



Preliminary Site Investigation

27-37 & 39 Kraft Court,
Broadmeadows, Victoria

Centre for Multicultural Youth
September 2023

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Executive Summary

Prensa Pty Ltd (Prensa) was engaged by the Centre for Multicultural Youth (CMY) to conduct a Preliminary Site Investigation (PSI) of a portion of 27-37 & 39 Kraft Court, Broadmeadows, Victoria (the Site). Based on the information provided, it is understood that the Site currently comprises the following:

- A carpark (including three portable buildings associated with the school located to the north of the Site) in the northern portion of the Site;
- Open space in the central portion of the Site; and
- A childcare centre (and associated carpark) in the southern portion of the Site.

The Site has an approximate total area of 6,500 m². CMY has applied for a planning permit application to use the Site as a purpose-built school. As such, Prensa was requested to undertake a PSI of the Site to assist CMY with meeting Clause 13.04-1S (contaminated and potentially contaminated land) of the Hume Planning Scheme.

The objectives of the PSI were to:

- Provide an indication of the potential for the Site to be contaminated based on the current and historic use of the land and the immediate surrounding area which may impact upon the proposed development; and
- Provide an outcome consistent with a PSI completed for the purposes outlined in Department of Environment, Land, Water and Planning (DELWP), *Potentially Contaminated Land, Planning Practice Note 30*, July 2021 (PPN30).

Based on the PSI undertaken the following key findings were noted:

- An environmental audit undertaken immediately north of the Site (CARMS 78414) indicated that the property was suitable for use as a school; and
- Regional groundwater was potentially contaminated with chlorinated hydrocarbons, however given that groundwater at the environmental audit site immediately north of the Site did not report contamination (CARMS 78414), it is unlikely that groundwater at the Site is impacted.

The findings of the PSI did not identify current or historical onsite land uses with a moderate or high potential for contamination. In addition, adjacent land uses which could result in the Site being considered a moderate potential for contamination as per PPN30 were not identified in the PSI.

The PSI indicated that the Site was historically agricultural grazing land until the northern portion of the Site was utilised as a carpark for the neighbouring food manufacturing facility in the 1970s. Other portions of the Site remained undeveloped until the childcare centre was established in the southern portion in 2014. As such, significant contamination is unlikely to be present.

There is potential for the Site to have been historically filled and further assessment of fill soil is recommended to evaluate whether contamination is present which may present a risk to the proposed use of the Site as a school. The requirement for a risk-based remediation, management strategy or further investigation (such as a preliminary risk screen assessment [PRSA] or audit) should be determined following completion of intrusive soil assessment works. Alternatively, the soil assessment may be complete as part of a PRSA.

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M031511 V01 17975M PSI 27-37 Kraft Court Broadmeadows

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Statement of Limitations

This document has been prepared in response to specific instructions from Centre for Multicultural Youth to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Centre for Multicultural Youth and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by Centre for Multicultural Youth and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

Prensa acknowledges that any scientifically designed sampling program cannot guarantee all sub-surface contamination will be detected. Sampling programs are designed based on known or suspected site conditions and the extent and nature of the sampling and analytical programs will be designed to achieve a level of confidence in the detection of known or suspected subsurface contamination. The sampling and analytical programs adopted will be those that maximises the probability of identifying contaminants. Centre for Multicultural Youth must therefore accept a level of risk associated with the possible failure to detect certain sub-surface contamination where the sampling and analytical program misses such contamination. Prensa will detail the nature and extent of the sampling and analytical program used in the investigation in the investigation report provided.

Environmental site assessments identify actual subsurface conditions only at those points where samples are taken and when they are taken. Soil contamination can be expected to be non-homogeneous across the stratified soils where present on site, and the concentrations of contaminants may vary significantly within areas where contamination has occurred. In addition, the migration of contaminants through groundwater and soils may follow preferential pathways, such as areas of higher permeability, which may not be intersected by sampling events. Subsurface conditions including contaminant concentrations can also change over time. For this reason, the results should be regarded as representative only.

Centre for Multicultural Youth recognises that sampling of subsurface conditions may result in some cross contamination. All care will be taken and the industry standards used to minimise the risk of such cross contamination occurring, however, Centre for Multicultural Youth recognises this risk and waives any claims against Prensa and agrees to defend, indemnify and hold Prensa harmless from any claims or liability for injury or loss which may arise as a result of alleged cross contamination caused by sampling.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Centre for Multicultural Youth therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of Centre for Multicultural Youth and Prensa recognises that Centre for Multicultural Youth will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of Centre for Multicultural Youth not accepting the recommendations made within this report.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by the Centre for Multicultural Youth (CMY) to conduct a Preliminary Site Investigation (PSI) of a portion of 27-37 & 39 Kraft Court, Broadmeadows, Victoria (the Site).

2 Background

Based on the information provided, it is understood that the Site currently comprises the following:

- A carpark (including three portable buildings associated with the school located to the north of the Site) in the northern portion of the Site;
- Open space in the central portion of the Site; and
- A childcare centre (and associated carpark) in the southern portion of the Site.

The Site has an approximate total area of 6,500 m². CMY has applied for a planning permit application to use the Site as a purpose-built school. As such, Prensa was requested to undertake a PSI of the Site to assist CMY with meeting Clause 13.04-1S (contaminated and potentially contaminated land) of the Hume Planning Scheme.

The property immediately north and adjacent to the Site previously underwent an environmental audit (ref: Prensa, *Environmental Audit Report 92-96 Railway Crescent, Broadmeadows, Victoria 3047*, dated 28 May 2020). The audit identified minimal fill present at the Site with no significant contamination identified. The outcome of the audit was a Certificate of Environmental Audit, indicating that the property was considered suitable for a range of land uses, including the intended use of the property as a school.

Based on the proposed use of the Site, CMY requested a PSI be undertaken to provide an indication of the potential for contamination to exist as a result of current and/or historical activities at the Site.

3 Objectives

The objectives of the PSI were to:

- Provide an indication of the potential for the Site to be contaminated based on the current and historic use of the land and the immediate surrounding area which may impact upon the proposed development; and
- Provide an outcome consistent with a PSI completed for the purposes outlined in Department of Environment, Land, Water and Planning (DELWP), *Potentially Contaminated Land, Planning Practice Note 30*, July 2021 (PPN30).

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4 Scope of Works

4.1 Key Undertakings

To complete the PSI, Prensa undertook the following scope of works:

- A desktop review of a range of available resources including those relevant to the environmental setting and historical uses/activities. The findings applicable to the potential contamination at the Site are discussed in **Section 5** and the sources reviewed are detailed in **Section 0**;
- A site inspection;
- Established a Preliminary Conceptual Site Model (PSCM); and
- Prepared this PSI report.

4.2 Assessment Boundaries

The PSI was limited to an assessment of the Site, the location of which has been illustrated in **Figure 1** in the 'Figures' section of this report.

4.3 Regulatory Framework

The PSI was conducted with reference to and in general accordance with the following:

- Victorian Government, *Environment Protection Act 2017* (the Act);
- Victorian Government, *Environment Protection Regulations 2021* (the Regulations);
- Victorian Government, *Environment Reference Standard, 2021* (the ERS);
- Department of Environment, Land, Water and Planning (DELWP), *Potentially Contaminated Land, Planning Practice Note 30, July 2021* (PPN30);
- National Environmental Protection Council, *National Environment Protection (Assessment of Site Contamination) Measure 1999, 2013* (NEPM (ASC));
- Standards Australia, Australian Standard 4482.1, *Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil, Part 1: Non-volatile and semi-volatile compounds, 2005* (AS 4482.1)¹; and
- Standards Australia, Australian Standard 4482.2, *Guide to the Sampling and Investigation of Potentially Contaminated Soil, Part 2: Volatile Substances, 1999* (AS 4482.2)¹;

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¹ It is noted that AS 4482.1 and AS 4482.2 have been withdrawn. The withdrawn standards have been considered in this document as they add to the 'state of knowledge' without a replacement available. These documents are also referenced in relevant guidelines such as the NEPM (ASC) 2013.

5 Desktop Review

5.1 Site Location and Description

The Site was located approximately 19 km north from the Melbourne Central Business District. The location of the Site has been illustrated in **Figure 1** provided in the 'Figures' section of this report.

A description of the Site has been provided in **Table 1** below.

| Table 1: Site Description | |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------|
| Aspect | Details |
| Site Address | 27-37 Kraft Court, Broadmeadows, Victoria (part of) and 39 Kraft Court, Broadmeadows, Victoria |
| Total Area of Site | Approximately 6,500 m ² (0.65 hectares) |
| Lot and Plan Details | Lot 4\PS600857, Lot 5\PS600857, Lot RES1\PS600857, Lot 6\PS600857 (part of) and Lot 7\PS600857 (part of) |
| Local Council | City of Hume |
| Planning Zone | Commercial 2 Zone (C2Z) |
| Planning Overlays and Information | Special Building Overlay (SBO) – southern portion |
| Current Site Use | Northern portion: Carpark Central portion: Open space/reserve Southern portion: Childcare centre/carpark |
| Proposed Use | Purpose-built school |

Planning Property Reports for the Site sourced online (DELWP (VicPlan), 2023) are provided in **Appendix A**.

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5.2 Environmental Setting

5.2.1 Key Findings

A summary of the environmental setting for the Site has been outlined in **Table 2**. The information below was obtained from online databases outlined in **Section 0**.

| Table 2: Environmental Setting | |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aspect | Details |
| Surrounding Land Uses | <p>North: Elementary school ('My College')</p> <p>East: Industrial (including cheese manufacturer and food products supplier) and mosque ('My Centre')</p> <p>South: Industrial (including confectionary manufacturer an industrial laundry to the south-west)</p> <p>West: Main road (Pascoe Vale Road) followed by shopping centre</p> |
| Topography | Generally flat. The surrounding area generally has a surface elevation between 125 m AHD to the north-east of the Site and 123 m AHD to the south-west of the Site (DELWP (VicPlan), 2023) |
| Geology | Newer Volcanic Group (VVG, 2019) |
| Acid Sulfate Soils Likelihood | Extremely low probability - Very low confidence (1:2M) (CSIRO, 2014) |
| Surface Water Receptors | No surface water bodies were noted to be present on-site. The closest off-site surface water receptor to the site was considered to be the Merlynston Creek, located approximately 1.5 km west of the Site at its nearest point. |
| Groundwater Depth | Between 10 – 20 metres below ground level (m bgl) in the western portion and between 5 – 10 m bgl in the eastern portion (VVG, 2019) |
| Groundwater TDS | Between 1,000 – 3,500 mg/L (VVG, 2019) |
| Groundwater Segment | A2 |
| Nearby Groundwater Bores | <p>There were 28 registered bores identified within a 2 km radius of the Site which were listed for the following uses:</p> <ul style="list-style-type: none"> • Groundwater; • Observation; and • Investigation. <p>Bores registered for abstractive uses were not identified.</p> <p>A detailed summary of the available groundwater bore information has been summarised in Appendix D.</p> |

5.2.2 Surrounding Environmental Audit Reports

A search of completed online Environmental Audits was conducted on 15 August 2023. The search identified six properties located within a 2 km radius of the Site for which an environmental audit had been completed.

A summary of findings for the six audit reports are presented in **Table 3** on the following pages.

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| Table 3: Nearby Completed Audit Reports | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------|-----------------------|---------------|-------------------|------------------------------------------|
| Site Address Date finalised (CARMs Ref.) | Outcome | Distance & Direction from Site | Former Land Use | Soil Contaminants | Groundwater Contaminants | Aquifer | Groundwater | | |
| | | | | | | | Depth (m bgl) | Flow Direction | Salinity (TDS mg/L) /Segment |
| 92-96 Railway Crescent, Broadmeadows 28/05/2020 53X – 78414 | Certificate of Environmental Audit issued | Immediately north | Prior to 1968: Agricultural/pastoral use 1968 – 2006: Carpark for adjacent food manufacturing factory 2006 - 2017: Vacant with unused portable building from 2017 | Copper, TRH ² (F3) | No significant contaminants identified. | Newer Volcanics Group | Approx. 15.8 | West - south | 5,550 – 5,910. Segment D |
| 2-32 King William Street, Broadmeadows 25/02/2022 53X - 77491 | Statement of Environmental Audit with GQRUZ | 700 m south-east from the Site | Early 1900s: Brick/pottery works Largely vacant until the late 1960s 1968 – Circa 2010: workwear manufacture 2010 –2019: Vacant 2019 – 2022: Display office in the north | Metals (largely zinc), residual petroleum hydrocarbons and ACM ³ . | Dissolved phase chlorinated hydrocarbons and hydrocarbons. | Newer Volcanics Group | Approx. 17 | West - south-west | 3,304 – 6,100. Segment C |
| Corner of Blair Street and Phillip Street, Broadmeadows 23/12/2004 53X - 53327 | Certificate of Environmental Audit issued | 1.0 km north-east from the Site | Melbourne water surface reservoir | Metals (chromium and nickel) and ACM (associated with imported fill) | Considered not polluted. | New Volcanics Group | 15.9 – 21 | South-east | 3,500 - 4,700. Segment C |
| 36-44 Emu Parade, Jacana 26/05/2004 53X - 49132 | Statement of Environmental Audit issued with GQRUZ | 1.7 km south-west from the Site | Former service station | Petroleum hydrocarbons (TPH ⁴ and MAH ⁵) | Petroleum hydrocarbons (TPH and MAH). | Newer Volcanics Group | Approx. 20 | South-west | 8,640 – 18,780. Segment D |
| Former East Meadows PS site, Corner of Goulburn and Cuthbert St, Broadmeadows 25/05/1998 53X - 35351 | Certificate of Environmental Audit issued | 1.3 km south-east from the Site | Undeveloped prior to the establishment of the East Meadows Primary School | None specified | None specified. | Newer Volcanics Group | Not assessed | Not assessed | Not assessed |
| North and North-West Section Maygar Army Barracks, Broadmeadows 11/1995 53X - 25852 | Certificate of Environmental Audit issued | 2.0 km south-east | Pre 1915: part of large rural estate. 1915 to 1945: Army camp included basic troop training, hospital, detention camp, accommodation, cavalry unit base, materials storage and maintenance | Metals (arsenic, chromium, copper, zinc) and total phenolics | None identified. | Newer Volcanics Group | 7-12 | Not specified | Moderately saline. Segment not specified |

² TRH: Total Recoverable Hydrocarbons

³ ACM: Asbestos Containing Material

⁴ TPH: Total Petroleum Hydrocarbons

⁵ MAH: Monocyclic Aromatic Hydrocarbons

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5.3 Historical Sources of Potentially Contaminated Land

5.3.1 Historical Title Search

A review of the titles for the Site indicated that the Site was described within various certificates of title. As such, a detailed review for all the current titles was not undertaken, although the following was noted for the previous owners of the Site described in certificates of title Volume 11083, Folio 521 and Volume 11083, Folio 522. A summary of the relevant details obtained from the limited historical title search has been provided in **Table 4** below, with copies of the historical certificates of title and plans reviewed provided in **Appendix E** of this report.

| Table 4: Summary of Historical Certificates of Title | | |
|------------------------------------------------------|----------------------------------|--------------------------------------|
| Date | Title | Proprietor |
| 03/05/1962 | Volume 8376 Folio 386 (All Lots) | Housing Commission |
| 14/03/1963 | Volume 8398 Folio 799 (All Lots) | Housing Commission |
| 11/04/1963 | Volume 8425 Folio 618 (All Lots) | Housing Commission |
| 31/05/1963 | Volume 8425 Folio 618 (All Lots) | Nabisco Pty Limited |
| 19/12/1994 | Volume 8425 Folio 618 (All Lots) | Brompton Foods Australia Pty Ltd |
| 5/08/2008 | Volume 11083 Folio 522 (Lot 5) | City & Suburban Developments Pty Ltd |
| 27/03/2012 | Volume 11083 Folio 522 (Lot 5) | Multicultural Youth Centre Ltd |
| 27/03/2012 | Volume 11083 Folios 521 (Lot 4) | Multicultural Youth Centre Ltd |

5.3.2 Aerial Photographs

Aerial photographs dating back to 1945 were reviewed as part of the PSI. Significant observations from the aerial photographs pertaining to changes to site layout and potentially contaminating uses on and offsite are presented in **Table 5** below. Copies of the aerial photographs reviewed are provided in **Appendix G** of this report.

| Table 5: Aerial Photographs | | |
|-----------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date | Observations On-Site | Observations Off-Site |
| 1945 | Vacant grassed land (likely agricultural grazing). | Vacant grassed land (likely agricultural grazing). A main road and rail line extends from north to south adjacent the western boundary of the Site and there is a potential goods line to the east of the Site. |
| 1968 | No significant changes from the 1945 aerial photograph. | Residential-style buildings constructed to the north and north-east of the Site. One large, rectangular building constructed immediately north-east of the Site. Industrial-style buildings have been constructed to the south to south-east of the Site. The western portion of the Site remains vacant grassland beyond road/rail. |

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Table 5: Aerial Photographs

| Date | Observations On-Site | Observations Off-Site |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1972 | The northern portion of the Site appeared to be utilised for car parking. A small building appeared to be established on the western boundary of the carpark. The remainder of the Site remained undeveloped. | Roads established to the north, south and east of the Site, including a court directly east of the Site. Rainwater tanks and a small building indicative of a fire system/pump room has been established in the area east of the southern portion of the Site. The buildings to the east of the Site have expanded. A carpark was established directly north of the Site with a small building established on its western boundary to the north. The density of residential-style buildings further north of the Site increased, with areas of open space established to the north-east of the Site. The area to the west of the Site remains vacant (with some tracks throughout and a small building to the north-west across the road/rail. |
| 1991 | The small building on the western boundary of the carpark to the south has been removed. | The small building on the western boundary of the car park to the north has been removed. Residential-style buildings have been established in the areas to the north-west of the Site. A carpark and larger building structures have been established to the south-west of the Site. The area directly west of the Site remains vacant. The density of industrial-style buildings and carparks to the south of the Site has increased and a small dam appears to have been established to the south-east. |
| 2002 | No significant changes from the 1991 aerial photograph. | The buildings directly south and north-east of the Site have been extended. The carpark and building structures to the south-west of the Site have been extended further into the area directly west of the Site. Residential-style buildings have been established further south-west of the Site. A carpark has been established in the area to the north-east of the Site, amongst the residential-style buildings. |
| 2009 | Ground disturbance is evident throughout the central and southern portions of the Site. The carpark in the northern portion of the Site has been removed and replaced with grass cover. A pathway has been established in the centre of the Site spanning from east to west. | The carpark directly north of the Site has been removed and replaced with what appears to be grass cover. The remaining open space to the east of the Site has been replaced with buildings. The structure to the west of the Site has been extended further. |
| 2014 | A rectangular building was established in the south-west of the Site (assumed to be the childcare centre), surrounded by grassed areas and hardstand to the north. | No significant changes from the 2009 aerial photograph. |

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Table 5: Aerial Photographs

| Date | Observations On-Site | Observations Off-Site |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2023 | Three buildings likely associated with the property immediately north have been established along the northern boundary of the Site. Directly south of the buildings remained undeveloped with minor storage of materials along the boundaries. | Additional buildings/carparks established directly east of the Site. Rectangular buildings and a grassed area established directly north of the Site. Areas of open space to the west of the Site have been replaced with small buildings. |

5.3.3 Royal Historical Society of Victoria

Information provided by the Royal Historical Society of Victoria (RHSV) indicated the following:

- Broadmeadows was utilised as farmland until circa 1939;
- The Site is not listed in the Sands and McDougall Directories (1858 – 1974);
- The Melway Street Directories (1966-2022) shows Blair Street and King William Street in 1966, with Kraft Street as a dotted line, indicating a proposed street. Kraft court is not listed until 2008;
- A Google Earth search identified two storage tanks at the Site in 2006 which were removed by 2009. The search also identified the onsite childcare centre was established in 2018.

