



St. Joseph's Christian College
1585 & 1605 Mickleham Road,
Yuroke
VIC 3063

Preliminary Site Investigation

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April 2023

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1 Introduction

1.1 Background

Edge Group Pty Ltd (Edge) was engaged by Assyrian Christian Schools Victoria Limited (the Client), to complete a Preliminary Site Investigation (PSI) at a property located at 1585 & 1605 Mickleham Road, Yuroke VIC 3063 (the Site). Edge understand the Site is the planned location of a new school (St. Joseph's Christian College). The location of the Site and the surrounding area are presented in *Figure 1*.

Edge understand that Tract are preparing an application for Planning Permit through the Department of Energy, Environment and Climate Action (DEECA). It is understood that a preliminary risk screen assessments (PRSA) may be required to support the planning application to assess the Site's suitability for the proposed sensitive use (i.e., school).

A PRSA may only be conducted by an EPA Victoria accredited environmental auditor. However, this PSI may be used to inform any future PRSA.

Edge also understands that the proposed school development will comprise of:

- Seven learning buildings up to two storeys.
- Outdoor play areas.
- Car parking.

1.2 Objectives

The purpose of the PSI is to provide a desktop assessment to inform the risk of contamination at the Site in support of the application.

To meet this purpose the PSI will address the following key objectives:

- Assess the potential for former and current Site activities to have resulted contamination of land.
- Provide recommendations for further investigation (including a Preliminary Risk Screening Assessment) based on the outcomes of the PSI.

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2 Scope of Work

This PSI includes an assessment of the environmental setting, Site history and listing on regulatory databases to identify areas of previous development and land uses that are considered to be potentially contaminating.

Edge sourced publicly available Site History information to develop an understanding of the former activities conducted at the Site and its surrounds and conducted a Site walkover to assess current condition of the land.

The following data and information were collated and reviewed:

- Historical aerial photographs.
- EPA records of environmental audit sites and associated reports.
- EPA Register of closed and operating landfills.
- Maps showing locations of EPA groundwater Quality Restricted Use Zones and (GQRUZ) and Priority Sites (i.e., sites subject to current or historic EPA notices).
- Visualising Victoria's Groundwater records of background groundwater quality, geology, protected beneficial uses, locations of groundwater dependant ecosystems, designated water supply catchments and salinity provinces.
- Victorian Groundwater Database, including bore construction records, groundwater chemistry and monitoring data and aquifer characteristics.

The scope of the Site walkover comprised the following key tasks:

- Site walkover to identify evidence of infrastructure which have the potential to result in contamination.
- Check for the presence of nearby (<200 m) sites with possible contamination sources, e.g. with evidence of underground storage tanks or other potentially contaminating infrastructure or activities.

This PSI report details the findings of the Site walkover. It includes relevant supporting information regarding the potential for contamination to be present that could require further assessment or management, including recommendations for further assessment.

2.1 Regulatory Framework

The PSI was conducted in general accordance with the relevant industry best practice, regulations and guidelines applicable to the assessment of site contamination, including:

- Department of Environment, Land, Water and Planning (DELWP), *Planning Practice Note 30: Potentially Contaminated Land*, 2021;
- Ministerial Direction No.1: *Potentially Contaminated Land*.
- National Environment Protection Council (NEPC), *National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) – Amendment of the National Environment Protection (Assessment of Site Contamination) Measure (NEPM)*, 1999 (NEPM 2013);
- Standards Australia, Australian Standard AS4482.1-2005: *Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil – Part 1: Non-Volatile and Semi-Volatile Compounds*, 2005 (AS4482.1-2005);
- Standards Australia, Australian Standard AS4482.2-1999: *Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil – Part 2: Volatile Substances*, 1999 (AS4482.2-1999);
- Victorian Government, *Environment Protection Act*, 2017 (EP Act) and subordinate legislation
- Victorian Government, *Environment Reference Standard*, No. S 245, 2021 (ERS).

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3 Review of Online Records

3.1 Site Details

Table 1 summarises the key details defining the Site. Refer to **Figure 1** for Site location and surrounding land uses.

Table 1 - Site Identification Details

Site Address	1585 & 1605 Mickleham Road, Yuroke VIC 3063
Title(s) Description	Lot 1 TP376179 (1585 Mickleham Road) Lot 1 TP382252 (1605 Mickleham Road)
Municipality	Hume City Council
Site Area	Approximately 5.2 hectares
Planning Zone(s)	GWZ - Green Wedge Planning and property reports are presented in Appendix A.
Planning Overlays	There are no planning overlays present on the Site.
Current Use	Two residential dwellings, sheds, open grassed areas and a dam.
Surrounding Land Use	North, West, East – GWZ - Green Wedge East – Transport Zone 2 – Principal Road Network (TRZ2), beyond which is Urban Growth (UGZ)

Notes

Details correct as of 04 April 2023.

3.2 Topography & Drainage

Land elevation at the Site is 244 to 261 metres above the Australian Height Datum (mAHD). The Site and the surrounding area is sloping down toward the east.

