" must be provided to Council prior to the completion of the project.

6. Funds made available through the Community Development Fund are to be spent on the activities described in the application by the required time. Any significant change to the activity must be made in writing and approved by Council.

7. Allocated funds are to be expended by 30 June 2020, unless otherwise agreed to by Council. Accurate financial records of the recipient organisation must be maintained and made available to Council staff in the event of any further audit by Council into the use of the Grant.

8. Council officers may request meetings with the applicant to check progress during the period of the activity, or undertake an independent audit of the books and records of the Applicant.

9. Warrnambool City Council is not responsible for meeting any shortfall should the project run over budget.

10. Any Council funds that are not expended on the project will be returned to the Council.

11. The Council, its servants, agents and employees shall not be responsible at any time for any liabilities incurred or entered into by the recipient organisation as a result of, or arising out of that organisation's responsibilities under the Grant Agreement.

12. The recipient shall release and indemnify the Council, its servants, agents and employees against any claim, demand, liability, costs, expenses, actions arising out of or in any way connected with the activities of the recipient, or the recipient's agents in consequence of the authorisation/ funding agreement except where the claim, demand, liability, costs or action are caused by the Council, its servants or agents.

13. Funded groups are required to obtain any necessary Council permits or other permits for the event/program to take place. Any event/program/project that is to be held on Council property (this includes council owned buildings, parks and all other open space areas) is required to have the approval of Council.

14. Funded events are required to meet all statutory requirements determined by Council and other relevant authorities; submit a completed

- Event Application Form;
- register their event with Council via the online event registration form;
- create an Australian Tourism Data Warehouse (ATDW) listing for their event and
- submit a post event evaluation report on the event delivery including;
 - identified improvements and key event outcomes
 - provide evidence of the impact /success of the event including survey data, photos and media exposure.

15. Council will publicly report all grants awarded.

5.11. ASSEMBLY OF COUNCILLORS REPORTS

PURPOSE

The purpose of this report is to provide the record of any assembly of Councillors, which has been held since the last Council Meeting, so that it can be recorded in the Minutes of the formal Council Meeting.

BACKGROUND INFORMATION

The Local Government Act provides a definition of an assembly of Councillors where conflicts of interest must be disclosed.

A meeting will be an assembly of Councillors if it considers matters that are likely to be the subject of a Council decision, or, the exercise of a Council delegation and the meeting is:

- A planned or scheduled meeting that includes at least half the Councillors (5) and a member of Council staff; or
- An advisory committee of the Council where one or more Councillors are present. The requirement for reporting provides increased transparency, particularly the declarations of conflict of interest.

REPORT

Section 80A(2) of the Local Government Act 1989 requires the record of an Assembly of Councillors be reported to the next practicable Ordinary Meeting of Council.

The record of the following Assembly of Councillors is enclosed:-

Wednesday 7 August 2019 – Refer Attachment 1.

Monday 12 August 2019 – Refer Attachment 2.

Monday 19 August 2019 – Refer Attachment 3.

Monday 26 August 2019 – Refer Attachment 4.

ATTACHMENTS

- 1. Assembly of Councillors Record 7 August 2019 [5.11.1 1 page]
- 2. Assembly of Councillors Record 12 August 2019 [5.11.2 1 page]
- 3. Assembly of Councillors Record 19 August 2019 [5.11.3 1 page]
- 4. Assembly of Councillors Record 26 August 2019 [5.11.4 1 page]

MOVED: CR. ROBERT ANDERSON SECONDED: CR. SUE CASSIDY

That the record of the Assembly of Councillors held on 7, 12, 19 and 26 August 2019 be received.

CARRIED - 7:0

Assembly of Councillors Record				
Written record in accordance with Section 80A(I) Local Government Act 1989				
Name of Committee or Group (if applicable):	Councillor Briefing			
Date of Meeting:	7 August 2019			
Time Meeting Commenced:	4.30pm			
Councillors in Attendance:	Cr. R Anderson, Chairperson Cr. S. Cassidy Cr. K Gaston Cr. M. Neoh Cr. D. Owen			
Council Officers in Attendance:	James Phillips, Co-ordinator, City Development			
Other persons present:	Applicant x 3 Objectors x 10			
Apologies	Cr T Herbert Cr. P. Hulin			
Matters Considered:	Planning Permit Application PP2019-0022 for a Child Care Centre – 89-91 Verdon Street, Warrnambool			
Councillor Conflicts of inter	est Disclosures:			
Councillor's Name Cr M Neoh	Type of Interest Direct Property Ownership	Councillor Left Assembly while matter being discussed (Yes/No)		
Meeting close time:	5.30pm			
Record Completed by:	James Phillips			