A copy of the RHSV report is provided as **Appendix H** of this report.

5.3.4 Sands and McDougall Directories

Prensa undertook a review of the Historical Business Listings provided on Victoria Unearthed within a 200 m radius of the Site. It is noted that there were no historical businesses located within 200 m of the Site.

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5.3.5 Historical Database Search

Prensa conducted a search of the State Library of Victoria (SLV) and Trove online databases and obtained and reviewed historical maps and plans. A summary of the findings is presented in **Table 6** below. Copies of the documents reviewed have been provided as **Appendix H** of this report.

| Table 6: Historical Database Search | | |
|------------------------------------------------------|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Source | Ref. & Date | Summary of Findings |
| Historical Editions of the Melway Street Directories | Melway street directory (1966) | The Site was not listed on the 1966 Melway. Railway Crescent was marked west and Riggall Street marked north of the Site. Dora Street likely intersected the central portion of the Site, with Speed Street extending north from Dora Street east of the Site. |
| | Melway street directory (1968) | Dora Street and Speed Street have been removed. |
| | Melway street directory (1975) | A dotted line, indicating a proposed street, likely intersecting the central portion of the Site has been established, as well as 'Nabisco Pty Ltd' in the area between the newly established street and Riggall Street. |
| | Melway street directory (1986) | No significant changes from the 1975 Melway street directory. |
| | Melway street directory (1994) | 'Nabisco Pty Ltd' has been replaced with 'Lanes Biscuits'. |
| | Melway street directory (2023) | Kraft Court has been established along the dotted line established in the 1975 Melway street directory, with the end of the court situated in the western portion of the street. 'Lanes Biscuits' is no longer labelled, the Site appears vacant. |

It is noted that Melbourne and Metropolitan Board of Works Plans, Mahlstedt Fire Insurance Plans and other historical plans, photographs or newspaper articles relevant to the Site were not available for review at the time of the PSI.

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5.4 Current Sources of Potentially Contaminated Land

5.4.1 Current Title Search

Current certificate of title information for the Site was obtained from Landata and has been provided in **Appendix E** of this report. A review of current titles indicated that the Site is described within multiple folios. As such, a detailed review of each of the current folios, was not undertaken. Only two of the five current folios were obtained for review. Relevant details obtained from the current title review have been summarised in **Table 7**.

| Table 7: Current Certificate of Title Information | |
|---------------------------------------------------|-----------------------------------------------------------------------------|
| Item | Details |
| Lot and Plan Details | Lots 4-7 on Plan of Subdivision 600857Q |
| Certificate of Title | Volume 11083 Folios 521-525 |
| Proprietor | Multicultural Youth Centre Ltd of 92 Railway Crescent Broadmeadows VIC 3047 |
| Date | 5/08/2008 |
| Parent Title | Volume 08435 Folio 618 |

5.4.2 EPA Database Search

EPA Victoria online databases were reviewed (DELWP (Vicunearthed), 2020), with the relevant details pertaining to current sources of potentially contaminated land obtained from the review summarised in **Table 8**.

| Table 8: EPA Database Results | |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aspect | Details |
| EPAV Groundwater Quality Restricted Use Zones (GQRUZ) | Two GQRUZs were identified within a 2.0 km radius of the Site: <ul style="list-style-type: none"> 2-24 King William Street, Broadmeadows (approximately 700 m south-east of the Site) was the closest property for which a GQRUZ applied; and 36-44 Emu Parade Jacana (approximately 1.7 km south-west of the Site) was the next closest property for which a GQRUZ applied. |
| EPAV Priority Sites Register | The Site was not listed on or within a 2.0 km radius of a property listed on the Priority Sites Register. The PSR extract is provided in Appendix F . |
| EPAV Landfill Register | The Site was not listed within 500 m of a landfill known by or assessed by EPA Victoria. |
| EPAV Environmental Audits | The Site was not listed as having an environmental audit completed. |

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6 Site Inspection

A visual inspection of the Site was completed by Prensa on 22 August 2023. The Site comprised three portions, with the major findings for each noted below:

- Northern portion: Carpark with three portable buildings storing supplies (i.e. tables, chairs etc.) for the school located immediately north of the Site;
 - The surface cover predominantly comprised gravel in fair condition;
 - A minor downwards slope was noted on the eastern and western boundaries towards the adjacent roads;
 - Three onsite portable buildings with visible crawl spaces and a shipping container along the northern boundary; and
 - Storage of inert wastes including cardboard, wooden pallets, metal and various fencing materials.
- Central portion: Open space;
 - The surface cover comprised predominately grass with a paved footpath running east to west through the centre and garden beds along the northern and southern boundaries;
 - Generally flat with no slope towards the adjacent roads; and
 - Bollards installed along the eastern and western boundaries.
- Southern portion: Childcare centre (including associated carpark);
 - The surface cover of the accessible outdoor areas comprised a combination of grass in fair condition, synthetic turf, paved pathways, sand/tanbark and bitumen;
 - A minor downwards slope was noted on the western and northern boundary towards the adjacent roads/paths; and
 - Onsite building with visible crawl space.

No evidence of potentially contaminating features were identified onsite.

The potentially contaminating features identified offsite and their associated sources include the following:

Cheese manufacturer/food products supplier:

- Five 200 L drums were situated adjacent the north-eastern boundary of the Site, the contents of which are unknown;
- Intermediate bulk container (IBC) storage was noted approximately 30 m north-east of the Site, the contents of which are unknown; and
- Two cylindrical above ground storage tanks (ASTs) each with a capacity of approximately 15,000 L were located approximately 80 m east of the Site, their contents are unknown. The ASTs were situated adjacent to what appeared to be three large fire water tanks and two IBCs of corrosive substances.

Confectionary manufacturer:

- Various (eight or more) ASTs each comprising a capacity of 15,000 L or more were located in an area approximately 90 m south of the Site, the contents of which are unknown.

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7 Preliminary Conceptual Site Model

A preliminary conceptual site model (PCSM) has been developed based on the available desktop information. The PCSM identifies potential sources of contaminants of interest, potential transport mechanisms and receptors that could represent a potential risk of harm to ecological and/or human health. The objective of the preliminary PCSM is to highlight actual or potential exposure pathways that may exist and identify any data gaps that may need to be addressed during the investigation.

For a potential risk of harm to ecological and/or human health to be realised, all of the following elements of an exposure pathway are required:

- Contaminant source (e.g. fill material, fuel tank);
- Transport mechanism/exposure route between the source and receptor (e.g. dermal contact, ingestion, vapour/groundwater migration, inhalation); and
- Receptor (e.g. resident, site worker, aquatic ecosystem).

If all three elements are present, it is considered that a complete exposure pathway exists. Partial or incomplete exposure pathways may also be present.

Based on the historical use of the Site and surrounding properties, information sourced from audit reports of surrounding properties and the site inspection conducted, the primary potential sources of contamination are summarised below in **Table 9**.

| Table 9: Preliminary Conceptual Site Model | | | | | | |
|--------------------------------------------|--------------------------------------|----------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------|
| | Source/ Activity | Lines of Evidence | Media | Potential For Contamination | CoPC | Characterised |
| On-site | Imported fill | Aerial photographs /site inspection | Soil | Low: Ecosystems on site did not appear to be under stress | Broad range. Likely metals, PAH, TRH, ACM | No |
| | Car parking | Aerial photographs /site inspection | Soil | Low: Evidence of staining was not identified during the site inspection | TRH and BTEXN | No |
| Off-site | Regional groundwater pollution | EPA database search | Groundwater, Soil Vapour | Low: Industrial uses are present nearby and audits restricting groundwater use have been due to regional sources were identified 700 m from the Site (CARMS 77491). Groundwater assessment immediately north of the Site did not report significant contamination (CARMS 78414). | VOC, TRH | Off-site immediately north |

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Based on the lines of evidence and the contamination likely to be present, the following exposure pathways have the potential to be complete in the event that contamination is present:

- Future uses (including students, maintenance workers, teachers and visitors): ingestion of soil and dust, inhalation of dust and vapour and dermal contact;
- Terrestrial ecosystems: dermal contact; and
- Groundwater: leachate from potentially contaminated soil.

8 Discussion

Based on the PSI undertaken the following key findings were noted:

- The Site was utilised for agricultural grazing prior to the development of the surrounding area for various industrial, commercial and residential uses circa 1960's;
- The Site remained largely undeveloped with the exception of car parking in the northern portion until circa 2014 when the childcare centre was developed in the southern portion of the Site;
- An environmental audit undertaken immediately north of the Site (CARMS 78414) indicated that the property was suitable for use as a school; and
- Regional groundwater was potentially contaminated with chlorinated hydrocarbons, however given that groundwater at the environmental audit site immediately north of the Site did not report contamination (CARMS 78414), it is unlikely that groundwater at the Site is impacted.

8.1 On-Site Potential for Contamination

The findings of the desktop review and site inspection did not identify current or historic uses which would likely represent a high or moderate potential for contamination.

There was potential for imported fill soil at the Site, as well as potential for minor contamination from the use of the Site for car parking associated with the manufacturing facility north-east of the Site. The findings of the environmental audit on the property immediately north of the Site indicated that minimal imported fill was present, and impacts from car parking were not present in surface soils.

The audit resulted in a certificate allowing for unrestricted use of the property (CARMS 78414). Given the Site has been used historically for a similar purposes it is considered unlikely that the Site is 'potentially contaminated land' in accordance with PPN30. Intrusive soil assessment at the Site would further reduce uncertainty associated with the potential for contamination to be present from these sources.

8.2 Off-Site Potential for Contamination

The findings of the PSI indicated that the surrounding area was historically utilised for a number of industrial and commercial land uses as the area was developed from circa late 1960's. Nearby environmental audits and GQRUZ identified metals, hydrocarbons and ACM in soils as well as some regional chlorinated hydrocarbon groundwater pollution with an unknown source site. Groundwater contamination was assessed immediately north of the Site and no significant contamination was identified (CARMS 78414). As such, it is considered unlikely that groundwater would pose a high or moderate potential for contamination at the Site.

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9 Conclusion

The findings of the PSI did not identify current or historical onsite land uses with a moderate or high potential for contamination. In addition, adjacent land uses which could result in the Site being considered a moderate potential for contamination as per PPN30 were not identified in the PSI.

The PSI indicated that the Site was historically agricultural grazing land until the northern portion of the Site was utilised as a carpark for the neighbouring food manufacturing facility in the 1970s. Other portions of the Site remained undeveloped until the childcare centre was established in the southern portion in 2014. As such, significant contamination is unlikely to be present.

There is potential for the Site to have been historically filled and further assessment of fill soil is recommended to evaluate whether contamination is present which may present a risk to the proposed use of the Site as a school. The requirement for a risk-based remediation, management strategy or further investigation (such as a preliminary risk screen assessment [PRSA] or audit) should be determined following completion of intrusive soil assessment works. Alternatively, the soil assessment may be complete as part of a PRSA.

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10 References

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Figures

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27-37 Kraft Court, Broadmeadows

Site Plan

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Ground Floor, prensa.com.au
5 Burwood Rd, P: (03) 9508 0100
Hawthorn VIC 3122 F: (03) 9509 6125

Client No: M0310 Job No: 117975M

Client: Centre for Multicultural Youth

Project: Preliminary Site Investigation

Address: 27-37 Kraft Court, Broadmeadows

Legend:

 Site Boundary

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Index Location Map:

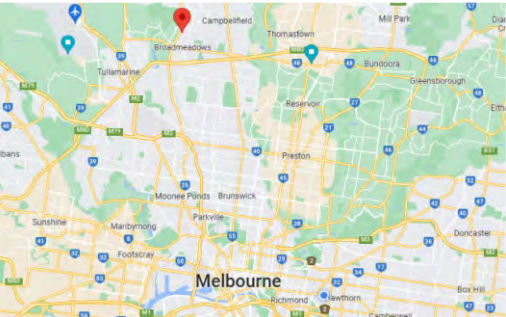


Image Source: NearMaps Viewed: 31/08/2023

| | | | |
|---------------------|-------------|------------|----------------|
| File Name: | | | Version: |
| Figure 1: Site Plan | | | 1 |
| Drawn By: | Checked By: | Date: | Figure number: |
| ILM | GJM | 31/08/2023 | 1 |



Not to scale - All locations are approximate

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Photographs

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1. Northern portion of the Site



2. Central portion of the Site



3. Carpark adjacent the southern portion of the Site



4. Grassed, paved and sand covered areas in the southern portion of the Site.



5. Tanbark and synthetic turf covered areas in the southern portion of the Site.

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Appendix A: Planning Property Reports

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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 15 August 2023 01:58 PM

PROPERTY DETAILS

Address: **27-37 KRAFT COURT BROADMEADOWS 3047**

Lot and Plan Number: **More than one parcel - see link below**

Standard Parcel Identifier (SPI): **More than one parcel - see link below**

Local Government Area (Council): **HUME**

www.hume.vic.gov.au

Council Property Number: **667864**

Planning Scheme: **Hume**

[Planning Scheme - Hume](#)

Directory Reference: **Melway 6 J7**

This property has 9 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**

Legislative Assembly: **BROADMEADOWS**

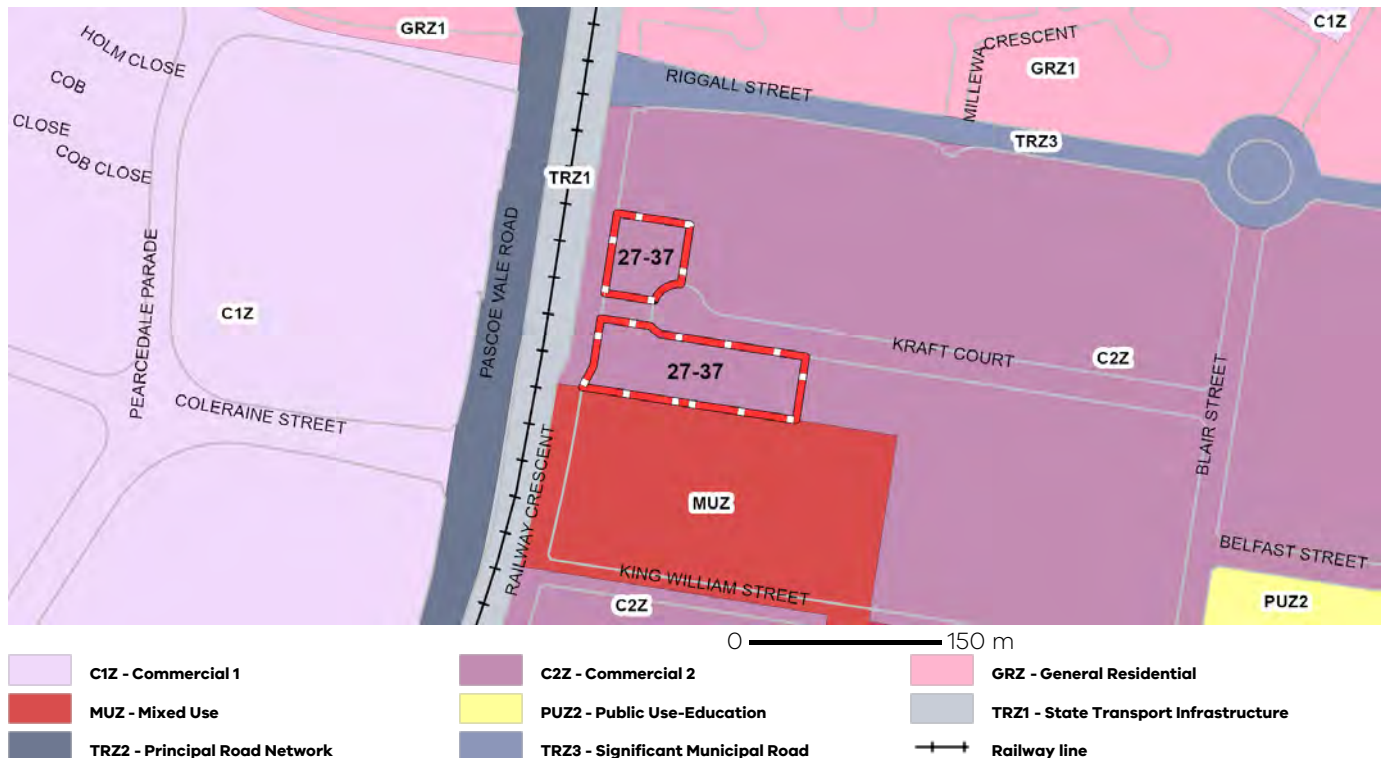
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[COMMERCIAL 2 ZONE \(C2Z\)](#)



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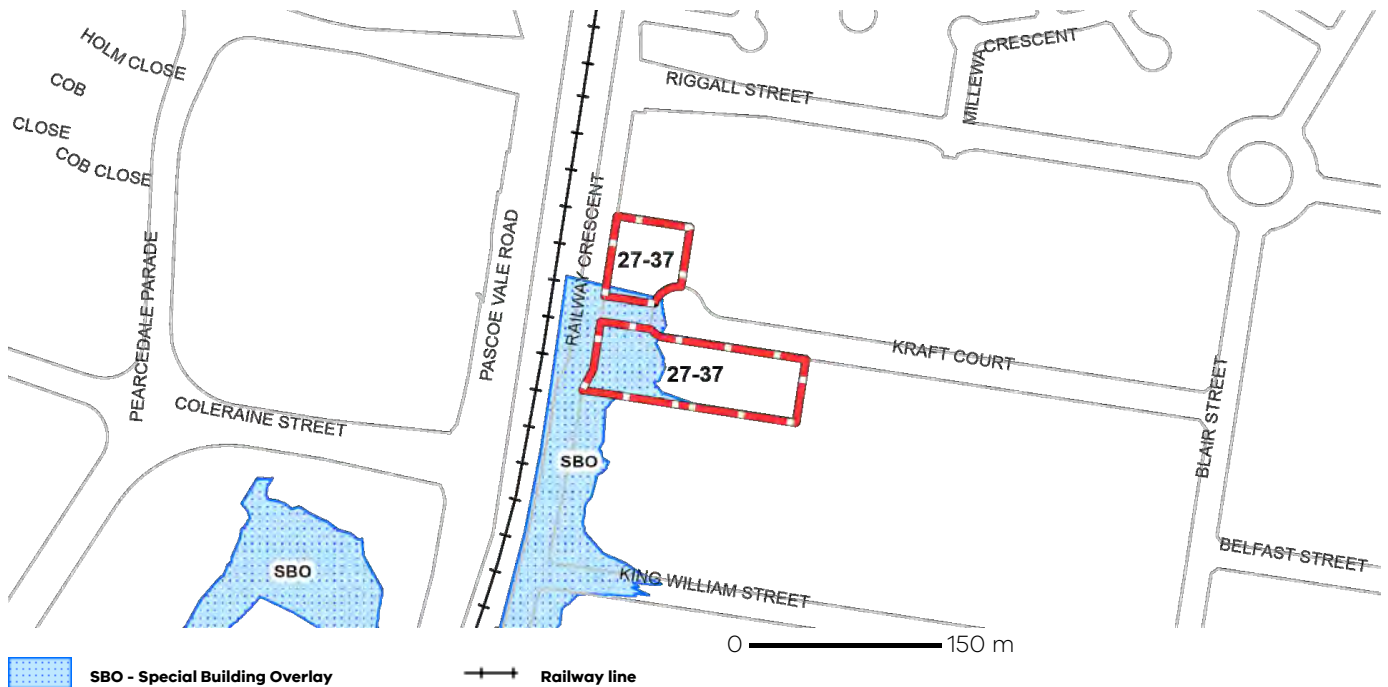
PLANNING PROPERTY REPORT: 27-37 KRAFT COURT BROADMEADOWS 3047