The majority of stormwater is considered to infiltrate into ground at the Site, however surface water runoff at the Site may occur during heavy rain events. Based on the observed local topography, surface runoff is expected to be directed to the roadside swales to the east of the Site and partially to the on-site dam. Stormwater runoff likely infiltrates into the ground prior to reaching the nearest surface water body (Acher Creek) due to the distance required to reach the water body.

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3.3 Geology

The geology of the area is underlain by the Newer Volcanic Group basalt flows of the Miocene to Holocene periods.

3.4 Hydrogeology

The regional hydrogeology of the Site has been ascertained from the following references:

- Visualising Victoria's Groundwater (VVG) online database;
- Groundwater Resource Report – DELWP, 2019 (Appendix B); and

A summary of the findings is presented in **Table 2**.

Table 2 - Desktop Hydrogeological Review

Aquifer(s)	The principal aquifers at the Site are: <ul style="list-style-type: none"> • Upper Tertiary / Quaternary Basalt: basalt (fractured rock) (0 – 54 mbgl). • Mesozoic and Palaeozoic Bedrock (basement): sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites and granodiorites (54 – 254 mbgl).
Depth to First Groundwater	The inferred depth to groundwater at the site is between 10 and 20 mbgl.

Flow Direction	Inferred local groundwater direction is to east, consistent local topography. Inferred regional groundwater flow direction is to south toward Port Phillip Bay.			
Groundwater Quality	Groundwater in the vicinity of the Site is expected to have salinity in the range of 3501 – 13000 mg/L TDS. This range falls within Segments C, D, E and F of the Environmental Reference Standard (EPA, 2021). Segment C (3,101 mg/L TDS) provides the most conservative protection of environmental values for groundwater.			
Protected Environmental Values of Groundwater (Segments A1) (ERS, 2021)	<ul style="list-style-type: none">• Water dependent ecosystems• Potable mineral water supply• Agriculture and irrigation (Stock watering)• Industrial and commercial• Water-based recreation (primary contact recreation)• Traditional owner cultural values• Cultural and spiritual values• Buildings and structures• Geothermal properties			
Nearby Registered Groundwater Bores	VVG online database provided borehole data for 39 bores within a 2 km radius of the Site. Registered bore summary is provided in Appendix C. A summary of the key information for the bores within 2 km is provided below.			
	Bore Use	No. of Bores	Nearest Bore	Details
	Domestic	2	ca 995 m SE (ID: 109450)	Depth: 120 mbgl. Casing: 0-96 Screen: 96-120 Screened lithology: siltstone
	Stock	2	ca 310m NE (ID: 109436)	Depth: 32.91 mbgl Casing: 0-18 mbgl Screen: 18 – 32.91 mbgl Screened lithology: weathered basalt
	Domestic and Stock	3	ca 435 m S (ID: WRK988836)	Depth: 47 mbgl Casing: 0-36 mbgl. Screen: 36– 47 mbgl Screened lithology: fractured basalt
	Not known (Use unidentified)	32	On site (ID: WRK983629)	Depth: 150 mbgl Casing: unknown Screen: unknown
Groundwater Quality Restriction Zones	There are no groundwater quality restricted use zones (GQRZ) on Site or within 1000m of the Site according to EPA (Victoria).			
Closest Surface Water Body	Man-made water bodies: several dams, located on-site and adjacent the Site. Natural water bodies: Aitken Creek approximately 520 m east of the Site.			

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3.5 Review of Historical Aerial Photographs

Edge reviewed 4 historical aerial photographs dated 1963, 1976, 1989, 2002, 2010 and 2020. The historical aerial photographs / imagery were sourced from Landata, Geoscience Australia, Google Earth and Metromap, and are presented In *Appendix D*. The historical aerial photographs / images are summarised in *Table 3* below.

Table 3 – Summary of Historical Aerial Photographs / Imagery

Photograph	Observations
1963	Site: The Site appears to be mainly vacant grassland. A larger dam is present in the southeast portion of Site and a smaller dam in the south-central portion. An access road is present along the southern boundary of the Site, leading to what appears to be a structure in the southeast corner of the Site.
	Surrounding area: vacant grassland on both sides of Mickleham Road. A larger dam is located east of Mickleham Road.
1976	Site: More trees can be observed along the centre line of the Site. A larger structure has been constructed in the southeast corner of the Site.
	Surrounding area: A dam appears to be present near the Site to the southeast, and possibly a dwelling at the property to the south. The property to north has trees and has been potentially developed residentially.
1989	Site: The northern portion (1603 Mickleham Rd property) has been developed, with a dam located in the northeast corner, access road, vegetation, and potentially a structure in the south-central area of the property. A structure is present in the southeast corner and the small dam observed on 1976 image appears to be removed.
	Surrounding area: The property to north has been developed similarly into rural property, with increased vegetation and two small dams. The property to south has a structure and more vegetation has developed. More rural development has occurred in the wider area.
2002	Site: A dwelling can be clearly observed and more sheds are present along the southern boundary of the northern property (1603 Mickleham Road).
	Surrounding area: No significant changes since 1989.
2010	Site: No significant changes since 2002.
	Surrounding area: No significant changes since 2002.
2020	Site: No significant changes since 2010.
	Surrounding area: No significant changes since 2010.