Assembly of Councillors Record				
Written record in accordance with Section 80A(I) Local Government Act 1989				
Name of Committee or Group (if applicable):	Councillor Briefing			
Date of Meeting:	12 August 2019			
Time Meeting Commenced:	4.30pm			
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy Cr. K Gaston Cr. P. Hulin Cr. M. Neoh Cr. D. Owen			
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer			
Other persons present:				
Apologies	Nil			
Matters Considered:	6 monthly update from Chief Executive Officer.			
Councillor Conflicts of inter	est Disclosures:			
Councillor's Name	Type of Interest	Councillor Left Assembly while matter being discussed (Yes/No)		
Meeting close time:	6.40pm			
Record Completed by:	Peter Schneider, CEO			

Assembly of Councillors Record				
Written record in accordance with Section 80A(I) Local Government Act 1989				
Name of Committee or Group (if applicable):	Councillor Briefing			
Date of Meeting:	19 August 2019			
Time Meeting Commenced:	4.00pm			
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson (Acting chair 4:07 Cr. S. Cassidy Cr. K Gaston Cr. P. Hulin Cr. M. Neoh Cr. D. Owen			
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies Scott Cavanagh, Director City Infrastructure Vikki King, Director Community Development Jodie McNamara, Manager City Strategy and Development John Finnerty, Acting Manager Recreation and Culture			
Other persons present:	Steve Myers Tom Lindsay Brendan Howard			
Apologies				
Matters Considered:	 Logans Beach Development Plan Community Development Fund 2019/20 TAC Funded Wombat Crossing in Merri Street Railway Station Great South Cost Economic Futures Interim Report Victorian Regional Tourism Review 			
Councillor Conflicts of interest Disclosures:				
Councillor's Name Cr Herbert	Type of Interest Business Association	Councillor Left Assembly while matter being discussed (Yes/No) Yes 4:07pm return 4:31pm		
Cr Cassidy	Personal Association	Yes 4:32pm return 4:34pm		
Cr Hulin	Property Ownership Yes 5:28pm return 5:39p			
Meeting close time:	6:08pm			
Record Completed by:	Peter Utri, Director Corporate Strategies			

Assembly of Councillors Record Written record in accordance with Section 80A(I) Local Government Act 1989			
Name of Committee or Group (if applicable):	Councillor Briefing		
Date of Meeting:	26 August 2019		
Time Meeting Commenced:	4.00pm		
Councillors in Attendance:	Cr. T. Herbert, Mayor/Chairperson Cr. R Anderson Cr. S. Cassidy Cr. K Gaston Cr. P. Hulin (Acting Chair 4:05pm- 4:08pm) Cr. M. Neoh Cr. D. Owen		
Council Officers in Attendance:	Peter Schneider, Chief Executive Officer Peter Utri, Director Corporate Strategies Scott Cavanagh, Director City Infrastructure Andrew Paton, Director City Growth Vikki King, Director Community Development		
Other persons present:	Jodie McNamara, Manager City Strategy and Development Shaun Miller, Manager Economic Development Glen Reddick, Manager City Amenity Paula Gardiner, Reid Oval project manager Thomas Hal,I Infrastructure Engineer		
Apologies	Nil		
Matters Considered:	 Land Identified Surplus to Need – 177b Fairy Street Logans Beach Development Plan Addendum National Hydrogen Strategy, Warrnambool Mariestad, Sweden Delegation Planning Application 89-91 & 95 Verdon Street, Childcare Centre Waste Survey Results Land Identified Surplus to Need – 26 Garden Street Tender No. 2020002 – Provision of Design services Reid Oval redevelopment Tender No. 2019023 – Warrnambool Safer Harbour Launching & Breakwater Stabilisation Tender No. 2019034 – Holiday Parks Waste Management July Finance Report 		
Councillor Conflicts of inter Councillor's Name	est Disclosures: Type of Interest	Councillor Left Assembly	
		while matter being discussed (Yes/No)	
Cr Herbert	Business association	Yes 4:05pm – 4:08pm	
Cr Neoh	Work Duties	Yes 5:10pm – 5:20pm	
Cr Cassidy	Personal Association Yes 6:00pm – 6:02pm		
Meeting close time:	6.07pm		
Record Completed by:	Peter Utri, Director Corporate Strategies		

5.12. MAYORAL & CHIEF EXECUTIVE OFFICER COUNCIL ACTIVITIES - SUMMARY REPORT

PURPOSE

This report summarises Mayoral and Chief Executive Officer Council activities since the last Ordinary Meeting which particularly relate to key social, economic and environmental issues of direct relevance to the Warrnambool community.