Page 1 of 4

Planning Overlays

[SPECIAL BUILDING OVERLAY \(SBO\)](#)

[SPECIAL BUILDING OVERLAY SCHEDULE \(SBO\)](#)



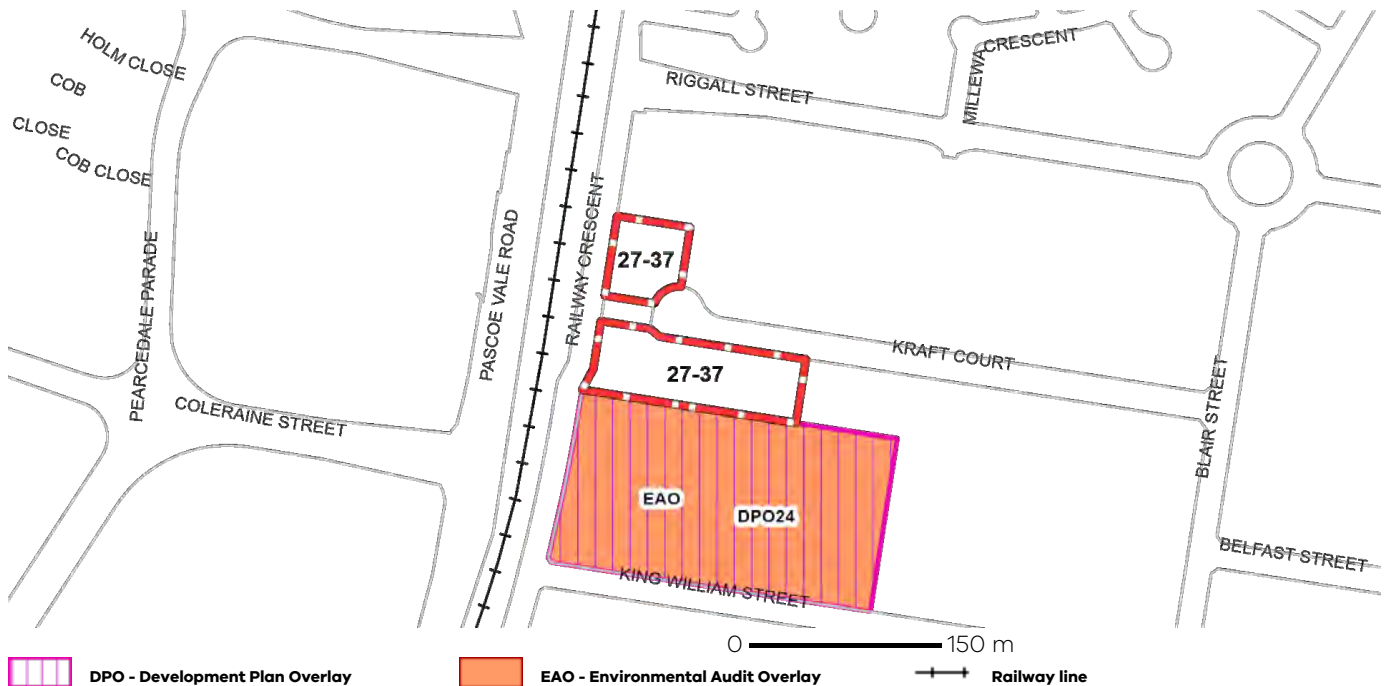
Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

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

[ENVIRONMENTAL AUDIT OVERLAY \(EAO\)](#)



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Further Planning Information

Planning scheme data last updated on 10 August 2023.

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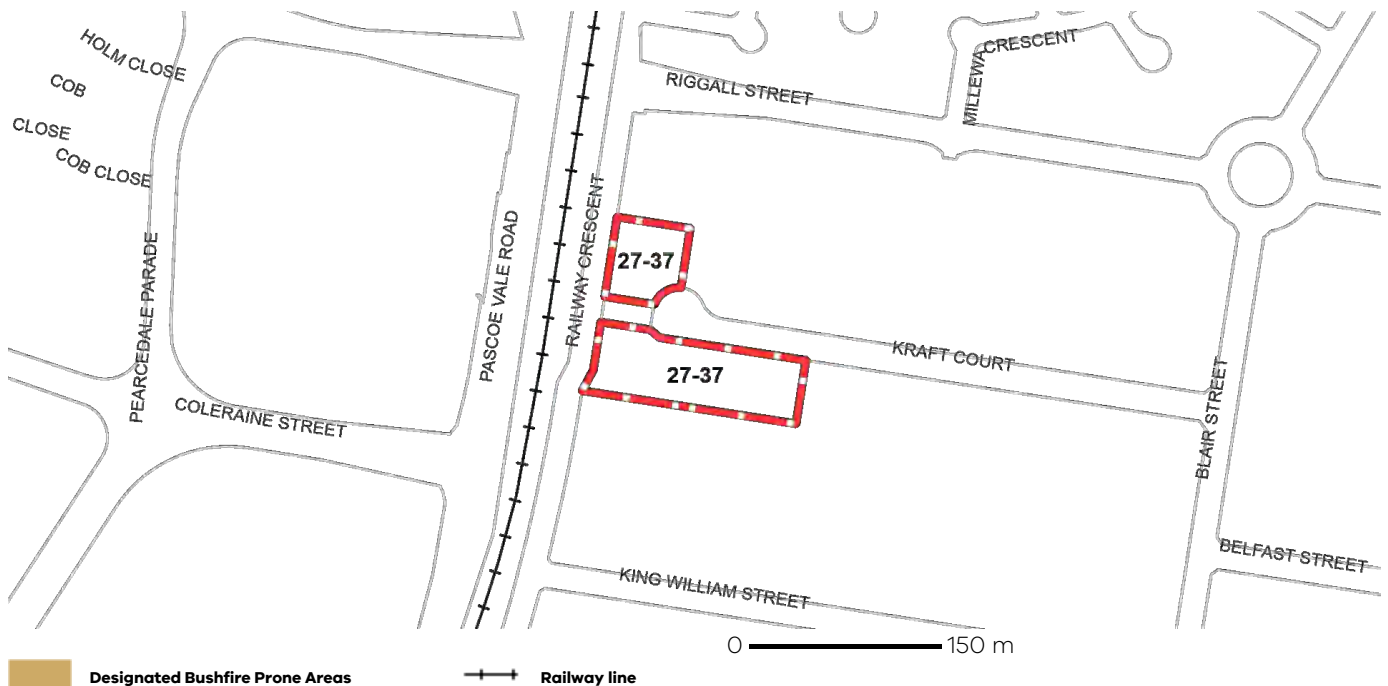
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Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

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

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

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PROPERTY REPORT

From www.planning.vic.gov.au at 15 August 2023 01:59 PM

PROPERTY DETAILS

Address: **27-37 KRAFT COURT BROADMEADOWS 3047**

Lot and Plan Number: **This property has 9 parcels. See table below**

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

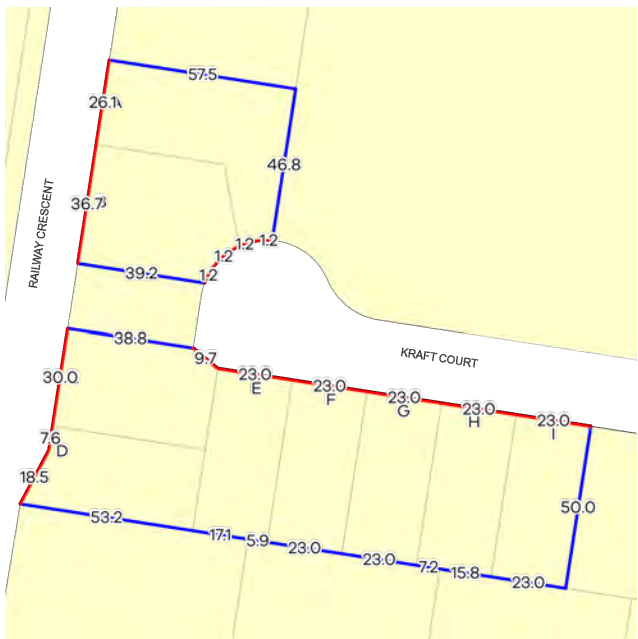
Local Government Area (Council): **HUME**

Council Property Number: **667864**

Directory Reference: **Melway 6 J7**

SITE DIMENSIONS

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



Area: 11765 sq. m (1.18 ha)

Perimeter: 670 m

For this property:

— Site boundaries

— Road frontages

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

19 overlapping dimension labels are not being displayed

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

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

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PARCEL DETAILS

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

| | Lot/Plan or Crown Description | SPI | | Lot/Plan or Crown Description | SPI |
|---|-------------------------------|------------|---|-------------------------------|-------------|
| A | Lot 4 PS600857 | 4\PS600857 | F | Lot 9 PS600857 | 9\PS600857 |
| B | Lot 5 PS600857 | 5\PS600857 | G | Lot 10 PS600857 | 10\PS600857 |
| C | Lot 6 PS600857 | 6\PS600857 | H | Lot 11 PS600857 | 11\PS600857 |
| D | Lot 7 PS600857 | 7\PS600857 | I | Lot 12 PS600857 | 12\PS600857 |
| E | Lot 8 PS600857 | 8\PS600857 | | | |

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**

Legislative Assembly: **BROADMEADOWS**

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PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

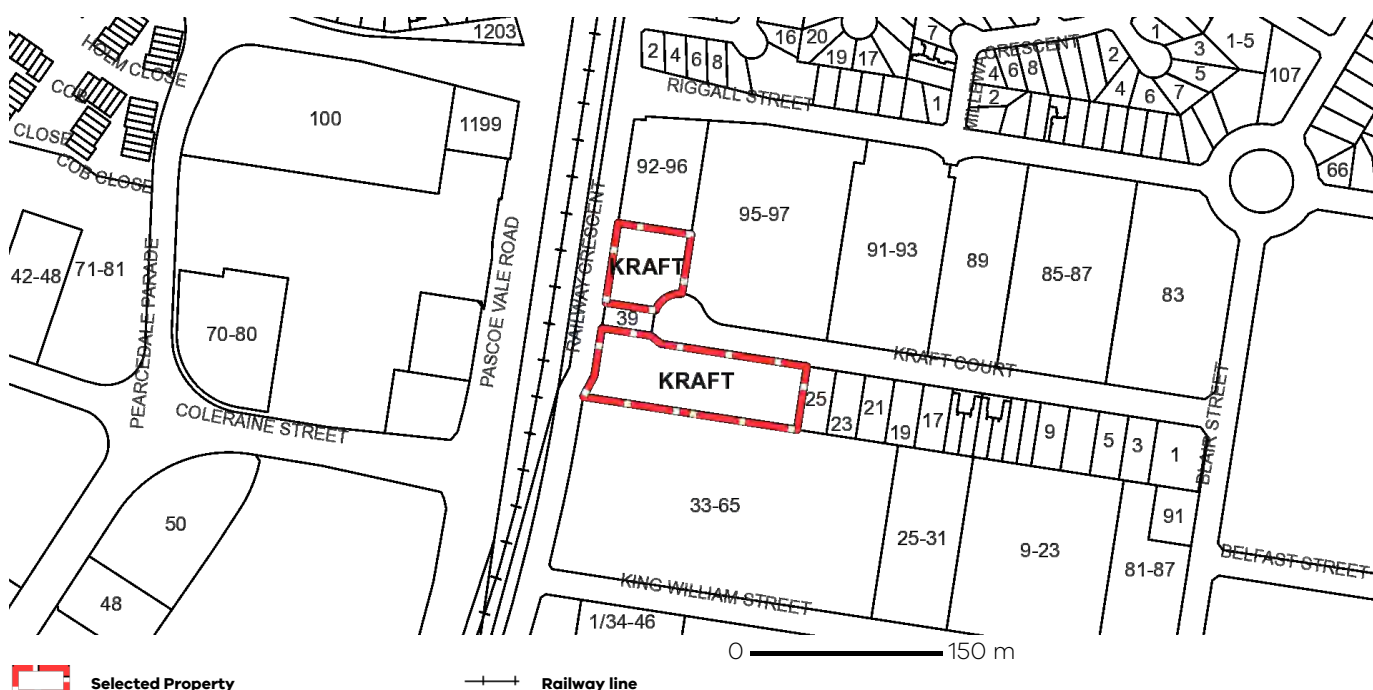
The Planning Property Report for this property can found here - [Planning Property Report](#)

Planning Property Reports can be found via these two links

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

Property and parcel search <https://www.land.vic.gov.au/property-and-parcel-search>

Area Map



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PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 August 2023 10:35 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot RES1 PS600857**
Address: **39 KRAFT COURT BROADMEADOWS 3047**
Standard Parcel Identifier (SPI): **RES1\PS600857**
Local Government Area (Council): **HUME**
Council Property Number: **667892**
Planning Scheme: **Hume**
Directory Reference: **Melway 6 J7**

www.hume.vic.gov.au

[Planning Scheme - Hume](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Melbourne Water Retailer: **Yarra Valley Water**
Melbourne Water: **Inside drainage boundary**
Power Distributor: **JEMENA**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **BROADMEADOWS**

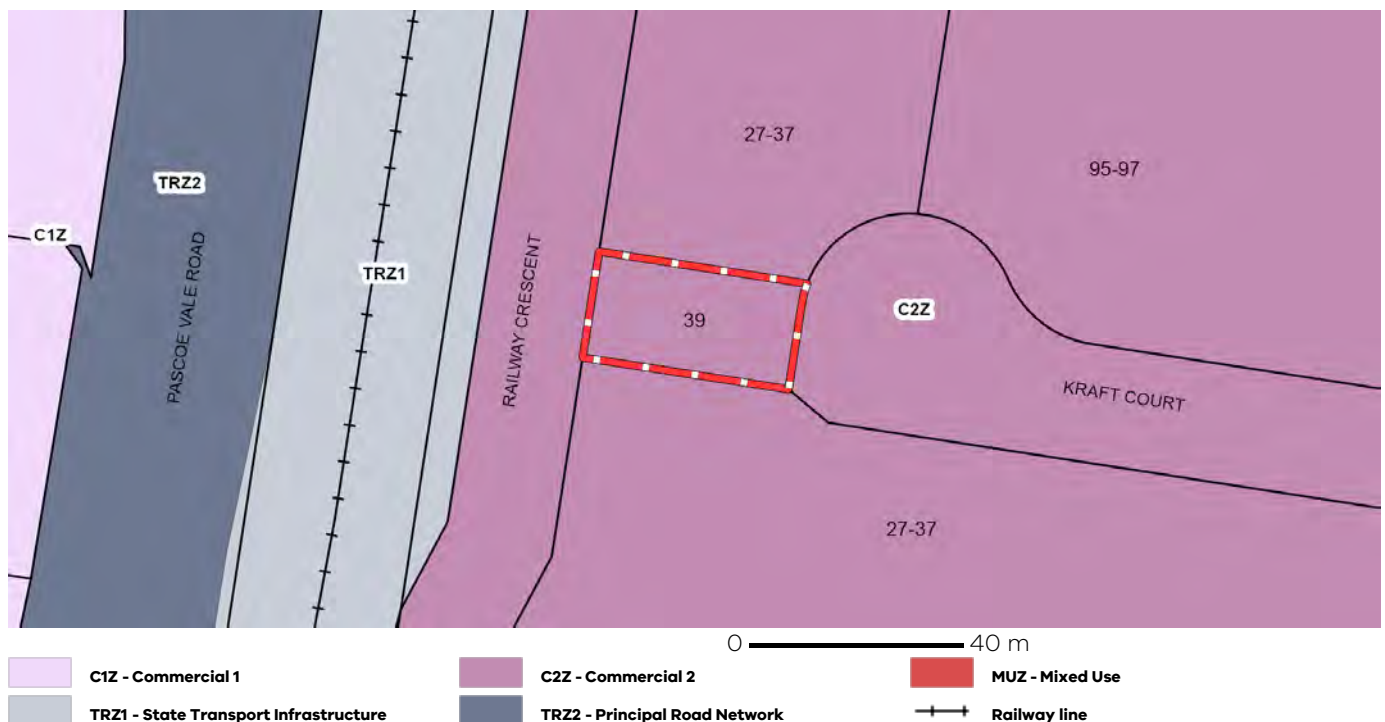
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

COMMERCIAL 2 ZONE (C2Z)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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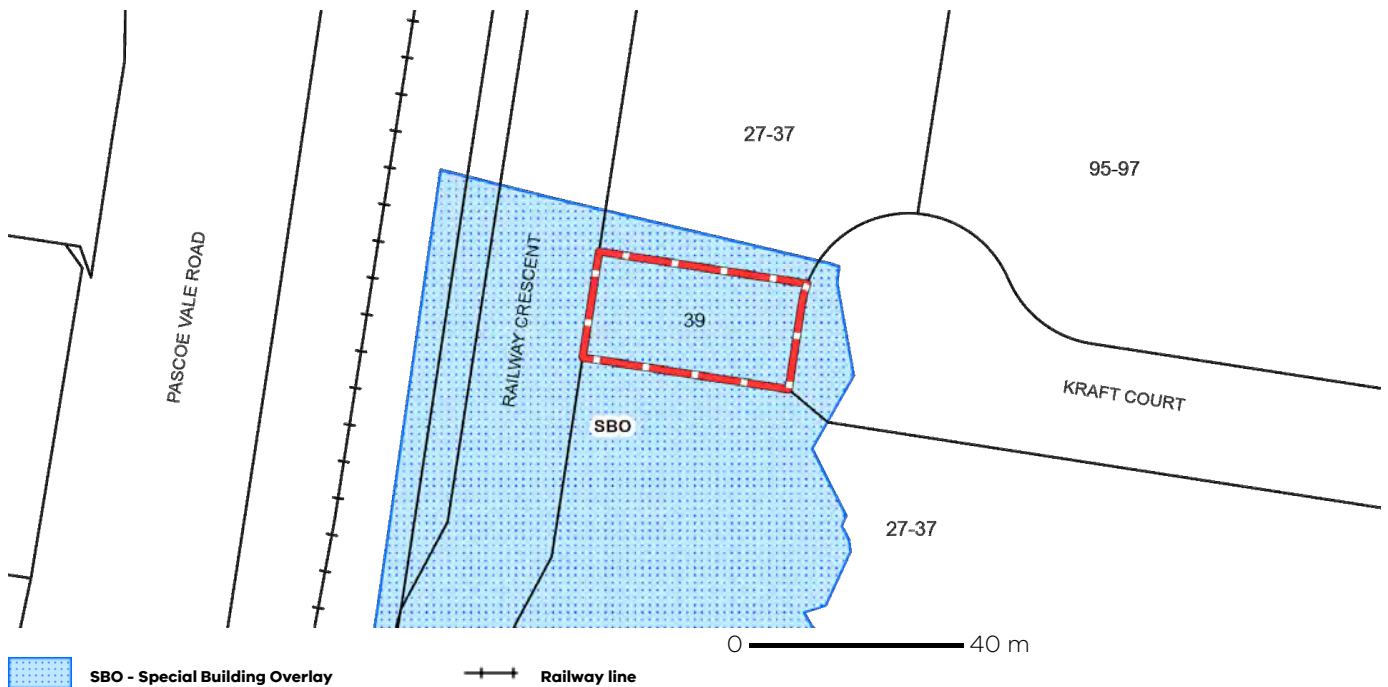
PLANNING PROPERTY REPORT: Lot RES1 PS600857