3.6 Other EPA Records and Licenced Registers

Other publicly available EPA information was reviewed on Victoria Unearthed (an online tool facilitated by the Department of Energy, Environment and Climate Action (DEECA)). Our review is summarised in *Table 4* below.

Table 4 – EPA Records and Licenced Registers

EPA Priority Sites Register	No EPA Priority Sites were observed within 1000 m of the Site.
EPA Victorian Landfill Register	No landfills were observed within 1000 m of the Site.
Groundwater Restricted Use Areas	No Groundwater Restricted Use Zone areas were identified within 1000 m of the Site.
VIC EPA Licensed Sites	No VIC EPA licensed sites were observed within 1000 m of the Site.

Nearby Audit Sites	No completed environmental audit sites were observed within 1000 m of the Site.
Historical Business Directories	No historical businesses were observed on the Sands and McDougall Directory records located within 1000 m of the Site.
Department of Defence investigation and Management Sites of PFAS	No Department of Defence PFAS investigation and Management Sites were identified within 1 km of the Site.
Nearby Groundwater Dependent Ecosystems (surface)	Aitken Creek, approximately 520 m east of Site at closest point.
Nearby groundwater / surface water interaction	No groundwater / surface water interaction areas were identified within 1 km of the Site.
Nearby Designated Water Supply Catchments	No designated water supply catchments were identified within 1 km of the Site.

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4 Site Walkover

On 12 April 2023, an experienced Edge environmental consultant conducted a Site walkover to examine present Site conditions and notable features as detailed in the Australian Standard 4482.1-2005, *Guide to the Investigation and Sampling of Sites with Potentially Contaminated Soil, Part 1: Non-Volatile Substances* (AS4482.1-2005).

As noted in Table 1, the Site consists of two titled properties. Each titled property (i.e., the Site) comprises of a residential dwelling, both of which may consist of asbestos containing materials (ACM). The presence of ACM is assumed based on the inferred age of the dwellings (i.e., based on historical aerial photography – approximately circa 1963-1989), and suspected ACM was observed (Refer to **Table 5**)

There are currently seven sheds located on the Site. These sheds are primarily constructed of steel and timber, which are a combination of sealed and unsealed surfaces. There is evidence of two former structures (i.e., slabs and demolition/anthropogenic material) in the central west of the Site.

There are two dams located in the east of the Site, and eight rainwater/groundwater (plastic and concrete) tanks across the Site.

The northern portion of the Site (1605 Mickleham Road) is well drained, while the southern portion is not as well drained (with some waterlogged material evident during the Site walkover). The Site has areas of disturbed soil where infrastructures, gardens and other activities are present.

Observations made during the Site walkover relating to the Site and surrounding land use are presented in **Table 5**. Images from the walkover are provided in **Appendix E**. Site features are shown in **Figure 2**.

Table 5– Site Walkover Observations

Site Aspect	Comment
Current Uses of the Site and Surrounding Land	The Site is currently used for residential purposes. Land use surrounding the Site includes residential blocks to the north and south, as well agricultural properties to the west. The Site is bound by Mickleham Road to the east.
Disturbed, coloured or stained soil	The surface soils (topsoil) at the site appears to be landscaped in some areas, particularly around the dwellings and garden areas.
Bare soil patches	There are some bare soil patches at the western portion of the Site, with minor anthropogenic material present in this area (refer to Figure 2).
Disturbed or distressed vegetation	Vegetation at the Site comprises of grass, planted gardens, and native trees. Some trees near the residential area look to be quite old; however there seems to be no distressed vegetation.
Unusual odour	None noted during walkover.
Quality of surface water	Two dams are located at the eastern portion of the Site. There appears to be some algae present. No other surface water present on-site.
Sheens on water surface	No sheen noted.
Site topography and surface water drainage	The Site drains to the east and appears to be generally well drained, except the central – southern portion of the Site. During heavy rainfall events, it is expected that surface run off would be directed to the dams located to the east.
Presence, type and condition of groundwater bores on the Site and adjacent landholdings	Two groundwater extraction bores were present on the Site. These are assumed to have been used for domestic/stock purposes. Both bores are connected to pumping units. It is unknown if the units currently operate.