REPORT

Date	Location	Function
2 August 2019	Melbourne	Mayor & Chief Executive Officer : Attended the Victorian Planning Authority's <i>Regional Futures Thinking Leading Practice event</i> - Shaping Regional Victoria followed by a Leading Practice event on development contributions in a regional context.
3 August 2019	Warrnambool	Mayor : Officially welcomed participants in the Warrnambool Indoor Bowls Mixed Fours Tournament.
7 August 2019	Melbourne	Mayor & Chief Executive Officer : Attended the Rising Regions Victoria forum.
	Warrnambool	Cr. Anderson represented the Mayor at the an afternoon tea for visiting students from Miura, Japan.
	Dennington	Chief Executive Officer : Attended and was guest speaker at the Dennington Community Association meeting.
12 August 2019	Warrnambool	Mayor:Attended the Cricket Victoria \$200,000 funding announcement for the Reid Oval redevelopment project.
14 August 2019	Warrnambool	Mayor:Attended and Chaired the Friends of Botanic Gardens Annual General Meeting.
16 August 2019	Melbourne	Mayor & Chief Executive Officer : Attended the Regional Cities Victoria Annual Forum and Reception.
18 August 2019	Warrnambool	Mayor : Participated in the Annual Parkinson's Walk.
	Warrnambool	Cr. Owen represented the Mayor at the Vietnam Veterans Commemoration Ceremony.
20 August 2019	Warrnambool	Mayor : Welcomed participants in the Variety Children's Bash launch held in Warrnambool.
24 August 2019	Warrnambool	Mayor : Opened the Warrnambool Organ Festival.
28 August 2019	Warrnambool	Mayor:Attended the Rotary Club of Warrnambool & Brophy Family & Youth Services Father of the Year 2019 Presentation.

MOVED: Cr. Michael Neoh SECONDED: Cr. David Owen

That the Mayoral & Chief Executive Officer Council Activities – Summary Report be received.

6. NOTICE OF MOTION

NO. 2154

28 August 2019

Notice is given that at the Ordinary Meeting of Council to be held on Monday 2 September 2019, I propose to move the following motion:-

"That the Minister for Local Government be requested by the Council to conduct a thorough and in depth investigation of all aspects of the management, financial performance and governance of the Warrnambool City Council during the period from 1.1.2009 to 31.12.2018."

CR. PETER HULIN

CHIEF EXECUTIVE OFFICER COMMENT:

From a preliminary discussion with the Acting Executive Director Local Government Victoria, it has been determined that if the Minister for Local Government were to agree to a review of a Council, then in the vast majority of cases, the costs would be borne by the Council. The cost of a review as outlined in the Notice of Motion, while indeterminable at this stage, would be significant and have not been included in Council's 2019/2010 Annual Budget.

Pursuant to Warrnambool City Council Local Law No. 1 – *Governance (Meeting Procedures) Local Law):-*

- Clause 49(5) Subject to sub-clauses (6) & (7) [relates t confidentiality] a Notice of Motion must call for a Council report if the Notice of Motion:-
 - (b) commits the Council to expenditure in excess of \$5,000 and that has not been included in the adopted budget; and
- Clause 49(6) Where a Notice of Motion is likely to commit Council to significant expenditure not included in the adopted budget then the Notice of Motion must only call for referral to and for Council's consideration as part of its future year's annual budget and public submission process.

MOVED: CR. PETER HULIN SECONDED: CR. SUE CASSIDY

That the Minister for Local Government be requested by the Council to conduct a thorough and in-depth investigation of all aspects of the management, financial performance and governance of the Warrnambool City Council at no cost to the Council for this term and the previous term of Council.

CARRIED - 4:3

Crs. Hulin, Herbert, Anderson and Cassidy voting for the motion.

Crs. Neoh, Gaston and Owen voting against the motion.

7. PUBLIC QUESTION TIME

7.1 QUESTION FROM PAUL O'ROURKE, 21 PARKINSON STREET, WARRNAMBOOL

Council minutes from 6 March 2017, recommended the Warrnambool Airport Advisory Committee become a user reference group. For the whole of 2018 to current day, no minutes have been published regarding activities at the airport, from this user reference group.

The Local Government Act and Local Law 1, Governance (Meeting Procedures) do not acknowledge a user reference group.

Will Warrnambool City Council revert the airport user reference group back to an advisory committee, returning it within the scope of Local Law 1, Governance (Meeting Procedures)?"

The Chief Executive Officer advised that the matter needed to be taken on notice and would be referred back to Council.

7.2 QUESTION FROM CHRISTINE THOMPSON, 831 KOROIT-WOOLSTHORPE ROAD, WOOLSTHORPE

Regarding the trip to Sweden as stated in this agenda, as Council have not obtained commitment from the State Government for funding for airfares and accommodation for this trip, will this trip be cancelled if funding is not forthcoming and also will ratepayers be paying for the shortfall? Also will ratepayers be paying for food and alcohol etc for this trip. Has this trip been budgeted for?"