Page 1 of 3

Planning Overlay

[SPECIAL BUILDING OVERLAY \(SBO\)](#)

[SPECIAL BUILDING OVERLAY SCHEDULE \(SBO\)](#)



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

Further Planning Information

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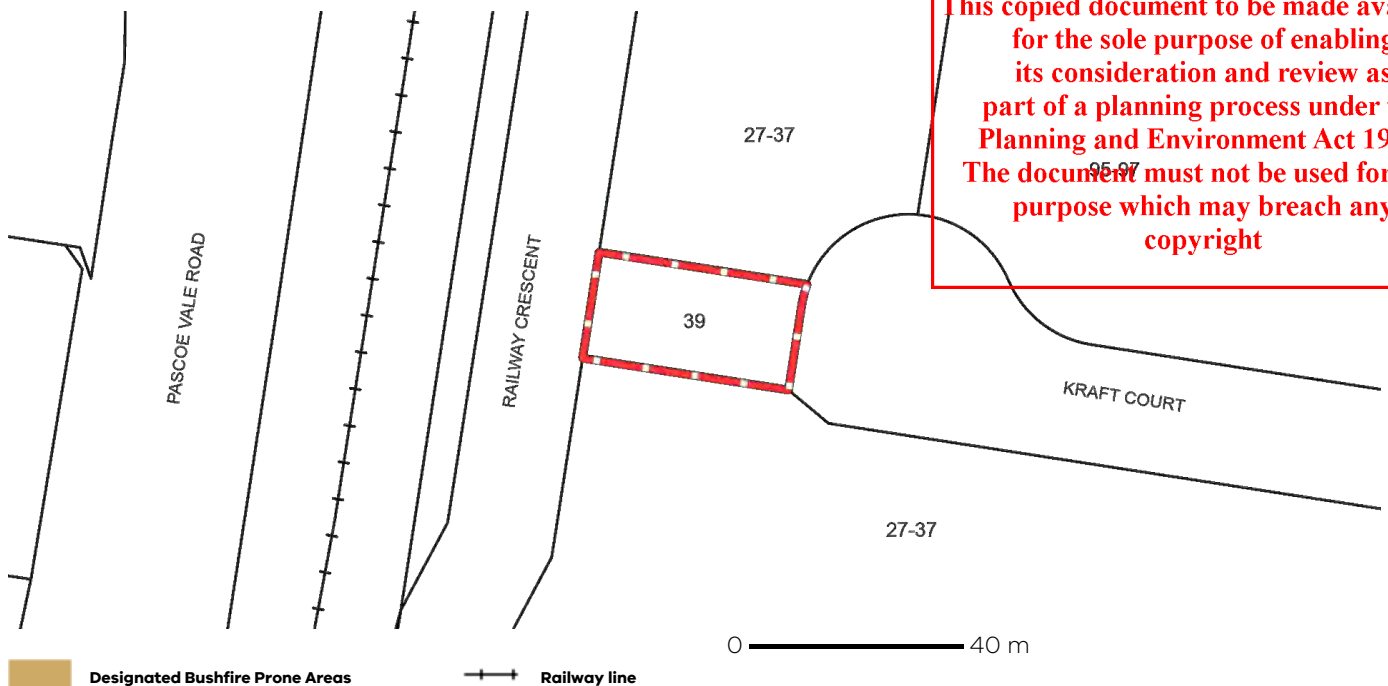
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Designated Bushfire Prone Areas

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Appendix B: Groundwater Resource Reports

**ADVERTISED
PLAN**

Groundwater Resource Report

Groundwater catchment: East Port Phillip Bay

VICGRID94 Easting: 2493292 Northing: 2424942

Depth to water table: 5 - 10m

Water table salinity (mg/L): 1001 - 3500

| Groundwater layers (Aquifers and Aquitards) | Depth below surface (m) | Groundwater salinity (mg/L) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|
| UTB Upper Tertiary / Quaternary Basalt basalt (fractured rock) | 0 - 11 | 1001 - 3500 |
| UTAF Upper Tertiary Aquifer (fluvial) sand, gravel and clay | 11 - 18 | 1001 - 3500 |
| BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites. | 18 - 218 | 1001 - 3500 |

There are no GMUs at this location

ADVERTISED PLAN

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For further information about this report contact:

Department of Environment, Land, Water & Planning
Email: ground.water@delwp.vic.gov.au

For further information on groundwater licensing in this area contact:

Southern Rural Water Corporation
Phone: 1300 139 510
Email: srw@srw.com.au
Website: www.srw.com.au

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Printed: 15 August 2023

Date Updated: 11 January 2019



Environment,
Land, Water
and Planning

Introduction

Groundwater is part of the water cycle. When rain or snow falls on land, some of it evaporates, some flows to streams and rivers, and some seeps into the soil. Some of the water in the soil is used by plants but some continues to move down through the soil and rock until all the pores and cracks are full of water. This is known as the water table and this water is called groundwater.

Groundwater is a finite resource that, like surface water, is allocated under the Water Act (1989). A Bore Construction Licence is required to drill for groundwater including for domestic and stock purposes. Taking and using groundwater for commercial or irrigation purposes requires an additional licence.

Purpose of this report

This report has been prepared to provide potential groundwater users with basic information about groundwater beneath their property. This includes the different geological layers, the depths of the layers and the salinity of groundwater in the layers. Information on the groundwater management units (GMU) and any associated caps on the volume that can be licensed (the PCV) are also provided.

Definitions and context

| Term | Description |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Groundwater Catchment | An identified area of the State within which groundwater resources are connected. |
| Easting / Northing | The VICGRID 94 coordinates of the spot that was selected on the interactive map. |
| Groundwater Salinity | Indicates the possible concentration of salts within the groundwater. The salt content indicates the possible uses of the water (see the Beneficial Use Table below). Fertilisers and other contaminants can also enter groundwater and affect its use. It is up to you to make sure that the groundwater you use is suitable for your purpose. |
| Aquifer | An aquifer is a layer of soil or rock which stores usable volumes of groundwater. Aquifers are generally limestones, gravels and sands, as well as some fractured rocks where the cracks in the rock are open and connected (some basalts, sandstones and limestones). How much water can be pumped from an aquifer depends on how much water is stored in pores and cracks, how well connected the pores and cracks are, and how thick the layer is. It is more likely that volumes of water for irrigation and urban water supply will come from gravels, sands, limestones and basalts that are at least 30 metres thick. Low volumes of water for domestic and stock use are likely from any aquifer greater than 10 metres thick. The advice above is a guide only, as the amount of water available can be highly variable. Actual pumping volumes can only be determined from drilling, appropriate construction and testing of a bore. |
| Aquitard | An aquitard is a layer of rock or soil that does not allow water to move through it easily, limiting its capacity to supply water. Aquitards are generally silts, clays and fractured rocks (where there are few cracks in the rock or the cracks are poorly connected). |
| Groundwater Management Unit (GMU) | A collective term for groundwater management areas (GMAs) and water supply protection areas (WSPAs). GMAs and WSPAs are defined areas and depths below the surface where rules for groundwater use may apply. WSPAs often have caps on groundwater use and plans describing how the resource is managed. GMAs usually have caps on groundwater use and may have local plans and rules. All other areas are managed directly through the Water Act (1989). Always check with your local Rural Water Corporation to be sure that the information on the GMU is correct for your specific location. |
| Permissible Consumptive Volume (PCV) | A cap that is set under the Water Act (1989) declaring the total volume of groundwater that may be taken from the area. Once the PCV is reached, no additional extraction can be licensed for use within the area unless traded from another groundwater licence holder. |
| Depth to Water Table | This is an indication of the depth at which groundwater might first be encountered when drilling a bore. The depth can vary from year to year, and from place to place and may vary significantly from that indicated in this report. |

Beneficial Use Table

| Salinity range (mg/L TDS) | Beneficial use as described by State Environment Protection Policy (Groundwaters of Victoria) s160 | | | | | | | |
|---------------------------|----------------------------------------------------------------------------------------------------|----------------------------|-----------------------|------------|-------------|----------|----------------------|--------------------------|
| | Potable water - preferred | Potable water - acceptable | Potable mineral water | Irrigation | Stock water | Industry | Ecosystem protection | Buildings and structures |
| <500 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 501-1000 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1001-3500 | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3501-13000 | | | | | ✓ | ✓ | ✓ | ✓ |
| 13001+ | | | | | | ✓ | ✓ | ✓ |

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Printed: 15 August 2023

Date Updated: 11 January 2019

Groundwater Resource Report

Groundwater catchment: East Port Phillip Bay

VICGRID94 Easting: 2493274 Northing: 2424850

Depth to water table: 10 - 20m

Water table salinity (mg/L): 1001 - 3500

| Groundwater layers (Aquifers and Aquitards) | Depth below surface (m) | Groundwater salinity (mg/L) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------|
| UTB Upper Tertiary / Quaternary Basalt basalt (fractured rock) | 0 - 12 | 1001 - 3500 |
| UTAF Upper Tertiary Aquifer (fluvial) sand, gravel and clay | 12 - 17 | 1001 - 3500 |
| BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites. | 17 - 217 | 1001 - 3500 |

There are no GMUs at this location

ADVERTISED PLAN

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For further information about this report contact:
Department of Environment, Land, Water & Planning
Email: ground.water@delwp.vic.gov.au

For further information on groundwater licensing in this area contact:
Southern Rural Water Corporation
Phone: 1300 139 510
Email: srw@srw.com.au
Website: www.srw.com.au

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Printed: 15 August 2023

Date Updated: 11 January 2019



Environment,
Land, Water
and Planning

Introduction

Groundwater is part of the water cycle. When rain or snow falls on land, some of it evaporates, some flows to streams and rivers, and some seeps into the soil. Some of the water in the soil is used by plants but some continues to move down through the soil and rock until all the pores and cracks are full of water. This is known as the water table and this water is called groundwater.

Groundwater is a finite resource that, like surface water, is allocated under the Water Act (1989). A Bore Construction Licence is required to drill for groundwater including for domestic and stock purposes. Taking and using groundwater for commercial or irrigation purposes requires an additional licence.

Purpose of this report

This report has been prepared to provide potential groundwater users with basic information about groundwater beneath their property. This includes the different geological layers, the depths of the layers and the salinity of groundwater in the layers. Information on the groundwater management units (GMU) and any associated caps on the volume that can be licensed (the PCV) are also provided.

Definitions and context

| Term | Description |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Groundwater Catchment | An identified area of the State within which groundwater resources are connected. |
| Easting / Northing | The VICGRID 94 coordinates of the spot that was selected on the interactive map. |
| Groundwater Salinity | Indicates the possible concentration of salts within the groundwater. The salt content indicates the possible uses of the water (see the Beneficial Use Table below). Fertilisers and other contaminants can also enter groundwater and affect its use. It is up to you to make sure that the groundwater you use is suitable for your purpose. |
| Aquifer | An aquifer is a layer of soil or rock which stores usable volumes of groundwater. Aquifers are generally limestones, gravels and sands, as well as some fractured rocks where the cracks in the rock are open and connected (some basalts, sandstones and limestones). How much water can be pumped from an aquifer depends on how much water is stored in pores and cracks, how well connected the pores and cracks are, and how thick the layer is. It is more likely that volumes of water for irrigation and urban water supply will come from gravels, sands, limestones and basalts that are at least 30 metres thick. Low volumes of water for domestic and stock use are likely from any aquifer greater than 10 metres thick. The advice above is a guide only, as the amount of water available can be highly variable. Actual pumping volumes can only be determined from drilling, appropriate construction and testing of a bore. |
| Aquitard | An aquitard is a layer of rock or soil that does not allow water to move through it easily, limiting its capacity to supply water. Aquitards are generally silts, clays and fractured rocks (where there are few cracks in the rock or the cracks are poorly connected). |
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| Permissible Consumptive Volume (PCV) | A cap that is set under the Water Act (1989) declaring the total volume of groundwater that may be taken from the area. Once the PCV is reached, no additional extraction can be licensed for use within the area unless traded from another groundwater licence holder. |
| Depth to Water Table | This is an indication of the depth at which groundwater might first be encountered when drilling a bore. The depth can vary from year to year, and from place to place and may vary significantly from that indicated in this report. |

Beneficial Use Table

| Salinity range (mg/L TDS) | Beneficial use as described by State Environment Protection Policy (Groundwaters of Victoria) s160 | | | | | | | |
|------------------------------|----------------------------------------------------------------------------------------------------|-------------------------------|--------------------------|------------|-------------|----------|-------------------------|-----------------------------|
| | Potable water - preferred | Potable water - acceptable | Potable mineral water | Irrigation | Stock water | Industry | Ecosystem protection | Buildings and structures |
| <500 | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 501-1000 | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1001-3500 | | | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3501-13000 | | | | | ✓ | ✓ | ✓ | ✓ |
| 13001+ | | | | | | ✓ | ✓ | ✓ |

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Appendix C: Summary of Groundwater Bore Use

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| Bore ID | Distance from Site (m) | Direction from Site | Use | Bore Depth (mBGL) ¹ |
|-----------|------------------------|---------------------|---------------------------|--------------------------------|
| WRK054175 | 450 | SE | Groundwater/Observation | 21.6 |
| WRK057416 | 2,000 | SE | Groundwater/Observation | 16 |
| WRK058281 | 550 | E/SE | Groundwater/Observation | 30.5 |
| WRK070412 | 150 | W | Groundwater/Observation | 19 |
| WRK070413 | 150 | W | Groundwater/Observation | 19 |
| WRK070831 | 110 | S | Groundwater/Observation | 17.5 |
| WRK070832 | 110 | S | Groundwater/Observation | 16 |
| WRK070834 | 105 | S | Groundwater/Observation | 16 |
| WRK072177 | 800 | SW | Groundwater/Observation | 20 |
| WRK072240 | 1,600 | N | Groundwater/Observation | 15.5 |
| WRK072241 | 1,600 | N | Groundwater/Observation | 17 |
| WRK072242 | 1,600 | N | Groundwater/Observation | 15.5 |
| WRK097141 | 2,000 | NE | Groundwater/Investigation | 8.5 |
| WRK097142 | 2,000 | NE | Groundwater/Investigation | 5.8 |
| WRK097143 | 2,000 | NE | Groundwater/Investigation | 7.5 |
| WRK097151 | 900 | SW | Groundwater/Investigation | 19.6 |
| WRK097152 | 900 | SW | Groundwater/Investigation | 20 |
| WRK097153 | 900 | SW | Groundwater/Investigation | 21.2 |
| WRK097154 | 900 | SW | Groundwater/Investigation | 13.2 |
| WRK097155 | 900 | SW | Groundwater/Investigation | 19.6 |
| WRK097156 | 900 | SW | Groundwater/Investigation | 20 |
| WRK097157 | 900 | SW | Groundwater/Investigation | 21.2 |
| WRK097158 | 900 | SW | Groundwater/Investigation | 13.2 |
| WRK962668 | 950 | NE | Groundwater | 20 |
| WRK962669 | 950 | NE | Groundwater | 20 |
| WRK962670 | 950 | NE | Groundwater | 20 |
| WRK985421 | 1,950 | SW | Groundwater | 30 |
| WRK989301 | 1,550 | SW | Groundwater | 25 |

Notes: ¹ mBGL – m below ground level

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M0310:ILM:117975M PSI 27-37 Kraft Court Broadmeadows

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Appendix D: Title Information

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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 11083 FOLIO 521

Security no : 124108521123L
Produced 22/08/2023 03:15 PM

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 600857Q.
PARENT TITLE Volume 08435 Folio 618
Created by instrument PS600857Q 05/08/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MULTICULTURAL YOUTH CENTRE LTD of 347-351 SYDNEY ROAD COBURG VIC 3058
AJ569437J 27/03/2012

ENCUMBRANCES, CAVEATS AND NOTICES

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 set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AF622004J 01/02/2008

DIAGRAM LOCATION

SEE PS600857Q FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 27-37 KRAFT COURT BROADMEADOWS VIC 3047

DOCUMENT END

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 1 of 2

Produced 22/08/2023 03:30 PM

Volume 11083 Folio 522
Folio Creation: Created as a computer folio
Parent title Volume 08435 Folio 618

RECORD OF HISTORICAL DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged | Dealing Type and Details |
|------------------------------|---------------------------|---------|--------|--------------------------|
|------------------------------|---------------------------|---------|--------|--------------------------|

RECORD OF VOTS DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged |
|------------------------------|---------------------------|-----------|--------|
| 05/11/2010 | 05/11/2010 | AH598071E | Y |

**ADVERTISED
PLAN**

CAVEAT

CAVEAT AH598071E 05/11/2010
Caveator
MULTICULTURAL YOUTH CENTRE LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
LOGIE-SMITH LANYON
Notices to
LOGIE-SMITH LANYON of LEVEL 13 575 BOURKE STREET MELBOURNE VIC 3000

| | | | |
|------------|------------|-----------|---|
| 27/03/2012 | 27/03/2012 | AJ569436L | Y |
|------------|------------|-----------|---|

DISCHARGE OF MORTGAGE

AFFECTED ENCUMBRANCE(S) AND REMOVED MORTGAGE(S)
MORTGAGE AE674243E

| | | | |
|------------|------------|-----------|---|
| 27/03/2012 | 27/03/2012 | AJ569438G | Y |
|------------|------------|-----------|---|

TRANSFER OF LAND BY ENDORSEMENT

FROM:
CITY & SUBURBAN DEVELOPMENTS PTY LTD
TO:
MULTICULTURAL YOUTH CENTRE LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple
Sole Proprietor
MULTICULTURAL YOUTH CENTRE LTD of 347-351 SYDNEY ROAD COBURG VIC 3058
AJ569438G 27/03/2012
AND LAPSING OF CAVEAT AH598071E

STATEMENT END

VOTS Snapshot

Volume 11083 Folio 522
124026886156V

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 2 of 2

Produced 05/08/2008 12:47 pm

LAND DESCRIPTION

Lot 5 on Plan of Subdivision 600857Q.
PARENT TITLE Volume 08435 Folio 618
Created by instrument PS600857Q 05/08/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CITY & SUBURBAN DEVELOPMENTS PTY LTD of 391 CANTERBURY ROAD SURREY HILLS VIC
3127
PS600857Q 05/08/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE674243E 18/10/2006
WESTPAC BANKING CORPORATION