Site Aspect	Comment
	One bore (located near the southwest corner of the southern property) is registered (ID: WRK983629). The second bore (located adjacent the residence at the northern property) is not registered.
Condition of buildings, concrete and bitumen floors and roads etc.	<p>Buildings and structures were observed in the following conditions:</p> <ul style="list-style-type: none"> Residential dwellings were aged, however in good condition as observed externally. The shed at the rear of the residential dwelling at 1585 Mickleham Road is constructed from steel and timber. It appears in good condition and has unsealed flooring. The shed at the rear of the property at 1605 Mickleham Road is constructed from steel, timber and other sheeting. It appears in aged condition and has concrete flooring. The shed at the centre of the property at 1605 Mickleham Road is constructed from steel and timber. It appears in good condition and has unsealed flooring. The adjacent shed (stables) at the centre of the property at 1605 Mickleham Road is constructed from steel and timber. It appears in aged condition and has both concrete and unsealed flooring. The adjacent larger shed at the centre of the property (towards the residence) at 1605 Mickleham Road is constructed from steel and timber. It appears in good condition and has concrete flooring. The small shed (chicken coop) at the centre of the property at 1605 Mickleham Road is constructed from steel, timber and other materials. It appears in aged condition and has concrete flooring. The egg shed located adjacent to the residence at 1605 Mickleham Road is constructed from steel. It appears in aged condition and has concrete flooring. Aged slabs from former structures are present in the rear and adjacent to the stables at 1605 Mickleham Road.
The means of heating (fuel type) and cooling buildings on the Site	<p>An above ground storage tank (AST) for heating oil or kerosene is located on the southern side of the residential dwelling at 1585 Mickleham Road, assumed to have been used historically and is currently empty area (refer to <i>Figure 2</i>).</p> <p>The residential properties appear to more recently be heated by electrical units based on observed external split system units at both of the residences.</p>
Presence of stockpiles, fill, containment areas, sumps, drains and waste disposal areas – operational and closed	<p>Minor stockpiling is present around the dams located to the east of the Site. It is presumed that this material is from construction of the dams and do not appear to contain anthropogenic material.</p> <p>Built up garden beds are also present nearby the residences.</p> <p>One burn pile, with evidence of burnt anthropogenic material, was observed in the centre of 1605 Mickleham Road.</p> <p>A small burn area was observed at the 1605 Mickleham Road property.</p>
Building construction (slab on ground or other, presence or absence of crawl spaces and basements)	<p>The residential dwellings appear to be double brick/brick veneer constructed on stumps, with the building raised off the ground.</p> <p>The sheds appear to be constructed out of steel and wood. Multiple sheds are located on concrete slab, whereas others are unsealed.</p>
Presence or absence of bonded ACM on the ground surface	<p>Suspected Asbestos Containing Material (ACM) was observed in the residential dwellings and numerous switchboards at the Site. The residential dwellings appeared to have ACM eaves, whilst the walls of at least one of the sheds appear to be constructed of ACM.</p>
Evidence of cut and fill activities	<p>Construction and landscaping for the residential properties is likely to have required the use of cut and fill activities.</p> <p>This is particularly evident around the residential dwelling and garden of 1585 Mickleham Road.</p>

Site Aspect	Comment
Presence of pits, ponds and lagoons	Two man-made dams are located at the east of the Site.
Presence and condition of any underground storage tanks (USTs) and associated infrastructure	No USTs and associated infrastructure were observed during the Site walkover. One AST was observed on the southern side of the residential dwelling at 1585 Mickleham Road.
Condition of materials storage and handling facilities and any solid or liquid waste disposal areas	No storage and handling facilities or designated waste disposal areas were observed within the Site boundary during the Site walkover.
Chemicals inventory, MSDS, DG Licences, Operating Licences, works approvals and notices and results of environmental audits should be obtained where practicable	Small amounts of chemical storage were observed on-Site as follows: - Small oil and paint containers in the shed at the rear of 1585 Mickleham Road.
Presence and condition of chemical containers, holding tanks, bunds etc.	All chemical containers were in good condition with no signs of corrosion or cracking.
Underground structures that may be associated with sub-surface contamination	A septic system was observed adjacent to the residential dwelling at 1585 Mickleham Road. The tank appeared to be damaged and constructed from concrete.
Any evidence of on-Site spillage of dangerous goods and/or off-site migration	Not observed.

Overall, Site conditions are consistent with what was to be expected based on the desktop findings. The Site was generally dry during the walkover, with the exception of the south-eastern portion of the Site where waterlogged ground was noted.

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5 Preliminary Conceptual Site Model

A preliminary Conceptual Site Model (CSM) has been developed based on a source–exposure pathway–receptor methodology. This relationship allows an assessment of potential environmental risk to be determined in accordance with NEPM 2013 requirements.

The CSM is based on information and data gathered as part of the desktop investigation and Site walkover.

In accordance with NEPM 2013 guidance the CSM has considered the following elements:

- **Source:** a substance with the potential to cause unacceptable risk to human and/or environmental health.
- **Pathway:** a mode or route by which the substance/source can migrate to a receptor.
- **Receptor:** someone and/or something that could be adversely affected by the substance/source.

Where one of these elements is absent, a complete pathway is not present and on this basis, there is unlikely to be an unacceptable risk to human health and/or to the broader environment. Where all these elements are present a complete or potentially complete exposure pathway exists. In such cases the risk to human health and/or the environment may require further investigation and possibly management.