The Chief Executive Officer responded that the question had been dealt with in Report No. 5.4 earlier in the agenda.

7.3 QUESTION FROM BEN BLAIN, 21 TAITS ROAD, WARRNAMBOOL

Can Council please outline the roll of the Audit and Risk Committee including what they are privy too and what they aren't privy too? Can you explain why it wasn't seen as necessary to report to the Audit and Risk Committee the potential fraud to the WCC of between \$5,000-\$9,000?"

The Chief Executive Officer responded that the question would be taken on notice and referred back to the Committee.

7.4 QUESTION FROM MAX TAYLOR, 132 LIEBIG STREET, WARRNAMBOOL

When is the CBD car parking strategy to be reviewed in answer to my petition presented to Council earlier this year? In my 41 years in business, I have never witnessed the CBD in such a diabolical and deplorable situation owing mainly to the introduction of the high technology parking ticket machines, the roundabouts, narrow Liebig Street passage way, the high number of citizens being fined and other reasons. To have spent \$18 million dollars on the renewal then to see the total opposite effect happen when businesses have closed their doors is totally shameful and disgraceful. Warrnambool's CBD is well on the way to becoming the most unfriendly and most unwelcome CBD in Australia unless the Council can introduce some form of free car parking as soon as possible to be on a level playing field with outside CBD businesses where there is over 2,500 free car parks with more to come. Last week it was rumoured Target may close some of their stores. Imagine the CBD if Target was to close! 90 minute free car parking must be made available to Parkers and Ozone car parks as soon as possible as the surrounding businesses paid for the car parks to be free when constructed back in the 1980's. Councillors must ignore statistics from Swap Map as they are based on the postcode 3280 which includes all businesses in Warrnambool. This is an extremely serious and urgent matter to be attended to by the Council regarding the future of the CBD as the Council is totally responsible for the CBD heading in the wrong direction, land and business values decreasing and shops closing while rates have increased."

The Chief Executive Officer responded that the comprehensive question would be taken on notice and provide a written response to Mr Taylor.

7.5 QUESTION FROM JOAN KELSON, 96 WHITES ROAD, WARRNAMBOOL

"Has the WCC got any intentions to look back at past expenditure or are they going to just continue to look at current policies? Is there any other way to see the credit card policy from WCC other than an FOI request?"

The Chief Executive Officer responded that the first part of the question has been raised tonight and I believe the second part of the question I can have a look at and provide a response to.

7.6 QUESTION FROM ANGIE PASPALIARIS, 62 KEPLER STREET, WARRNAMBOOL

"On approximately 22 June 2019, a fellow business owner approached the Council via email, with a request to have free 90 minute parking in Ozone carpark while the Kepler Street roundabouts were being refurbished over a period of 3-4 months.

In my opinion, this request seemed reasonable, given roadworks were taking place during the winter period where it would be considered that business is usually quieter given the cold weather, as well as being consistent with the free parking and other promotional tools used during the Liebig Street works.

After further follow up from the business owner, around the 15 August 2019 – some two months later – the request was met with the final answer of "no".

Further information provided was that it would cost the Council \$117,000 to provide the free 90 minute parking (on the unlikely assumption that the Ozone car park would be full every day).

Could Council please provide a detailed explanation to me as to all of the reasons behind the "no" answer to the aforementioned parking request, and why it took 2 months to reach this conclusion?

Why does Council feel that only Liebig Street businesses deserve promotional tools like free parking, when Koroit and Kepler Street businesses too have suffered during both Liebig Street works, and now their own more acute roadworks?

I would like the answer verbally and in writing."

The Chief Executive Officer responded that a written response would be provided to Ms. Paspaliaris.

7.7 QUESTION FROM CLAIRE PRITCHARD, 40 BARRIES ROAD BUSHFIELD

To Cr Tony Herbert – At the last special meeting you told us, the ratepayers, to go to IBAC if we have any evidence of alleged credit card misuse. Recent FOI documents more than point to possible fraudulent activity with regards to credit card use where, not only staff have been in attendance, but also Councillors.

With this evidence in the public domain, why won't you, our Mayor, go to IBAC yourself and request a full and transparent investigation?"

The Mayor responded that there was probably little doubt that some of the expenses incurred have been over the top and largesse, probably no doubt about that, the provisions of the credit card policy is to provide the framework around what can and can't be spent on and those type of things fell outside the credit card policy. I don't believe it's actually breaking the law it's breaking the policy. What's going to happen now, as Mr Schneider indicated the 15 July 2019 was when the first information was supplied to an outside referral authority and that whole credit card situation now is going to be reviewed by the Ombudsman.

8. CLOSE OF MEETING

The meeting closed at 7.30pm.

CHAIRMAN