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AGREEMENT Section 173 Planning and Environment Act 1987
AF622004J 01/02/2008

DIAGRAM LOCATION

SEE PS600857Q FOR FURTHER DETAILS AND BOUNDARIES

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 1 of 9

Produced 22/08/2023 03:36 PM

Volume 8435 Folio 618

Folio Creation: Created as paper folio continued as computer folio

Parent titles :

Volume 08398 Folio 797 to Volume 08398 Folio 799

THE IMAGE OF THE FOLIO CEASED TO BE THE DIAGRAM LOCATION ON 06/08/2004 05:00:03 AM

RECORD OF HISTORICAL DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged | Dealing Type and Details |
|---------------------------------|------------------------------|---------|--------|-----------------------------|
|---------------------------------|------------------------------|---------|--------|-----------------------------|

RECORD OF VOTS DEALINGS

| Date Lodged for Registration | Date Recorded on Register | Dealing | Imaged |
|---------------------------------|------------------------------|---------|--------|
|---------------------------------|------------------------------|---------|--------|

| | | | |
|------------|------------|-----------|---|
| 31/01/2002 | 31/01/2002 | AB045847F | Y |
|------------|------------|-----------|---|

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
T455580L

| | | | |
|------------|------------|-----------|---|
| 31/01/2002 | 31/01/2002 | AB045848D | Y |
|------------|------------|-----------|---|

DISCHARGE OF MORTGAGE
MORTGAGE(S) REMOVED
V361894K

| | | | |
|------------|------------|-----------|---|
| 25/07/2006 | 25/07/2006 | AE500842F | Y |
|------------|------------|-----------|---|

CAVEAT

CAVEAT AE500842F 25/07/2006
Caveator
CITY AND SUBURBAN PROPERTIES PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by
NORTON GLEDHILL
Notices to
NORTON GLEDHILL of LEVEL 23 459 COLLINS STREET MELBOURNE VIC 3000

| | | | |
|------------|------------|-----------|---|
| 05/10/2006 | 05/10/2006 | AE647917D | Y |
|------------|------------|-----------|---|

WITHDRAWAL OF CAVEAT
CAVEAT AE500842F REMOVED

| | | | |
|------------|------------|-----------|---|
| 05/10/2006 | 05/10/2006 | AE647918B | Y |
|------------|------------|-----------|---|

CAVEAT

CAVEAT AE647918B 05/10/2006
Caveator
CITY & SUBURBAN DEVELOPMENTS PTY LTD
Capacity PURCHASER/FEE SIMPLE
Lodged by

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 2 of 9

NORTON GLEDHILL

Notices to

NORTON GLEDHILL of LEVEL 23, 459 COLLINS STREET MELBOURNE VIC 3000

| | | | |
|------------|------------|-----------|---|
| 18/10/2006 | 18/10/2006 | AE674242G | Y |
|------------|------------|-----------|---|

TRANSFER OF LAND BY ENDORSEMENT

FROM:

BROMPTON FOODS AUSTRALIA PTY. LTD.

TO:

CITY & SUBURBAN DEVELOPMENTS PTY LTD

RESULTING PROPRIETORSHIP:

Estate Fee Simple

Sole Proprietor

CITY & SUBURBAN DEVELOPMENTS PTY LTD of 391 CANTERBURY ROAD SURREY

HILLS VIC 3127

AE674242G 18/10/2006

AND LAPSING OF CAVEAT AE647918B

| | | | |
|------------|------------|-----------|---|
| 18/10/2006 | 18/10/2006 | AE674243E | Y |
|------------|------------|-----------|---|

MORTGAGE OF LAND

MORTGAGE AE674243E 18/10/2006

WESTPAC BANKING CORPORATION

| | | | |
|------------|------------|-----------|---|
| 14/02/2007 | 26/02/2007 | AE897410S | Y |
|------------|------------|-----------|---|

APPLICATION RE NOTICE OF INTENTION TO ACQUIRE LAND

NOTICE as to part Section 10(1) Land Acquisition and Compensation Act 1986

HUME CITY COUNCIL

ADDRESS FOR SERVICE OF NOTICES

MADDOCKS - LAWYERS of LEVEL 7 140 WILLIAM STREET MELBOURNE VIC. 3000

AE897410S 14/02/2007

| | | | |
|------------|------------|-----------|---|
| 27/08/2007 | 24/09/2007 | PS600509Q | Y |
|------------|------------|-----------|---|

PLAN OF SUBDIVISION SECTION 35 SUBDIVISION ACT

PS600509Q affect(s) land herein

| | | | |
|------------|------------|-----------|---|
| 11/10/2007 | 15/10/2007 | AF397092J | Y |
|------------|------------|-----------|---|

PS600509Q no longer affect(s) land herein

AND REMOVAL OF NOTICE AE897410S

Partially Cancelled by AF397092J

Remaining Land: Lot 1 on Plan of Subdivision 600509Q

| | | | |
|------------|------------|-----------|---|
| 15/10/2007 | 15/10/2007 | AF403558K | Y |
|------------|------------|-----------|---|

RECTIFICATION DIAGRAM LOCATION

Previous diagram reference: LP060173

New diagram reference: PS600509Q

SEE PS600509Q FOR FURTHER DETAILS AND BOUNDARIES

| | | | |
|------------|------------|-----------|---|
| 12/12/2007 | 05/08/2008 | PS600857Q | Y |
|------------|------------|-----------|---|

PLAN OF SUBDIVISION, SUBDIVISION ACT 1988

Cancelled by PS600857Q

| | | | |
|------------|------------|-----------|---|
| 01/02/2008 | 01/02/2008 | AF622004J | Y |
|------------|------------|-----------|---|

AGREEMENT SECTION 173 PLANNING AND ENVIRONMENT ACT 1987

AGREEMENT Section 173 Planning and Environment Act 1987

AF622004J 01/02/2008

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HISTORICAL SEARCH STATEMENT

Land Use Victoria

Page 3 of 9

STATEMENT END

VOTS Snapshot

Volume 08435 Folio 618
124000315919N
Produced 31/01/2002 11:03 am

LAND DESCRIPTION

Lot 51 on Plan of Subdivision 060173.
PARENT TITLES :
Volume 08398 Folio 797 to Volume 08398 Folio 799
Created by instrument LP060173 11/09/1963

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REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
BROMPTON FOODS AUSTRALIA PTY. LTD. of CNR BLAIR & RIGGALL STS BROADMEADOWS
3047
T455579L 09/12/1994

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE T455580L 09/12/1994
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

MORTGAGE V361894K 08/04/1998
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED

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 DIAGRAM ON IMAGED FOLIO VOLUME 8435 FOLIO 618 FOR FURTHER DETAILS AND BOUNDARIES

Paper Title Images

8435/618 - Version 0, Date 16/12/1999

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ORIGINAL

**NOT TO BE TAKEN FROM THE OFFICE
OF TITLES**



VICTORIA

REGISTER BOOK

VOL.

8435

FOL.

618

Certificate of Title

UNDER THE "TRANSFER OF LAND ACT"

HOUSING COMMISSION is the proprietor of an estate in fee simple subject to
the encumbrances notified hereunder in ALL THAT piece of land coloured on -
the map on the sheet annexed hereto being Lot 51 on Plan of Subdivision - -
No.60173 Parish of Will Will Rook - - - - -

Issued under Regulation 12 on the approval of the above Plan of Subdivision



Q. Bach

Assistant Registrar of Titles

ENCUMBRANCES REFERRED TO

As to any land coloured blue--

ANY EASEMENTS implied under Section 98
of the Transfer of Land Act - - - - -

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DERIVED FROM VOL.8398 FOL.797

" 8398 " 798

" 8398 " 799

11/9/'63.

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NABISCO PTY. LIMITED of 277 William Street
Melbourne is now the proprietor
Registered 31st May 1963
No.B670855

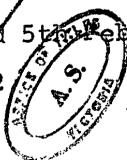


MORTGAGE

to COMMONWEALTH TRADING
BANK OF AUSTRALIA

Registered 5th February 1968

No. 6994812



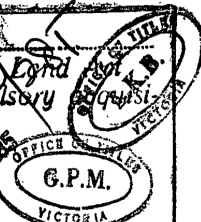
STATE ELECTRICITY COMMISSION OF VICTORIA

has pursuant to section 57 of Transfer of Land Act 1962
served a Notification relating to the compulsory acquisition
of an easement over land herein

Dated 23 MAY 1984

Entered 27 JUN 1984

No. 151652 - L51562 (Plan with letter)



AMENDED

12 MAR 1985

No. L521728T



STATE ELECTRICITY COMMISSION OF VICTORIA
has pursuant to Section 103 of the State
Electricity Act 1958 and Section 49 of the
Lands Compensation Act acquired an
easement for the transmission of
electricity over part of the land
comprised herein

Dated 20th February 1985

Entered 15th April 1985

No.L521728T.



MORTGAGE FROM

CEREAL FOODS PTY. LTD. (FORMERLY NABISCO
PTY. LIMITED) TO COMMONWEALTH BANK
OF AUSTRALIA
REGISTERED 20/7/90
P913856C

DISCHARGED
29 NOV 1991



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CAVEAT

CAVEATOR: BROMPTON FOODS AUSTRALIA PTY.

CAPACITY: PURCHASER/FEE SIMPLE

LODGED BY: 500C ARNOLD BLOCK LEIBLER

OF 333 COLLINS ST. MELBOURNE
3000

NOTICE TO: AS ABOVE

NO: R668594T

DATE: 3/12/91



CAVEAT WILL LAPSE ON

REGISTRATION OF T455579L

19 DEC 1994



PROPRIETOR

BROMPTON FOODS AUSTRALIA PTY. LTD.

Cnr. BLAIR & RIGGALL STS. BROADMEADOWS 3047

T455579L 9/12/94



MORTGAGE

AUSTRALIA AND NEW ZEALAND BANKING GROUP
LIMITED

T455580L 9/12/94



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MORTGAGE

AUSTRALIA AND NEW ZEALAND
BANKING GROUP LIMITED &
THE NATIONAL BANK OF NEW ZEALAND
LIMITED
0361894K 08/04/98



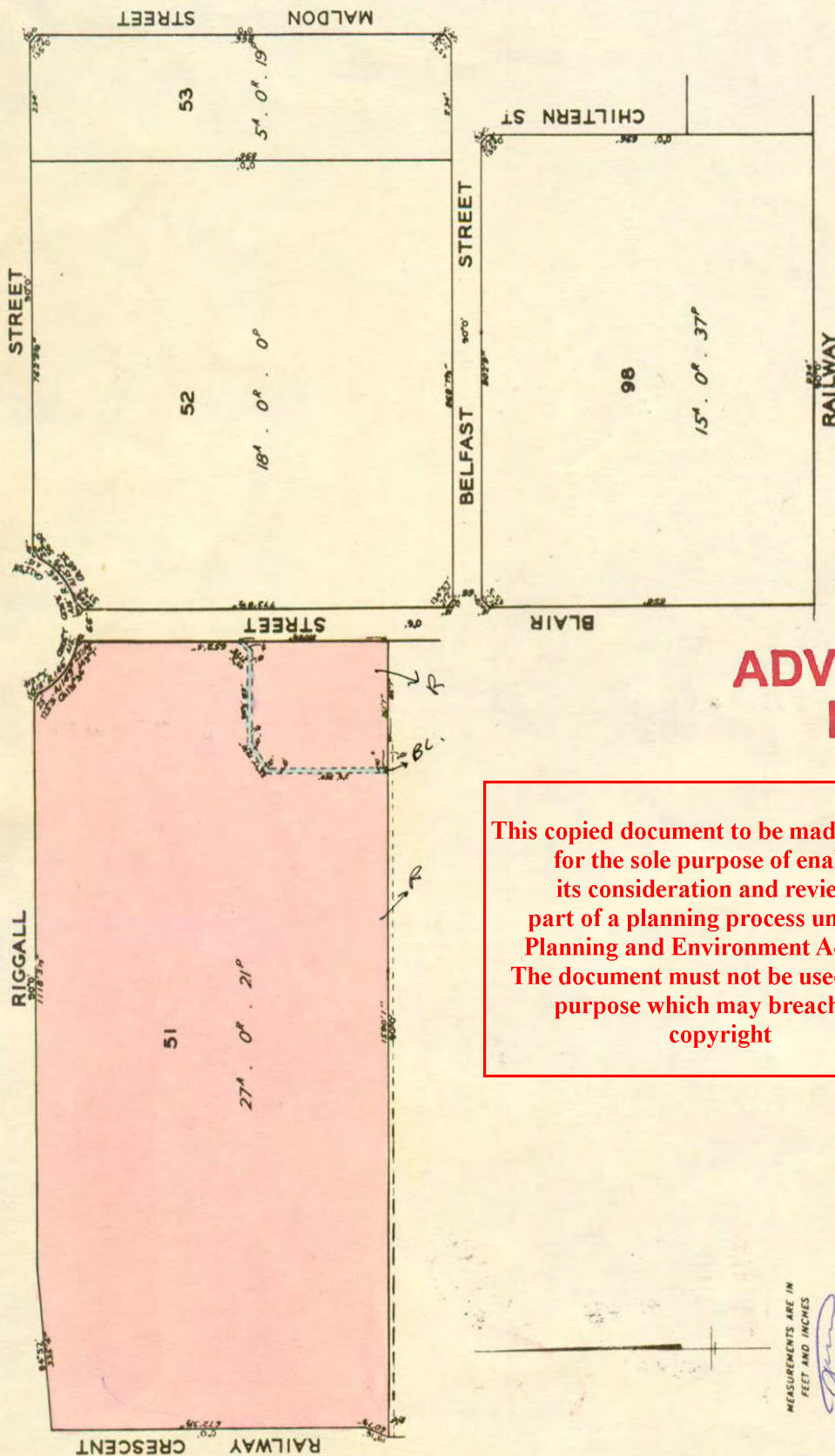
T08435-618-1-3

V.8435 F.618

ANNEXED SHEET REFERRED TO IN
CERTIFICATE OF TITLE VOL. 8435 FOL. 618

Adachi

ASSISTANT REGISTRAR OF TITLES

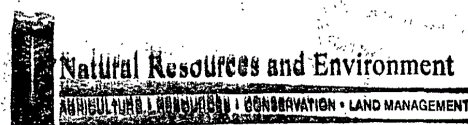


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MEASUREMENTS ARE IN
FEET AND INCHES

Adachi



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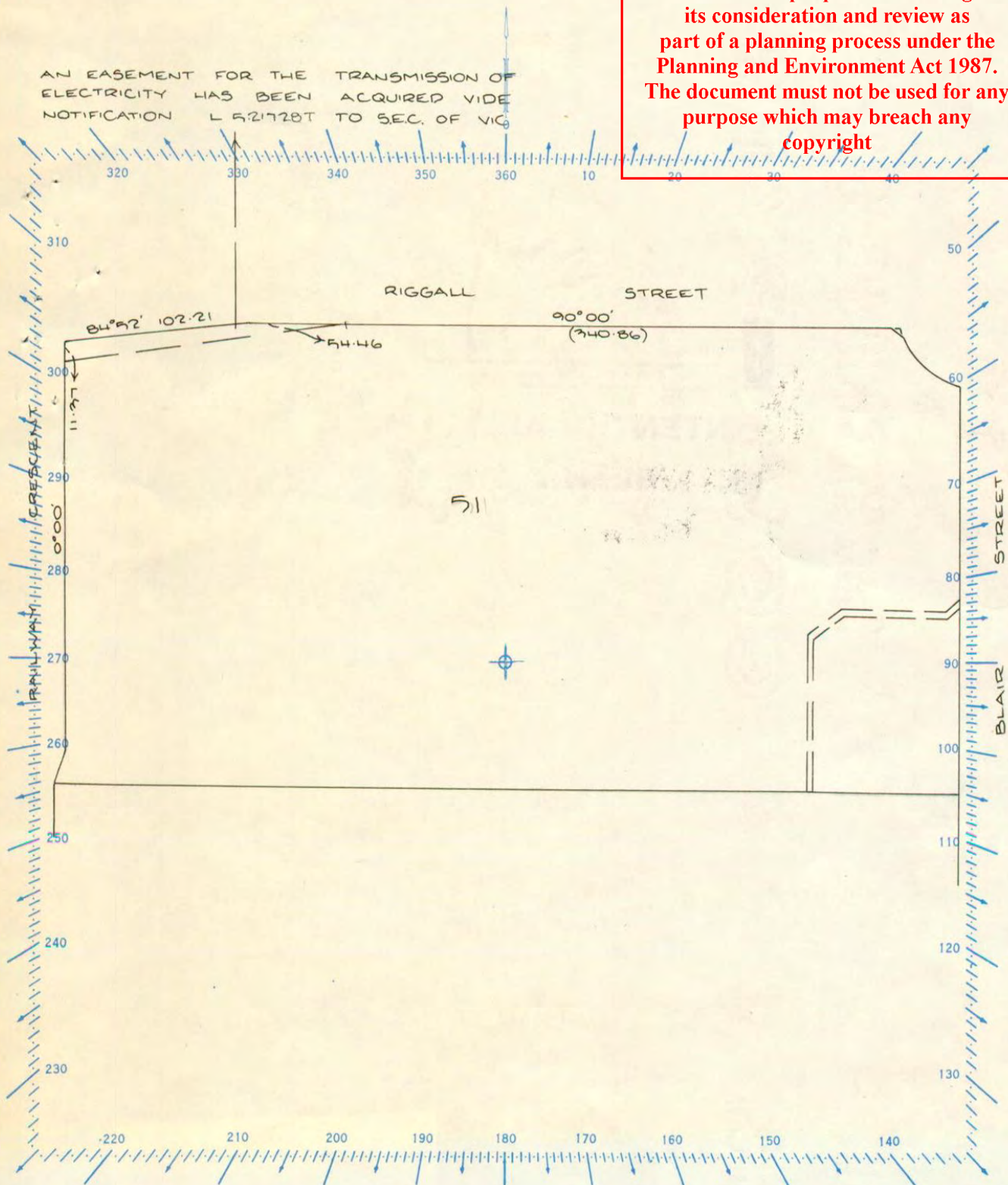
SCALE

Volume B435 Folio 618

LENGTHS ARE IN METRES

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Natural Resources and Environment

AGRICULTURE • RESOURCES • CONSERVATION • LAND MANAGEMENT

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Appendix E: Aerial Photographs

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| Aerial Photographs | | | <div> <div>prensa</div>  </div> | |
|--------------------|----------------------------|----------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Client No: | M0310 | Job No: | 117975M | Address: |
| Client: | Multicultural Youth Centre | Project: | PSI Kraft Crt Broadmeadows | 27-37 Kraft Court, Broadmeadows VIC 3047 |
| | | | Ground Floor, 5 Burwood Rd, Hawthorn VIC 3122 | <p>prensa.com.au</p> <p>P: (03) 9508 0100</p> <p>F: (03) 9509 6125</p> |



Aerial Photographs

prensa 

Client No: M0310

Job No: 117975M

Address:

Client:
Multicultural Youth Centre

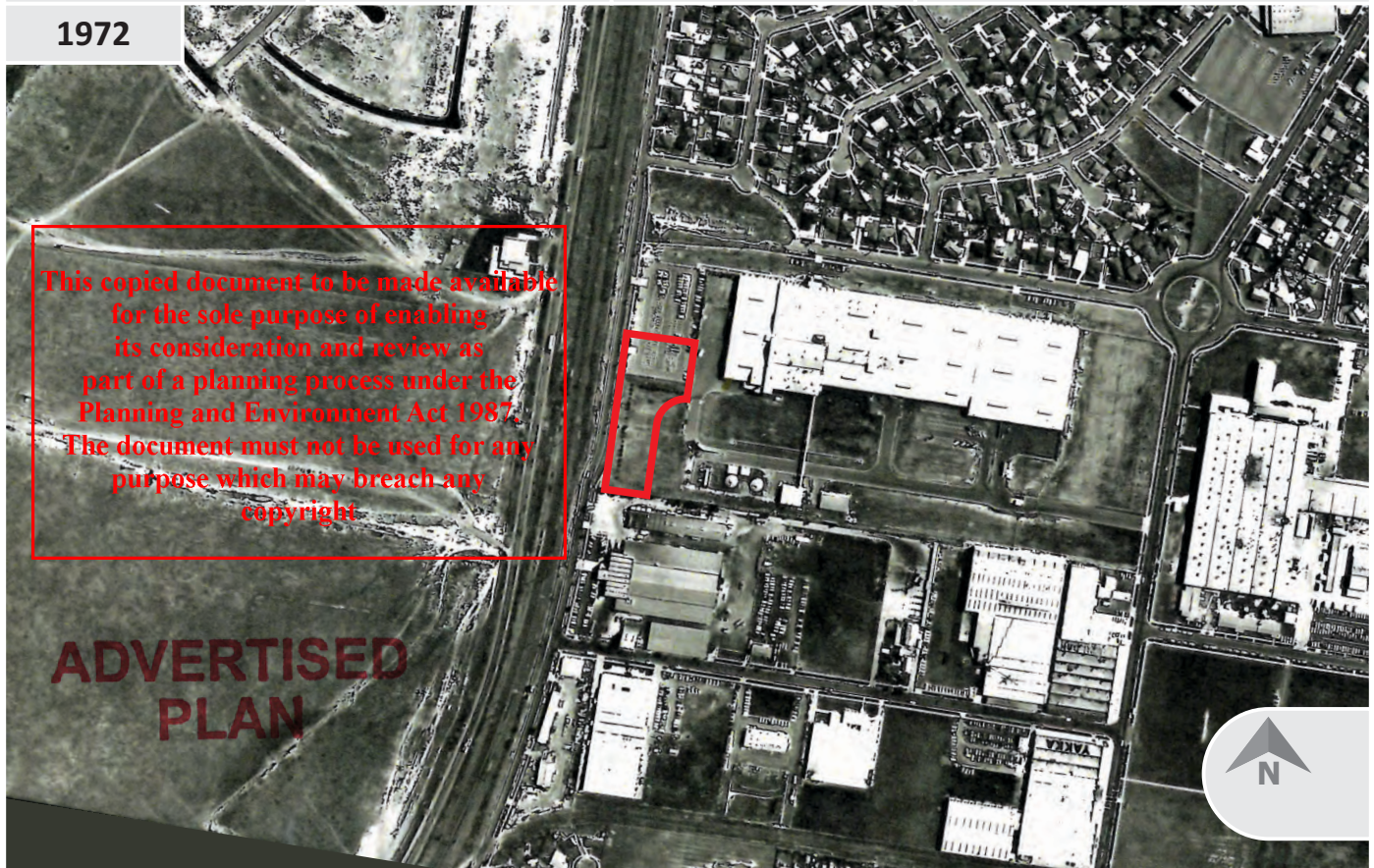
Project:
PSI Kraft Crt Broadmeadows

27-37 Kraft Court,
Broadmeadows VIC 3047

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

1972



1991



Aerial Photographs

prensa 

Client No:
M0310

Job No:
117975M

Address:

Client:
Multicultural Youth Centre

Project:
PSI Kraft Crt Broadmeadows

27-37 Kraft Court,
Broadmeadows VIC 3047

Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

2002



2009



Aerial Photographs

prensa 

Client No: M0310

Job No: 117975M

Address:

Client:
Multicultural Youth Centre

Project:
PSI Kraft Crt Broadmeadows

27-37 Kraft Court,
Broadmeadows VIC 3047

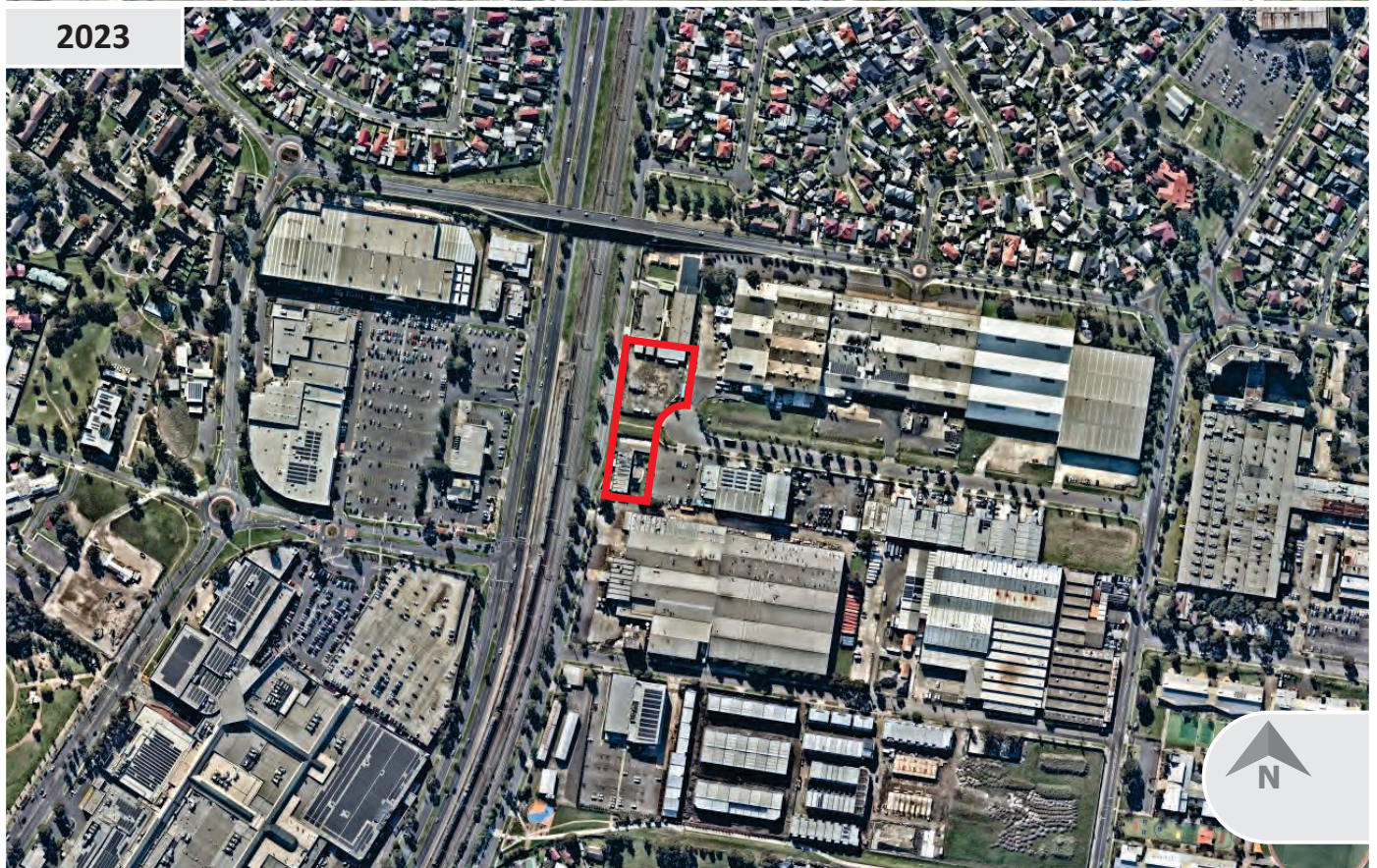
Ground Floor,
5 Burwood Rd,
Hawthorn VIC 3122

prensa.com.au
P: (03) 9508 0100
F: (03) 9509 6125

2014



2023



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Appendix F: RHSV Report

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ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

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Date: 23 August 2023
Attention: Isabella Meerwald
Company: Prensa
Email: isabella.meerwald@prensa.com
From: Rosemary Cameron (Executive Officer)

NOTE: Email address: sitesearch@historyvictoria.org.au

SITE SEARCH: 27-37 Kraft Court, Broadmeadows, 3047

The site is located on the south side of the street near to the west end. The east half of the site has two buildings on it and the west half is a car park.

Up to WWII Broadmeadows was farmland. The Encyclopedia of Melbourne states: "In the 1940s the Broadmeadows landscape remained one of small farms and 17,000 allotments in derelict undeveloped subdivisions." Broadmeadows Railway Station was established in 1889. The Military Base, east along Camp Road was established in WWI. During WWII the Broadmeadows Migrant Hostel was established there also. In 1942 a branch railway line ran east from Broadmeadows Station, south of King William Street, running to the Military Base and migrant hostel. This line ceased in 1982 and dismantled in the early 1990s.

Kraft Court is not listed in the **Sands and McDougall Directories (1858-1974)**.

Searching the **Melway Street Directories (1966 -2022)**, shows Blair St and King William St are there in 1966, with Riddell Street and Kraft Street in as proposed streets - dotted lines. The railway goods line is there.

In 1976 and 1986 there is no Kraft Court but Nabisco P/L is marked in from Riddell St south to where Kraft Court will be, and from Blair St to Railway Crescent.

In 1995 and 2000 there is still no Kraft Court, but Lanes Biscuits takes up the space of Nabisco.

In 2005 and 2007 the area is taken up by Kraft factory, no Kraft Court.

In 2008 KRAFT COURT is listed for the first time.



ROYAL HISTORICAL SOCIETY OF VICTORIA INC.

239 A'Beckett Street, Melbourne 3000

Looking at **Google Earth (2002-2022)**. **2002** – all the south side is vacant covered in grass.

2006 there are two storage tanks on the property – until 2009, then the area is clear from 2009.

2013 a Mosque is built – a large square building looking like a warehouse. (first purchased in 2009). First numbered as #31- #35 but later numbered as #39 Kraft Court. The Mosque is still there in 2023. The car park is next to it on the west side, appearing in 2016.

2018 the Kindergarten and Child Care appear at the end of the Court, still there in 2023

In 2021 My Pulse Women's Gym appears, adjacent, east side of the Mosque, still there in 2023..

In summary: your site was vacant farming land until the 1950s, when subdivision spread north from Camp Road and south from Barry Road. This area became an industrial area from the 1970s and 1980s. Kraft Court appeared in 2008. Buildings began on the south side from 2010.

Researched by Margaret Fleming.

The content of the Royal Historical Society of Victoria Inc. ("RHSV") report is provided for information purposes only. While the RHSV attempts to ensure accuracy and reliability of the information contained in the report, the RHSV makes no guarantee, warranty or promise, express or implied, concerning the accuracy, completeness or authenticity of the content of the report. If any liability may not be excluded by operation of the Trade Practices Act 1974, at the RHSV's option, liability is strictly limited to the supplying of the services again or the payment of the cost of having the services supplied again. To the fullest extent permitted by law, the RHSV does not accept any liability or responsibility to any person for the information (or the use of such information) which is provided in this report or incorporated into it by reference. The RHSV expressly disclaims all and any liability and responsibility to any person in respect of the consequences of anything done or omitted to be done by such person in reliance, whether wholly or partially, of this report. The information in the report is provided on the basis that all persons accessing the report undertake responsibility for making their own inquiries with respect to the relevance and accuracy of its content.

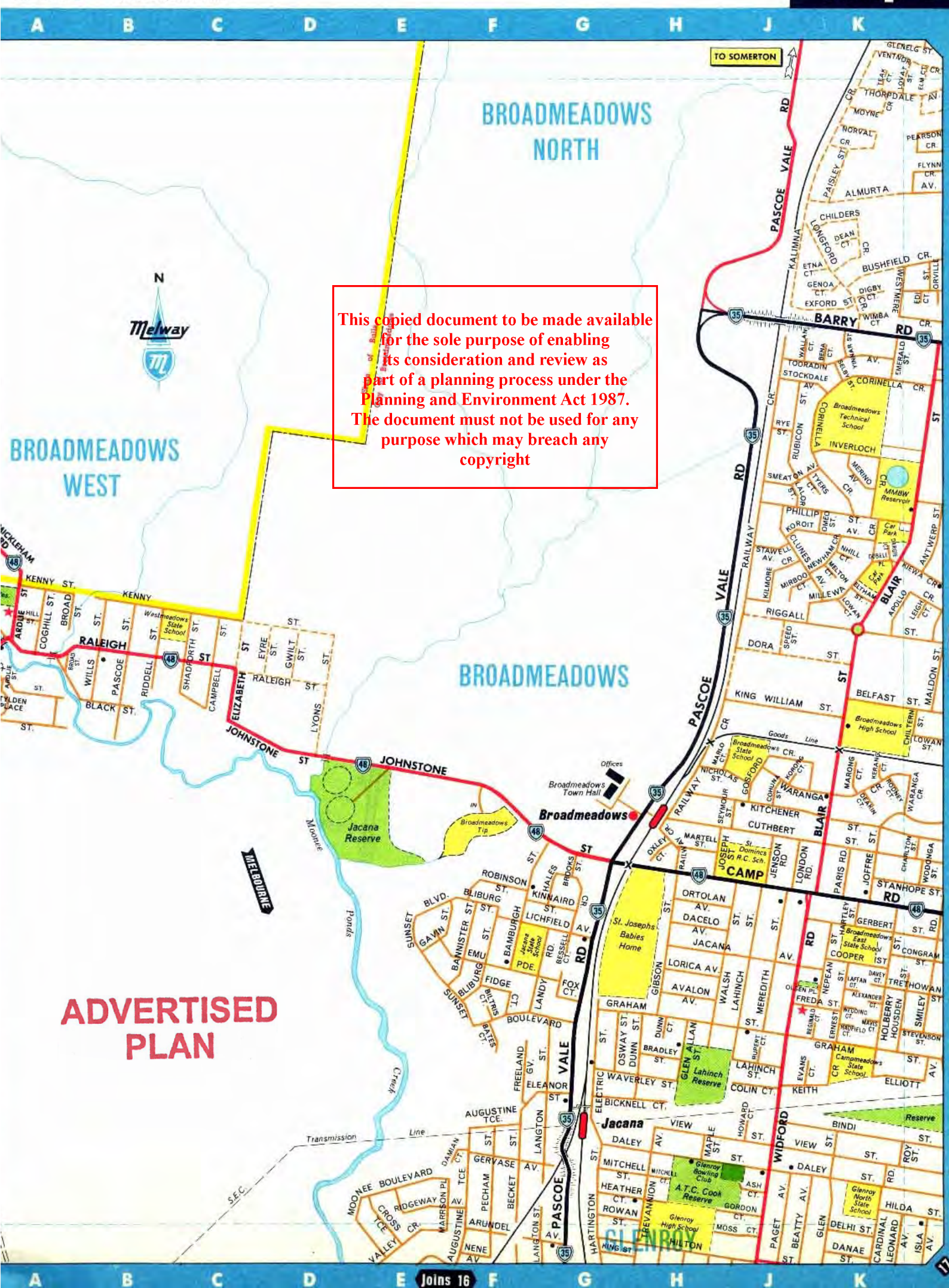
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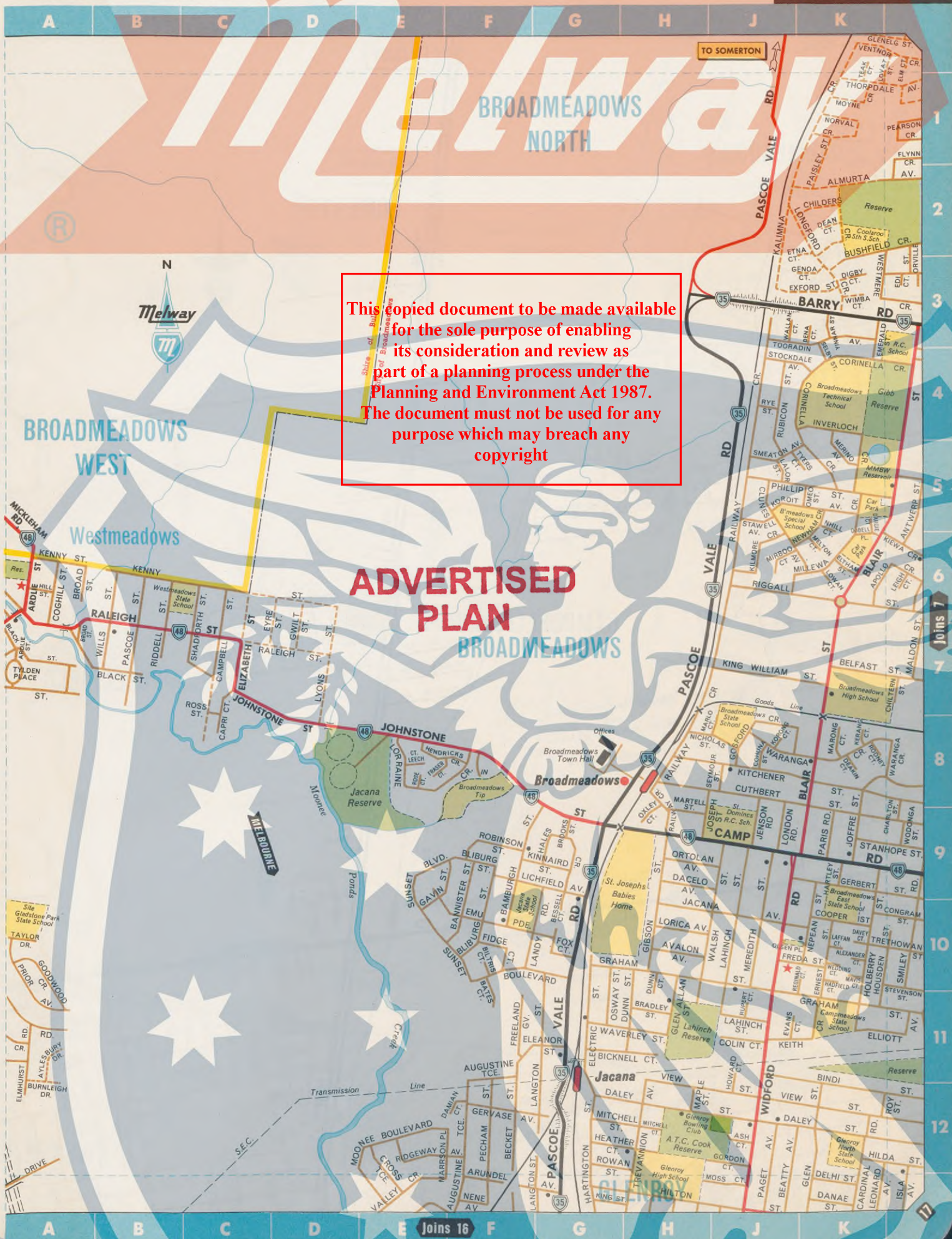
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Appendix G: Historical Database Search Information and Extracts

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Telephone • 0.5 km
 Post Office • 400 m
 Police Station ★ 1/4 mile

ROBERT HUTCHINSON (Agency) PTY. LTD.