Potential pollutant linkages for human health and environmental receptors are summarised in – **Table 6.**

Table 6 – Preliminary CSM Summary

Potential Contamination Source	Potential Migration & Exposure Pathway	Potential Receptors
	On-Site Sources	
Current and historical buildings potentially constructed with Asbestos Containing Materials (ACM)	<ul style="list-style-type: none"> • Human exposure to direct materials or contaminated soil through dust inhalation. 	Existing Land: <ul style="list-style-type: none"> • Current residents who may use the buildings containing asbestos. • Workers involved in potential future development. • Future Site users
Historical farming / pesticide / herbicide / insecticide use	<ul style="list-style-type: none"> • Human exposure to contaminated soil through dermal contact, ingestion or dust inhalation. • Leaching of contaminants resulting in impacts to groundwater. 	Existing land: <ul style="list-style-type: none"> • Current workers or Site users if they come into contact with potentially contaminated soil. • Workers involved in potential future development. • Terrestrial ecosystems if exposed under conditions associated with future development. Off-site: <ul style="list-style-type: none"> • Groundwater users. • Aquatic ecosystems at points of groundwater discharge to surface water.

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Potential Contamination Source	Potential Migration & Exposure Pathway	Potential Receptors
Imported fill / reworked natural material	<ul style="list-style-type: none">Exposure to contaminated imported fill through dermal contact.Leaching of contaminants resulting in impacts to groundwater.	Existing land: <ul style="list-style-type: none">Construction workers involved in future redevelopment.Terrestrial ecosystems if exposed under conditions associated with future development.
		Off-site: <ul style="list-style-type: none">Groundwater users.Aquatic ecosystems at points of groundwater discharge to surface water.
Waste storage and incineration	<ul style="list-style-type: none">Exposure of potential contaminants within waste storage / incineration areas through dermal contact or inhalation.Leaching of contaminants resulting in impacts to both soil and groundwater.	Existing Land: <ul style="list-style-type: none">Current workers or Site users if they come into contact with potentially contaminated soil in waste storage / incineration areas.Construction workers involved in future redevelopment.Site users and terrestrial ecosystems if exposed to contaminants in soil at waste disposal / incineration areas.Groundwater users.
		Off-Site: <ul style="list-style-type: none">Groundwater users.Aquatic ecosystems at points of groundwater discharge to surface water.
In-ground septic tank	<ul style="list-style-type: none">Leaching of contaminants resulting in impacts to groundwater.	Existing Land: <ul style="list-style-type: none">Groundwater users.
		Off Site: <ul style="list-style-type: none">Groundwater users.Aquatic ecosystems at points of groundwater discharge to surface water.
Off-Site Sources		
Imported fill/reworked natural material used in residential developments	<ul style="list-style-type: none">Leaching of contaminants resulting in impacts to groundwater.	On-Site: <ul style="list-style-type: none">Construction workers and personnel involved in future redevelopment.Future groundwater users

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Potential Contamination Source	Potential Migration & Exposure Pathway	Potential Receptors
Historical general farming / agricultural activities	<ul style="list-style-type: none"> Leaching of contaminants resulting in impacts to groundwater. Vapour exposure pathway for volatile organic compounds (e.g., fuels and solvents). 	On-Site: <ul style="list-style-type: none"> Construction workers and personnel involved in future redevelopment. Future groundwater users

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6 Potential for Contamination

6.1 Potential Contamination Issues

Based on the desktop review, identified potential site contamination sources and associated contaminants of potential concern (CoPC) are listed below in **Table 7**.

Table 7 - Potential Contamination Issues

Site Activity / Potential Sources	Contaminants of Potential Concern	Contamination Potential & Comments
On Site Sources		
Buildings potentially constructed with Asbestos Containing Materials	<ul style="list-style-type: none"> Asbestos 	<p>Contamination Potential: Medium</p> <p>The Site contains buildings with suspected ACM eaves, switchboards and a shed with suspected ACM sheeting.</p> <p>Demolition of historical buildings may have resulted in residual asbestos in soil as a result of poor demolition practices.</p>
Use of herbicides, pesticides & insecticides	<ul style="list-style-type: none"> Organochlorine pesticides (OCPs). Organophosphate pesticides (OPP). Glyphosate Hydrocarbon based surfactants 	<p>Contamination Potential: Low</p> <p>The Site and surrounding land appear to have historically been used as agricultural land. Agricultural and farming practices pose a risk of herbicide/ pesticide/ insecticide contamination.</p>
Imported fill / reworked natural material	<ul style="list-style-type: none"> Metals Oil and grease Petroleum hydrocarbons Asbestos 	<p>Contamination Potential: Low</p> <p>The Site has evidence of cut and fill activities at the structure within the southern property, which may have required the importation of fill material and consequently contaminants onto Site.</p>
Waste storage and incineration	<ul style="list-style-type: none"> Asbestos Metals Oil and grease Petroleum hydrocarbons 	<p>Contamination Potential: Medium-high</p> <p>An area with bare soil patched and small debris on ground surface was observed in the west of the northern property, indicating waste storage and potential incineration of waste.</p> <p>A small burn pile was found on the site at central portion of the northern property.</p>
In-ground septic tank	<ul style="list-style-type: none"> Nutrients, E. Coli 	<p>Contamination Potential: Low-medium</p> <p>A septic tank was observed adjacent to the residential dwelling at 1585 Mickleham Road with potential to contaminate groundwater. It is considered that a second septic may be present adjacent the residential dwelling of 1605 Mickleham Road property, but was not observed during walkover.</p>
Off Site Sources		
Imported Fill for Development purposes	<ul style="list-style-type: none"> Metals Oil and grease Petroleum hydrocarbons Asbestos 	<p>Contamination Potential: Low</p> <p>Neighbouring residential developments may have deposited imported fill material and contaminants leached onto Site.</p>

Use of herbicides, pesticides & insecticides	<ul style="list-style-type: none"> • Organochlorine pesticides (OCPs). • Organophosphate pesticides (OPPs). • Glyphosate • Hydrocarbon based surfactants. 	Contamination Potential: Low The surrounding land has historically been used as agricultural land. Agricultural and farming practices pose a risk of herbicide/ pesticide/ insecticide contamination.
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6.2 Recommended Level of Assessment

The Victorian Government, *Ministerial Direction No.1*, 2021 document outlines the requirements for potentially contaminated land, which is designated for a sensitive use, to determine the suitability of the property.

The environmental audit system is legislated under the *Environment Protection Act 2017* and provides for the appointment of environmental auditors by EPA, and a system of preliminary risk screen assessments (PRSA) and environmental audits, which may be used to inform land use planning for potentially contaminated land.

The Department of Environment Land Water and Planning (DELWP) released the *Potentially Contaminated Land – Planning Practice Note 30 (DELWP PPN30)* in July 2021 and gives advice on the identification of contaminated land and the appropriate level of assessment of contamination for planning, and circumstances where an EAO should be applied.

The potential for contamination (PfC) rating assigned to the Site was assessed in line with *Table 2* and *Tables 3* of the DELWP 2021 practice note to assess the appropriate level of assessment for the property in light of the current and historical uses. Based on the current and historical information reviewed for the Site, as detailed in Sections 3 and 4 of this PSI report and considering land uses in *Table 2* of the DELWP 2021 practice note, the Site has a medium to high PfC due to current or historical waste disposal and incineration, and potential imported fill materials.

With reference to Table 3 of the DELWP PPN30, a Preliminary Risk Screening Assessment (PRSA) is recommended to determine the need for an environmental audit as part of a planning permit application.

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7 Conclusions and Recommendations

7.1 Conclusions

Edge has completed this preliminary site investigation to inform an understanding of the potential for land contamination and current environmental condition of the Site, and to provide recommendations for whether further investigation (including a Preliminary Risk Screening Assessment or Environmental Audit) is required.

Edge makes the following conclusions:

- The site appears to have been used as farmland until 1960s. By 1976 a rural residential property had been established in the southern portion of site and by 1989 the northern portion of Site had also been residentially developed. The southern portion of the Site (i.e., 1585 Mickleham Road) may have been used for agricultural purposes on an ongoing basis.
- Current and/or historical on-Site activities with the potential to contaminate soil or groundwater include:
 - Current and historical buildings constructed using potential asbestos containing materials.
 - Potential current/historical broadacre application of herbicides, pesticides and insecticides.
 - Potential imported fill / reworked natural material
 - Minor disposal and/or storage of waste materials
 - Minor burning of waste materials
 - In ground septic tank
- Current and/or historical surrounding site activities with the potential to contaminate soil or groundwater include:
 - Potential current/historical broadacre application of herbicides, pesticides and insecticides.
 - Building activities and laydown of imported fill associated with works in surrounding areas.
- Groundwater at the Site is inferred be approximately 10-20 mbgl, and is expected to generally flow locally in east direction and regionally toward Port Phillip Bay.
- The Site is considered to have a medium to high potential for contamination based on past and present land uses and activities including:
 - On-Site buildings that potentially contain asbestos
 - Pesticide use as part of historic agricultural practices
 - Waste storage and/or incineration
 - Potential imported fill
 - In-ground septic tank
- With reference to DELWP Potentially Contaminated Land – Planning Practice Note 30, the site has a medium to high potential for contamination due to current or historical waste disposal and incineration, and potential imported fill materials.

7.2 Recommendations

Further recommendations for this Site are as follows:

- A limited intrusive soil assessment including targeted and grid-based sampling in general accordance with NEPM 2013 prior to developing the Site to assess the suitability of the site soils for the proposed sensitive use (i.e. school).
- If groundwater will be used for drinking water / irrigation under future land use, groundwater assessment in the vicinity of the identified septic tank at the southern property as well as a potential septic tank at the northern property (presence to be confirmed).
- A Division 6 Asbestos Audit in accordance with Occupational Health and Safety Regulations 2017 prior to any refurbishment or demolition works in areas that may contain potential asbestos containing materials and areas that have previously been demolished.

- Any material removed from the site as part of the planned development will be required to be categorised according to the VIC EPA Publication 1828.2 Waste Disposal Categories).
- Prior to receipt on Site, any imported fill should be assessed as Fill Material (in accordance with EPA Publication 1828.2) and consideration against human health and ecological sensitive land use.