198 Glenroy Road, GLENROY. Tel: 306 8211
 307B Buckley Street, ESSENDON. Tel: 337 3155

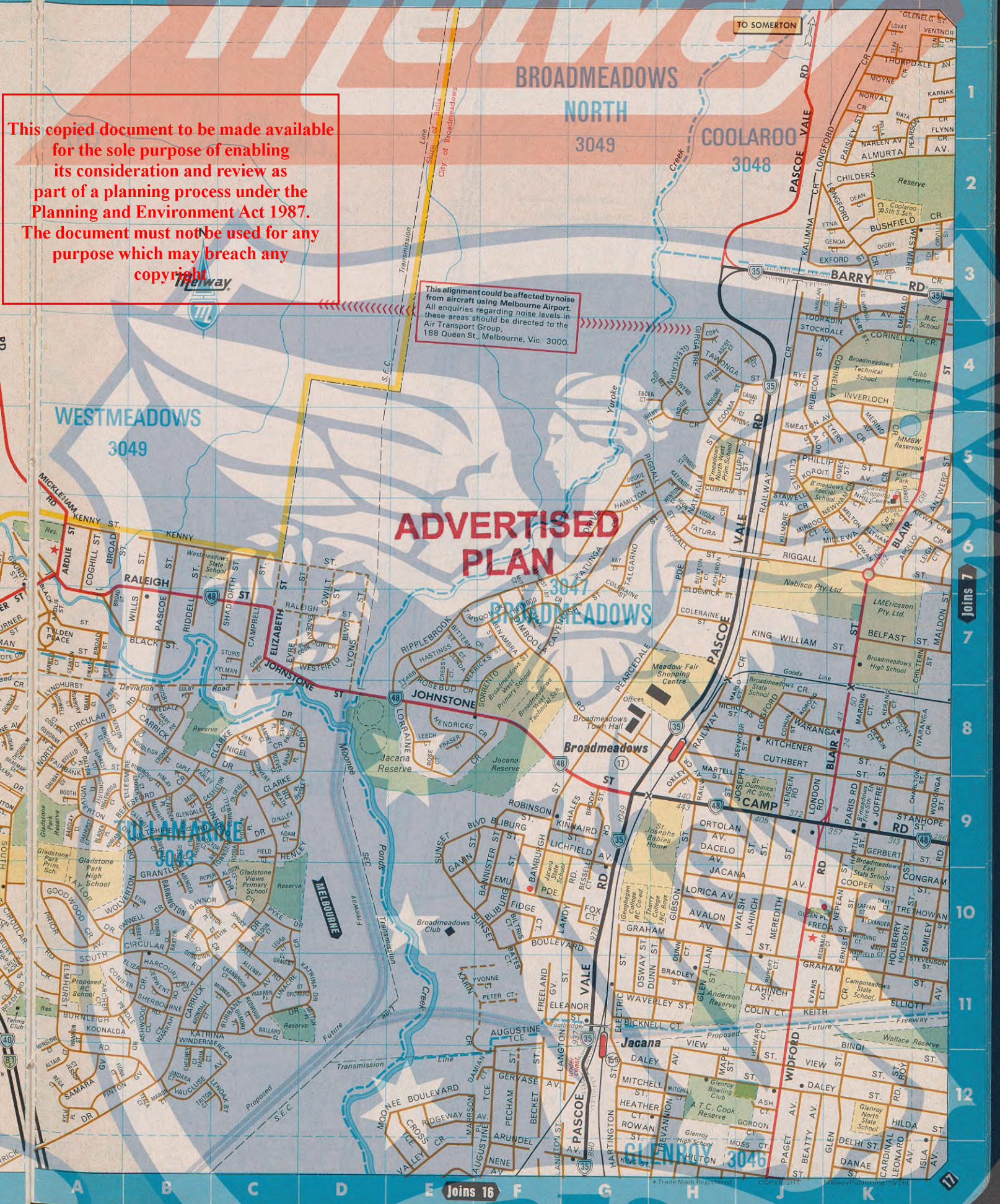
Estate Agents
 Auctioneers
 Valuers

Map 6

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This alignment could be affected by noise from aircraft using Melbourne Airport. All enquiries regarding noise levels in these areas should be directed to the Air Transport Group, 188 Queen St., Melbourne, Vic. 3000.

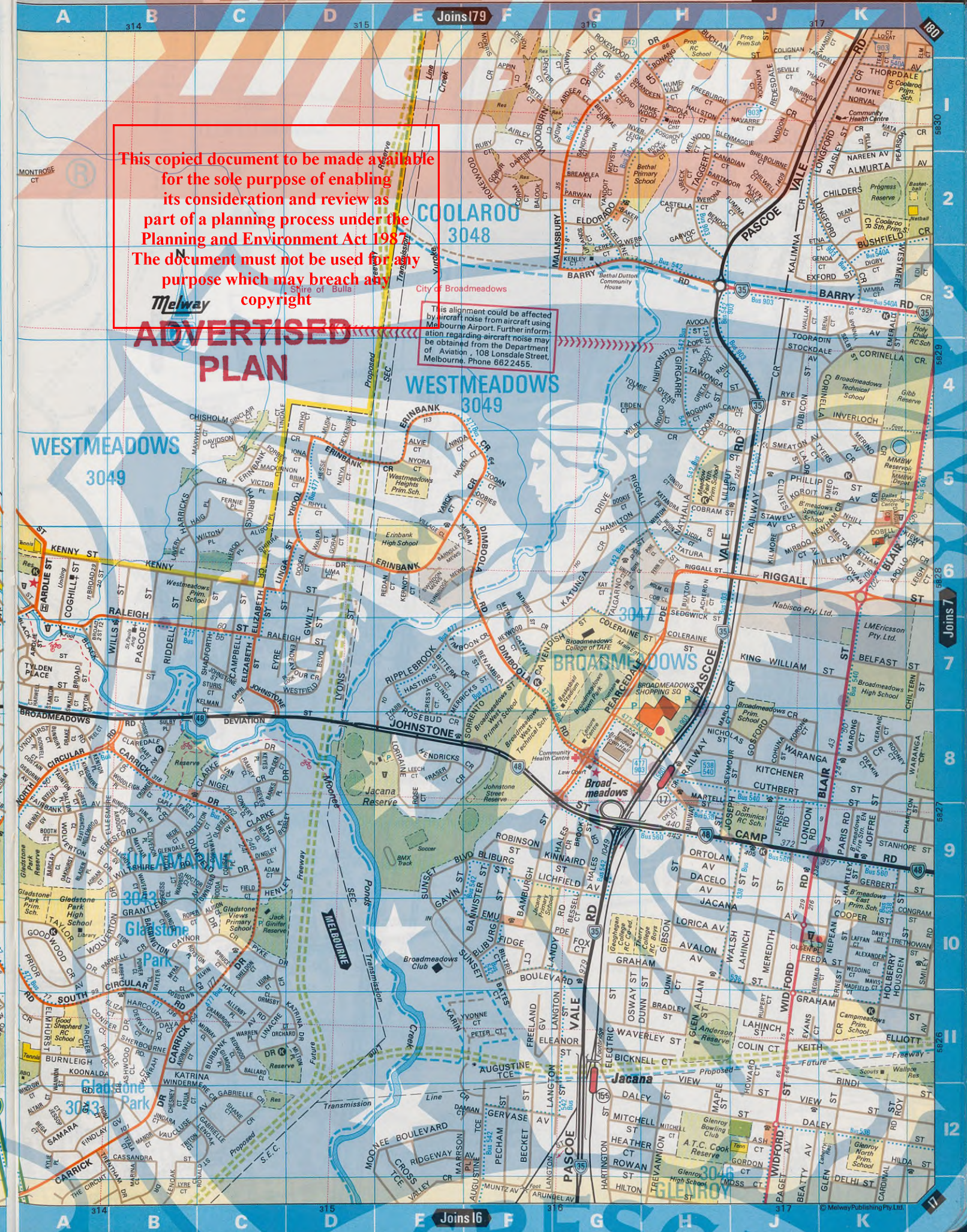


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Melway

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This alignment could be affected
by aircraft noise from aircraft using
Melbourne Airport. Further information
regarding aircraft noise may be
obtained from the Department of
Aviation, 108 Lonsdale Street,
Melbourne. Phone 662 2455.

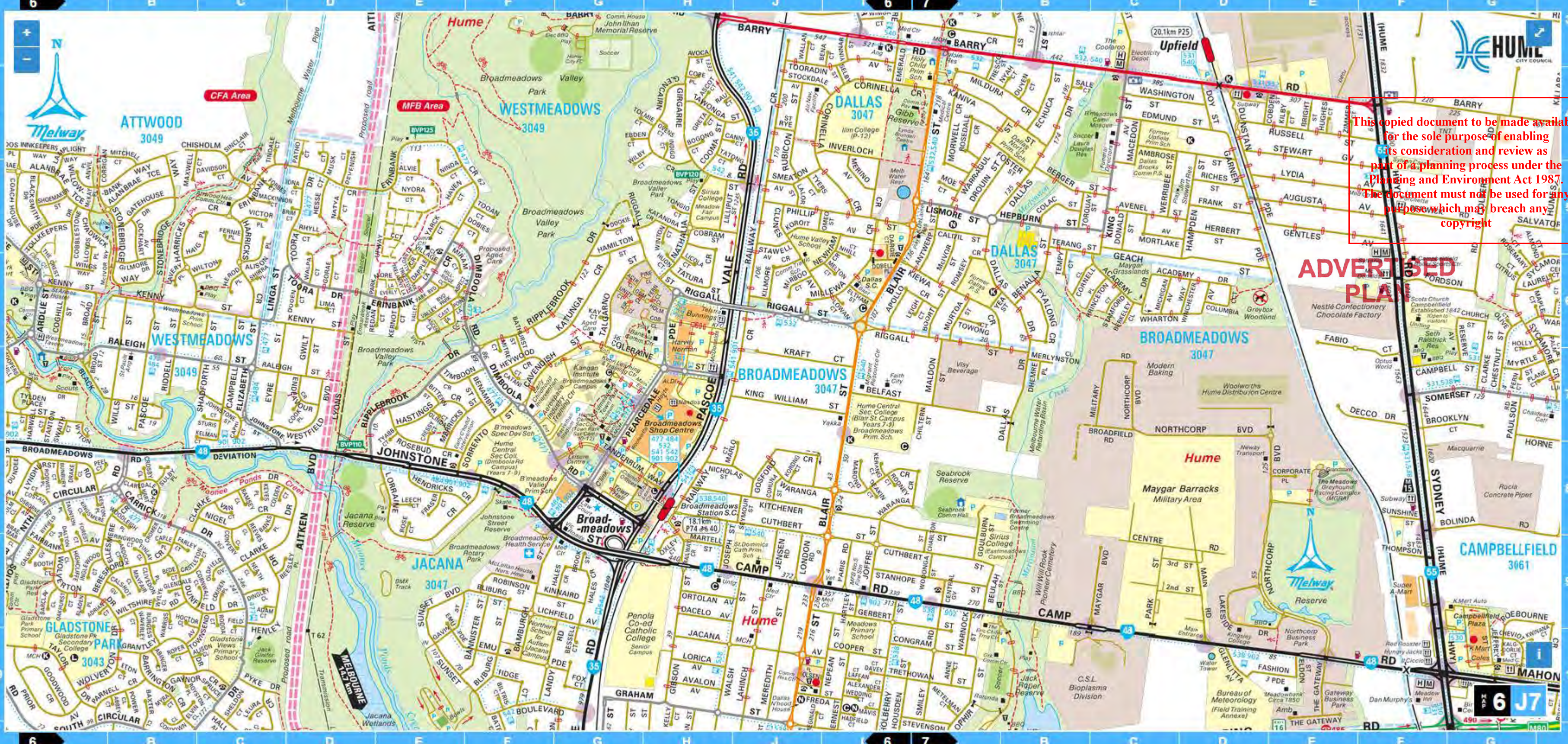


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This alignment could be affected
by aircraft noise from aircraft
using Melbourne Airport. Further
information regarding aircraft
noise may be obtained from the
Federal Airports Corporation
telephone 339 1000

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6 J7

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Appendix H: EPA Victoria Priority Sites Register

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OFFICIAL
PRIORITY SITES REGISTER

Information as at 31 Jul 2023

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.

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) of the Environment Protection Act 1970
- Pollution Abatement Notice pursuant to section 31A or 31B (relevant to land and/or groundwater) of the Environment Protection Act 1970.
- Environment Action Notice pursuant to Section 274 of the Environment Protection Act 2017
- Site Management Order (related to land and groundwater) pursuant to Section 275 of the Environment Protection Act 2017
- Improvement Notice (related to land and groundwater) pursuant to Section 271 of the Environment Protection Act 2017
- Prohibition Notices (related to land and groundwater) pursuant to Section 272 of the Environment Protection Act 2017

These remedial notices are issued on the occupier or controller of the site to require active management of these sites, or where EPA believes it is in the community interest to be notified of a potential contaminated site and this cannot be communicated by any other legislative means. Sites are removed from the Priority Sites Register once all conditions of a Notice have been complied with.

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 all sites that are known to be contaminated in Victoria. A site should not be presumed to be free of contamination just because it does not appear on the Priority Sites Register. Persons intending to enter into property transactions should be aware that many properties may have been contaminated by past land uses and EPA may not be aware of the presence of contamination. Council and other planning authorities hold information about previous land uses, and it is advisable that such sources of information should also be consulted.

DISCLAIMER

The Environment Protection Authority does not warrant the accuracy or completeness of information in this Extract and any person using or relying upon such information does so on the basis that the Environment Protection Authority shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. 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 Victoria
200 Victoria Street
Carlton VIC 3053
1300 EPA VIC (1300 372 842)
www.epa.vic.gov.au
contact@epa.vic.gov.au

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| Municipality | Suburb | Address | Issue | Notice Number |
|---------------|--------|----------------------------------------------------------|---------------------------------------------------------------------------|----------------|
| Brimbank City | Keilor | 100a Green Gully Road, Keilor, Victoria, 3036, Australia | Industrial waste has been dumped at the site. Requires ongoing management | EAN-00001325-4 |

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| Municipality | Suburb | Address | Issue | Notice Number |
|--------------------------|-----------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------|
| Central Goldfields Shire | Carisbrook | Crown Allotment 38D Section 3 Parish of Carisbrook, 129 Williams Road, Carisbrook, Victoria, 3464, Australia | Former Landfill. Requires ongoing management | SMO-00004473 |
| Manningham City | Doncaster | 330 Manningham Road, Doncaster, Victoria, 3108, Australia | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00004640 |
| Maribyrnong City | Yarraville | 325 Whitehall Street Yarraville 3013 | Former Industrial Site. Requires assessment and/or clean up | EAN-00003733-1 |
| Boroondara City | Hawthorn East | Fritsch Holzer Park, Hawthorn East, VIC, 3123, Australia | Former Landfill. Requires ongoing management | EAN-00002514-1 |
| Bayside City | Brighton | 90 Outer Crescent Brighton 3186 | Former Industrial Site. Requires assessment and/or clean up | EAN-00003536 |
| Whittlesea City | Epping | 480 Cooper Street, 335 O'Herns Road and 38 Companion Place, Epping, Victoria, 3076, Australia | Former Landfill. Requires ongoing management | EAN-00004806 |
| Latrobe City | Traralgon | 23-29 Shakespeare Street, Traralgon, Victoria, 3844, Australia | Current Service Station. Requires ongoing management | EAN-00004886 |
| Yarra Ranges Shire | Warburton | 3375 Warburton Highway Warburton 3799 | Former petroleum storage site. Requires assessment and/or clean up | IMPN-00001080-5 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002229 |
| Brimbank City | Keilor | 110a Rowan Drive, Keilor, Victoria, 3036, Australia | Industrial waste has been dumped at the site. Requires ongoing management | EAN-00001327-3 |
| Mildura Rural City | Irymple | Lots 1, 2, 4, 5, 6, 7, 690 TWENTIETH STREET, Irymple, Victoria, 3498, Australia | Former Landfill. Requires ongoing management | SMO-00004368-1 |
| Hume City | Mickleham | 20 Farleigh Court Mickleham 3064 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00004653 |
| Monash City | Glen Waverley | 310-336 Springvale Rd Glen Waverley VIC 3150 AU | Current industrial site. Requires assessment and/or clean up | EAN-00002468-5 |
| East Gippsland Shire | Bairnsdale | 68 Giles St Bairnsdale VIC 3875 AU | Former Landfill. Requires ongoing management | SMO-00003613 |
| Whittlesea City | South Morang | 994-1044 Plenty Road South Morang 3752 | Former Landfill. Requires ongoing management | EAN-00004975 |
| Latrobe City | Traralgon | 180 Argyle Street Traralgon 3844 | Former petroleum storage site. Requires assessment and/or clean up | EAN-00004570 |
| Maroondah City | Bayswater North | 2-18 Canterbury Road Bayswater North 3153 | Former Industrial Site. Requires assessment and/or clean up | EAN-00002325-3 |
| Hume City | Bulla | 80 Blackwells Lane Bulla 3428 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00003655 |
| Casey City | Cranbourne | 16-32i Cyril Beechey Lane Cranbourne 3977 | Former Landfill. Requires ongoing management | SMO-00003374-1 |
| Glen Eira City | Bentleigh | 58 Patterson Road Bentleigh 3204 | Former Service Station. Requires ongoing management | EAN-00004112 |
| Mildura Rural City | Irymple | 2090 Fifteenth Street Irymple 3498 | Current Service Station. Requires assessment and/or clean up | EAN-00003492 |
| Whittlesea City | Whittlesea | 125 Holts Road Whittlesea 3757 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00003262-1 |
| Hobsons Bay City | Altona | 351 - 381 Millers Rd Altona VIC 3018 AU | Current petroleum storage site. Requires assessment and/or clean up | EAN-00004527 |
| Wellington Shire | Sale | 2-14 Mcmillan Street, Sale, Victoria, 3850, Australia | Former Industrial Site. Requires assessment and/or clean up | EAN-00001803-4 |
| Moorabool Shire | Fiskville | 4549 Geelong-ballan Road Fiskville 3342 | Accidental spill/leak (non-industrial site). Requires ongoing management | EAN-00001088-1 |
| Hobsons Bay City | Altona | 471 - 513 Kororoit Creek Rd Altona VIC 3018 AU | Current industrial site. Requires assessment and/or clean up | EAN-00002159 |
| Greater Geelong City | Geelong West | 34-38 Gordon Avenue Geelong West 3218 | Former Industrial Site. Requires ongoing management | EAN-00003327-1 |
| Bass Coast Shire | Rhyll | 309 Cowes-rhyll Road Rhyll 3923 | Former Landfill. Requires ongoing management | SMO-00004489 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002232 |
| Latrobe City | Newborough | Haunted Hills Road Newborough 3825 | Former Landfill. Requires ongoing management | SMO-00004520 |
| Brimbank City | Brooklyn | 52-60 Market Road Brooklyn 3012 | Former Landfill. Requires ongoing management | EAN-00001309-3 |
| Whittlesea City | Whittlesea | 125 Holts Road Whittlesea 3757 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00004083-1 |