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8 Limitations

The findings of this report are based on the Scope of Work outlined in the Edge proposal (Edge Ref.: **20230039-P-02.1**) Edge performed the services in a manner consistent with the expected level of care and expertise exercised by those in the environmental profession.

No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined in the Proposal.

Although normal standards of professional practice have been applied, the methodology adopted, and sources of information used by Edge are outlined in this report. Edge has made no independent verification of this information beyond the agreed scope of works and assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to Edge was false.

All conclusions and recommendations made in the report are the professional opinions of the Edge personnel involved with the project and, while normal checking of the accuracy of data has been conducted, Edge assumes no responsibility or liability for errors in data obtained from regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

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References

- Australian Standard 4482.2-1999, Guide to the Investigation and Sampling of Site with Potentially Contaminated Soil, Part 2: Volatile Substances, 2005 (AS4482.1-2005);
- Department of Environment, Land, Water & Planning. (2019). *Groundwater Resource Report* [VICGRID94 Easting: 2489014 Northing: 2435239]
- Department of Environment, Land, Water & Planning (DELWP), *Planning Practice Note 30: Potentially Contaminated Land, July 2021*.
- Environment Protection Act 2017, Environmental Reference Standard, No. S 245, May 2021.
- Environmental Protection Authority (EPA, 1915), Contaminated land policy, February 2021.
- Environmental Protection Authority (EPA, 1940), Contaminated land: Understanding section 35 of the Environment Protection Act 2017, February 2021.
- National Environment Protection Council (NEPC), National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No.1) – Amendment of the National Environment Protection (Assessment of Site Contamination) Measure (NEPM), 1999 (NEPM 2013).
- Victorian Government, Planning and Environment Act 1987 Section 12 (1) (a). Ministerial Direction No.1, Potentially Contaminated Land, No. 2 46227 August 2021.

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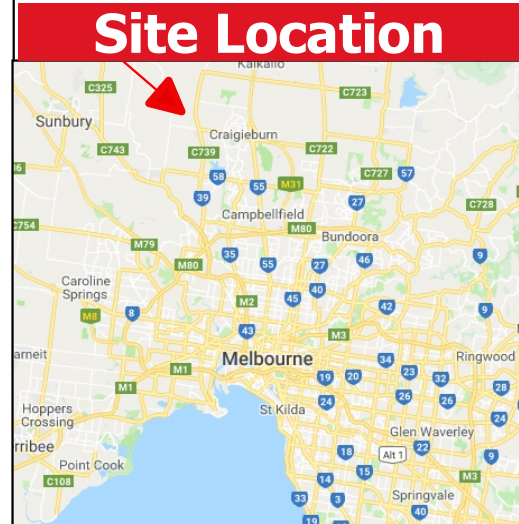
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Figure 1

Site Location & Surrounding Land Uses

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Legend <div><div></div> Site Boundary</div>	ADVERTISED PLAN			Edge Group Pty Ltd. 423 City Road South Melbourne, Victoria 3205 Phone: (03) 8625 9696 info@edgegroup.net.au www.edgegroup.net.au	Site Location Plan Preliminary Soil Investigation 1585 & 1605 Mickleham Road, Yuroke			Figure 1
					A3	Drawn: MK Rev: 0	Date: 06/04/2023 Project No.: 20230039	

Figure 2

Site Features

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Legend

Site Boundary

Groundwater Bores

Water Tanks

AST

Site Features

Water Bodies

GDA2020
MGA Zone 55

Edge Group Pty Ltd.
423 City Road
South Melbourne, Victoria 3205
Phone: (03) 8625 9696
info@edgegroup.net.au
www.edgegroup.net.au

Site Features
Preliminary Site Investigation
1585 & 1605 Mickleham Road, Yuroke

A3

Drawn: JH
Rev.: 1

Date: 13/04/2023
Project No.: 20230039

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Figure 2

R:\20230039 - Yuroke\20230039.qgz

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PROPERTY REPORT

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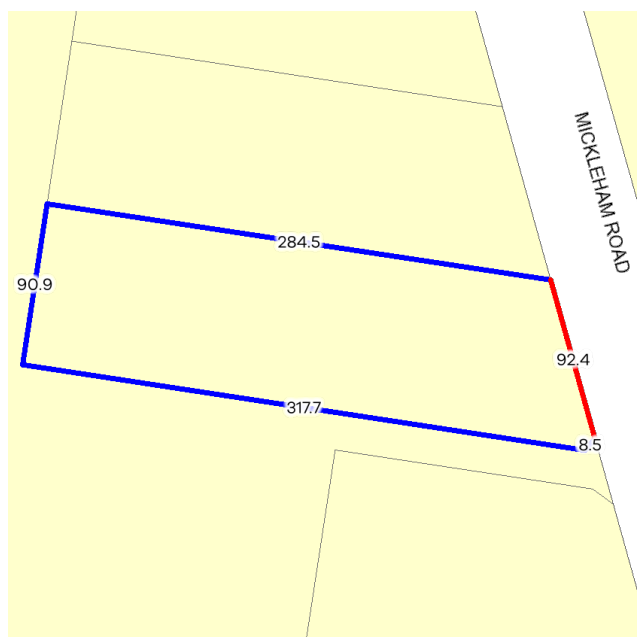
PROPERTY DETAILS