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| Municipality | Suburb | Address | Issue | Notice Number |
|------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------|
| Melton City | Cobblebank | Cobblebank, Victoria, Australia | Former Landfill. Requires ongoing management | SMO-00004294 |
| Brimbank City | Kealba | 22 Sunshine Avenue Kealba 3021 | Former Landfill. Requires assessment and/or clean up | EAN-00003927 |
| Moorabool Shire | Bacchus Marsh | Bacchus Marsh, Victoria, Australia | Former Landfill. Requires ongoing management | EAN-00004488 |
| Nillumbik Shire | Plenty | 103 Goldsworthy Lane, Plenty, Victoria, 3090, Australia | Former Landfill. Requires ongoing management | EAN-00004619 |
| Hume City | Melbourne Airport | 206-300 Western Avenue, Melbourne Airport, Victoria, 3045, Australia | Former Landfill. Requires ongoing management | SMO-00004909 |
| Maribymong City | Footscray | 200 Whitehall Street Footscray 3011 | Current industrial site. Requires assessment and/or clean up | EAN-00003098-1 |
| Brimbank City | Sunshine North | 47 McIntyre Road Sunshine North 3020 | Former Industrial Site. Requires ongoing management | SMO-00004108 |
| Swan Hill Rural City | Swan Hill | 5-7 Hastings Street Swan Hill 3585 | Former Service Station. Requires assessment and/or clean up | EAN-00002716 |
| Maribymong City | Yarraville | 2a Francis Street Yarraville 3013 | Former chemical storage facility. Requires assessment and/or clean up | EAN-00003503 |
| Hume City | | Crown Allotment 2001 Parish of Will-will-rook [standard parcel identifier: 2001\PP3831], Victoria, 3049, Australia | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00004342 |
| Moreland City | Pascoe Vale | 41 Derby Street Pascoe Vale 3044 | Accidental spill/leak (non-industrial site). Requires assessment and/or clean up | EAN-00003296-2 |
| Whitehorse City | Box Hill | 14 Federation Street, Box Hill, Victoria, 3128, Australia | Former Landfill. Requires ongoing management | SMO-00004940 |
| Knox City | Ferntree Gully | 47 Forest Road Ferntree Gully 3156 | Current petroleum storage site. Requires ongoing management | EAN-00003074-1 |
| Kingston City | Oakleigh South | 19-71 Carroll Rd Oakleigh South VIC 3167 AU | Former Landfill. Requires ongoing management | EAN-00004461 |
| Latrobe City | Traralgon | 115 Princes Street, Traralgon, Victoria, 3844, Australia | Current Service Station. Requires assessment and/or clean up | EAN-00001444 |
| Hobsons Bay City | Newport | 438 Melbourne Road Newport 3015 | Current Service Station. Requires assessment and/or clean up | EAN-00002977 |
| Moreland City | Pascoe Vale | 41 Derby Street Pascoe Vale 3044 | Accidental spill/leak (non-industrial site). Requires assessment and/or clean up | EAN-00002298-2 |
| Whittlesea City | Epping | 480 Cooper Street, 335 O'Herns Road and 38 Companion Place, Epping, Victoria, 3076, Australia | Former Landfill. Requires ongoing management | EAN-00004819 |
| Greater Geelong City | Corio | 83b Purnell Road Corio 3214 | Current Service Station. Requires ongoing management | EAN-00002529 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002234 |
| Strathbogie Shire | Violet Town | 190 McDiarmids Road Violet Town 3669 | Former Landfill. Requires ongoing management | EAN-00004366-1 |
| Macedon Ranges Shire | KYNETON | 2 Piper Street, KYNETON, Victoria, 3444, Australia | Former Service Station. Requires assessment and/or clean up | EAN-00002360 |
| Yarra Ranges Shire | Coldstream | 874-876 Maroondah Highway Coldstream 3770 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00004036 |
| Hobsons Bay City | Altona Meadows | 306-316 Queen Street, Altona Meadows, Victoria, 3028, Australia | Current Service Station. Requires ongoing management | EAN-00002117 |
| Manningham City | Doncaster | 330 Manningham Road, Doncaster, Victoria, 3108, Australia | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00003525 |
| Moorabool Shire | Bacchus Marsh | Bacchus Marsh, Victoria, Australia | Former Landfill. Requires ongoing management | EAN-00004562 |
| Hume City | | 3061, Australia | Former Landfill. Requires ongoing management | EAN-00004431 |
| Mitchell Shire | Seymour | Hume and Hovell Rd Seymour VIC 3660 AU | Former Landfill. Requires ongoing management | SMO-00004490 |
| Moreland City | Pascoe Vale | 41 Derby Street Pascoe Vale 3044 | Accidental spill/leak (non-industrial site). Requires assessment and/or clean up | EAN-00003294-2 |
| Latrobe City | Morwell | 145-147 Princes Drive Morwell 3840 | Former Service Station. Requires assessment and/or clean up | EAN-00004460 |
| Colac Otway Shire | Colac | 2-34 Bruce Street Colac 3250 | Former Landfill. Requires ongoing management | SMO-00003495 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002228 |
| Greater Dandenong City | Dandenong South | 161 Portlink Drive Dandenong South 3175 | Former Landfill. Requires ongoing management | EAN-00004843 |

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| Municipality | Suburb | Address | Issue | Notice Number |
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| | Collingwood | 65-69 Keele Street Collingwood 3066 | Current Service Station. Requires assessment and/or clean up | EAN-00003956 |
| Greater Geelong City | Corio | 1500-1580 Biddlecombe Avenue Corio 3214 | Former Landfill. Requires ongoing management | SMO-00003496 |
| Hobsons Bay City | Spotswood | 144-150 Hall Street Spotswood 3015 | Former Industrial Site. Requires assessment and/or clean up | EAN-00003390 |
| Moira Shire | Yarrawonga | 81 Channel Road, Yarrawonga, Victoria, 3730, Australia | Former Landfill. Requires ongoing management | SMO-00004074-1 |
| Brimbank City | Sunshine North | 323a St Albans Road Sunshine North 3020 | Former Industrial Site. Requires ongoing management | SMO-00004576 |
| Moreland City | Brunswick | 225 Barkly St, Brunswick, Melbourne, Victoria, 3056, Australia | Former Industrial Site. Requires ongoing management | EAN-00004275 |
| Surf Coast Shire | Anglesea | 205 Coalmine Road Anglesea 3230 | Former Industrial Site. Requires assessment and/or clean up | EAN-00003349 |
| Cardinia Shire | Pakenham | 775 Five Mile Road Pakenham 3810 | Former Landfill. Requires ongoing management | EAN-00004667 |
| Greater Geelong City | Corio | 232-244 Princes Highway Corio 3214 | Former petroleum storage site. Requires ongoing management | EAN-00002724 |
| Ballarat City | Ballarat | Ballarat Airport, Mitchell Park, Ballarat, Victoria, 3355, Australia | Accidental spill/leak (non-industrial site). Requires assessment and/or clean up | EAN-00003633-1 |
| Manningham City | Park Orchards | 39-49 Stintons Road Park Orchards 3114 | Former Landfill. Requires ongoing management | EAN-00005056 |
| Greater Dandenong City | Springvale South | 168 - 222 Clarke Rd Springvale South VIC 3172 AU | Former Landfill. Requires ongoing management | EAN-00004563 |
| Hepburn Shire | Creswick | Crown Allotment 45A, Section 48A Township of Creswick, 32 Anne Street, Creswick, Victoria, 3363, Australia | Former Landfill. Requires ongoing management | EAN-00004681 |
| Greater Shepparton City | Cosgrove | 205 Cosgrove-lemnos Road Cosgrove 3631 | Former Landfill. Requires ongoing management | SMO-00003387-1 |
| Kingston City | Heatherton | 16 Ball Road, Heatherton, Victoria, 3202, Australia | Former Landfill. Requires assessment and/or clean up | EAN-00004367 |
| Macedon Ranges Shire | Lancefield | 137 Golf House Lane Lancefield 3435 | Former Landfill. Requires ongoing management | SMO-00004331 |
| Brimbank City | Keilor | Brimbank Park, Horseshoe Bend Rd, Keilor, Melbourne, Victoria, 3036, Australia | Industrial waste has been dumped at the site. Requires ongoing management | EAN-00001328-3 |
| Hobsons Bay City | Altona Meadows | Bay Trail, Altona Meadows, Melbourne, Victoria, 3028, Australia | Former Landfill. Requires ongoing management | SMO-00004257 |
| Brimbank City | BROOKLYN | 84-92 Jones Road, 124 Jones Rd, 159 Bunting Road,, BROOKLYN, Victoria, 3012, AU | Current landfill. Requires assessment and/or clean up | EAN-00001233 |
| Yarra Ranges Shire | Upwey | 84 Main Street Upwey 3158 | Former Service Station. Requires assessment and/or clean up | EAN-00004387-1 |
| Greater Dandenong City | Springvale South | 81-143 Clarke Road Springvale South 3172 | Former Landfill. Requires ongoing management | EAN-00004446 |
| Melbourne City | Carlton | 46-78 Bouverie Street, 185-195 Queensberry Street, Carlton, Victoria, 3053, Australia | Former chemical storage facility. Requires assessment and/or clean up | EAN-00001920 |
| Melbourne City | Port Melbourne | 224 - 260 Lorimer St Port Melbourne VIC 3207 AU | Current industrial site. Requires assessment and/or clean up | EAN-00001634 |
| Monash City | Oakleigh South | 1221-1249 Centre Road Oakleigh South 3167 | Former Landfill. Requires ongoing management | EAN-00002879 |
| Moyne Shire | Allansford | 5331 Great Ocean Rd Allansford VIC 3277 AU | Current industrial site. Requires ongoing management | EAN-00003332 |
| Kingston City | Dingley Village | 370-440 Old Dandenong Road Dingley Village 3172 | Former Landfill. Requires ongoing management | EAN-00004325 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002233 |
| Moreland City | Brunswick | 106 Dawson St, Brunswick, Melbourne, Victoria, 3056 | Former Industrial Site. Requires assessment and/or clean up | EAN-00004399 |
| Whittlesea City | Epping | 215 Cooper St Epping VIC 3076 AU | Former Landfill. Requires ongoing management | SMO-00003563 |
| Brimbank City | BROOKLYN | 84-92 Jones Road, 124 Jones Road, 159 Bunting Road, BROOKLYN, Victoria, 3012, Australia | Current landfill. Requires assessment and/or clean up | EAN-00001607 |

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|----------------------------|------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------|
| Hume City | Campbellfield | 1735-1739 Sydney Road Campbellfield 3061 | Current industrial site. Requires assessment and/or clean up | EAN-00004125 |
| | Spotswood | 18 Drake St, Spotswood, Melbourne, Victoria, 3015 | Former petroleum storage site. Requires assessment and/or clean up | EAN-00004155 |
| Greater Dandenong City | Dandenong South | 21-23 Elliott Road Dandenong South 3175 | Current industrial site. Requires assessment and/or clean up | EAN-00004917 |
| Yarra City | Richmond | 3-21 Kent St Richmond VIC 3121 AU | Former Industrial Site. Requires ongoing management | EAN-00001064 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002231 |
| Moreland City | Pascoe Vale | 41 Derby Street Pascoe Vale 3044 | Accidental spill/leak (non-industrial site). Requires assessment and/or clean up | EAN-00003253-2 |
| Greater Shepparton City | Shepparton North | 280 Daldy Road Shepparton North 3631 | Current industrial site. Requires assessment and/or clean up | EAN-00002482 |
| Bayside City | Brighton | 322 New Street Brighton 3186 | Former Industrial Site. Requires ongoing management | EAN-00003924 |
| Manningham City | Doncaster East | 1100 Doncaster Road Doncaster East 3109 | Current Service Station. Requires assessment and/or clean up | EAN-00002043-2 |
| | | | Former Industrial Site. Requires assessment and/or clean up | EAN-00004434 |
| Darebin City | Preston | 62 Albert Street Preston 3072 | Former Industrial Site. Requires ongoing management | EAN-00004820 |
| Latrobe City | Morwell | 412 Commercial Road Morwell 3840 | Former Industrial Site. Requires assessment and/or clean up | EAN-00004968 |
| Buloke Shire | Donald | Lot 41 - 45, 22 Napier Street, Donald, Victoria, 3480, Australia | Former petroleum storage site. Requires ongoing management | EAN-00002318-1 |
| Wellington Shire | Sale | 127-141 Foster Street Sale 3850 | Current Service Station. Requires assessment and/or clean up | EAN-00001241 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002227 |
| Latrobe City | Morwell | Morwell-Maryvale Rd, Maryvale, Morwell, Victoria, 3840, Australia | Former Landfill. Requires ongoing management | SMO-00004632-1 |
| Mildura Rural City | Mildura | Lots 1-3 and Lots 10-14, 211 Etiwanda Avenue, Mildura, Victoria, 3500, Australia | Former Landfill. Requires ongoing management | IMPN-00002782 |
| Latrobe City | Hazelwood | Brodribb Rd Hazelwood VIC 3840 AU | Former Industrial Site. Requires assessment and/or clean up | EAN-00002230 |
| Wyndham City | Truganina | 716 Dohertys Road Truganina 3029 | Former Industrial Site. Requires assessment and/or clean up | EAN-00005073 |
| | Craigieburn | 61-151 CRAIGIEBURN ROAD, Craigieburn, Victoria, 3064, Australia | Former Landfill. Requires ongoing management | EAN-00004279 |
| Mornington Peninsula Shire | Mount Eliza | 254 Moorooduc Highway Mount Eliza 3930 | Former Landfill. Requires ongoing management | EAN-00004790-1 |
| Whittlesea City | Wollert | 240w Bindts Rd, Wollert, Victoria, 3750 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00005031 |
| Knox City | Bayswater | 836 Mountain Hwy, Bayswater, Melbourne, Victoria, 3153 | Former Industrial Site. Requires ongoing management | EAN-00002217 |
| Hume City | Campbellfield | 34 Merri Concourse Campbellfield 3061 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00003646 |
| Kingston City | Clayton South | Cnr Deals Rd, Heatherton Rd, Clayton South, Victoria, 3169, Australia | Former Landfill. Requires ongoing management | EAN-00004377-1 |
| Brimbank City | BROOKLYN | 84-92 Jones Road, 124 Jones Road, 159 Bunting Road, BROOKLYN, Victoria, 3012, Australia | Current landfill. Requires assessment and/or clean up | EAN-00002856 |
| Yarra Ranges Shire | Coldstream | 70 Station Street Coldstream 3770 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00003610 |
| Greater Geelong City | Manifold Heights | 35-37 Shannon Avenue, Manifold Heights, Victoria, 3218, Australia | Former Service Station. Requires ongoing management | EAN-00004017 |
| Nillumbik Shire | Kangaroo Ground | 105 Graham Road Kangaroo Ground 3097 | Former Landfill. Requires ongoing management | EAN-00004433 |
| Baw Baw Shire | Longwarry | 31 Mackey St Longwarry VIC 3816 AU | Current industrial site. Requires ongoing management | IMPN-00001913-2 |
| Hume City | Campbellfield | 1-71 Bolinda Road Campbellfield 3061 | Former Landfill. Requires ongoing management | EAN-00004453 |
| South Gippsland Shire | Agnes | 614 Barry Road Agnes 3962 | Former chemical storage facility. Requires assessment and/or clean up | EAN-00004171 |
| Surf Coast Shire | Mount Duneed | 1170 Surf Coast Hwy Mount Duneed VIC 3217 AU | Contaminated soil is retained and managed onsite. Requires assessment and/or clean up | EAN-00002891-2 |

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| Kingston City | Aspendale | 105 Nepean Highway Aspendale 3195 | Former Service Station. Requires ongoing management | EAN-00001717-1 |
| Nillumbik Shire | Plenty | 290-304 Yan Yean Road Plenty 3090 | Former Landfill. Requires ongoing management | EAN-00004589 |
| Ballarat City | Ballarat | 3350, Australia | Former Landfill. Requires ongoing management | EAN-00003859 |
| Kingston City | Moorabbin | 422-424 South Road Moorabbin 3189 | Current Service Station. Requires assessment and/or clean up | EAN-00004609 |
| Darebin City | Reservoir | 5/3b Newlands Road Reservoir 3073 | Former Landfill. Requires ongoing management | EAN-00003078-2 |
| Yarra Ranges Shire | Lilydale | 1/200 Leonard Road Lilydale 3140 | Former Landfill. Requires ongoing management | EAN-00005070 |
| Moreland City | Fawkner | 1126 Sydney Road Fawkner 3060 | Current industrial site. Requires assessment and/or clean up | EAN-00001070-3 |
| Monash City | Clayton | 1555-1615 Centre Road Clayton 3168 | Current industrial site. Requires assessment and/or clean up | EAN-00002378 |
| Hume City | Somerton | 70 Cliffords Road Somerton 3062 | Former Industrial Site. Requires assessment and/or clean up | EAN-00003588-2 |
| Hobsons Bay City | Newport | 5/92-100 Champion Road, Newport, Victoria, 3015, Australia | Current petroleum storage site. Requires assessment and/or clean up | EAN-00004462 |
| | Bullengarook | 531 Hobbs Road Bullengarook 3437 | Former Landfill. Requires ongoing management | SMO-00004256 |
| Hobsons Bay City | Altona North | 40/42 McArthurs Road, Altona North, Victoria, 3025, Australia | Former Industrial Site. Requires assessment and/or clean up | EAN-00002226 |
| Kingston City | Clayton South | Fraser Rd Closed Landfill, Fraser Rd, Clayton South, Victoria, 3169, Australia | Former Landfill. Requires ongoing management | EAN-00004457-1 |
| Darebin City | Preston | 73 Gower Street Preston 3072 | Illegal dumping. Requires assessment and/or clean up | EAN-00003114 |
| Hepburn Shire | Hepburn | Hepburn Regional Park, Bald Hill Rd, Hepburn, Victoria, 3461, Australia | Historical deposit of mine tailings. Requires assessment and/or clean up | EAN-00003192 |
| | | Fritsch Holzer Park | Former Landfill. Requires ongoing management | EAN-00003277-1 |
| Brimbank City | Keilor | 94a Green Gully Road, Keilor, Victoria, 3036, Australia | Industrial waste has been dumped at the site. Requires ongoing management | EAN-00001326-3 |
| Greater Shepparton City | Cosgrove | 200 Cosgrove-Lemnos Rd Cosgrove VIC 3631 AU | Former Landfill. Requires ongoing management | SMO-00004449 |
| Darebin City | Northcote | 56 Brickworks Lane Northcote 3070 | Former Landfill. Requires ongoing management | EAN-00005000 |
| Moorabool Shire | Bacchus Marsh | Bacchus Marsh, Victoria, Australia | Former Landfill. Requires ongoing management | IMPN-00004584 |
| Kingston City | Clayton South | 618 Clayton Road Clayton South 3169 | Former Landfill. Requires ongoing management | EAN-00004352 |
| Bayside City | Brighton | 133 Esplanade, Brighton, Melbourne, Victoria, 3186, Australia | Contaminated soil is retained and managed onsite. Requires ongoing management | EAN-00004258 |
| Yarra Ranges Shire | Kilsyth | 13 Jeanette Maree Court Kilsyth 3137 | Industrial waste has been dumped at the site. Requires assessment and/or clean up | EAN-00003433 |

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