Address: **1585 MICKLEHAM ROAD YUROKE 3063**
Lot and Plan Number: **Lot 1 TP376179**
Standard Parcel Identifier (SPI): **1\TP376179**
Local Government Area (Council): **HUME**
Council Property Number: **302681**
Directory Reference: **Melway 385 H5**

www.hume.vic.gov.au

SITE DIMENSIONS

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



Area: 27764 sq. m (2.78 ha)

Perimeter: 794 m

For this property:

— Site boundaries

— Road frontages

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

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

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

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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: **KALKALLO**

PLANNING INFORMATION

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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>

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Area Map



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PLANNING PROPERTY REPORT

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PROPERTY DETAILS

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Lot and Plan Number: **Lot 1 TP376179**
Standard Parcel Identifier (SPI): **1\TP376179**
Local Government Area (Council): **HUME**
Council Property Number: **302681**
Planning Scheme: **Hume**
Directory Reference: **Melway 385 H5**

www.hume.vic.gov.au

[Planning Scheme - Hume](#)

UTILITIES

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

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
Legislative Assembly: **KALKALLO**

OTHER

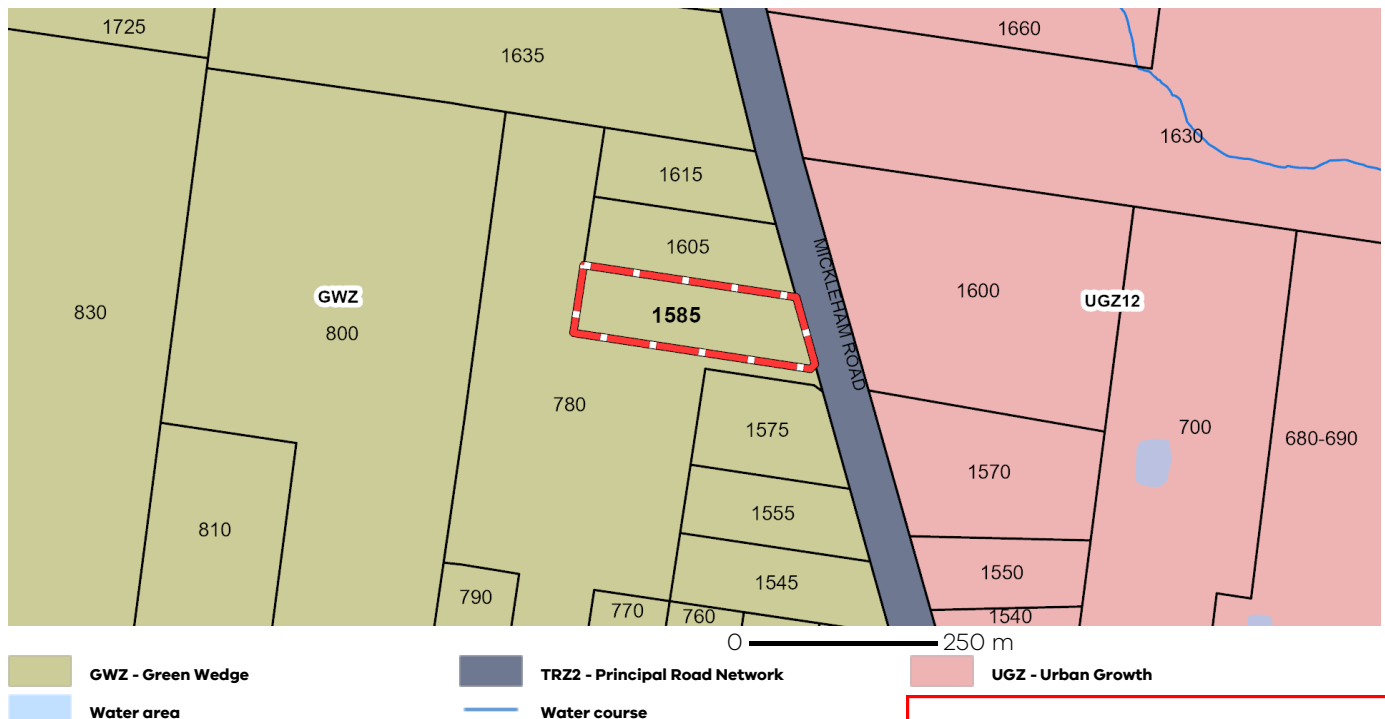
Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural
Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)

[SCHEDULE TO THE GREEN WEDGE ZONE \(GWZ\)](#)



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PLANNING PROPERTY REPORT: 1585 MICKLEHAM ROAD YUROKE 3063

Page 1 of 3

Planning Overlay

None affecting this land - there are overlays in the vicinity

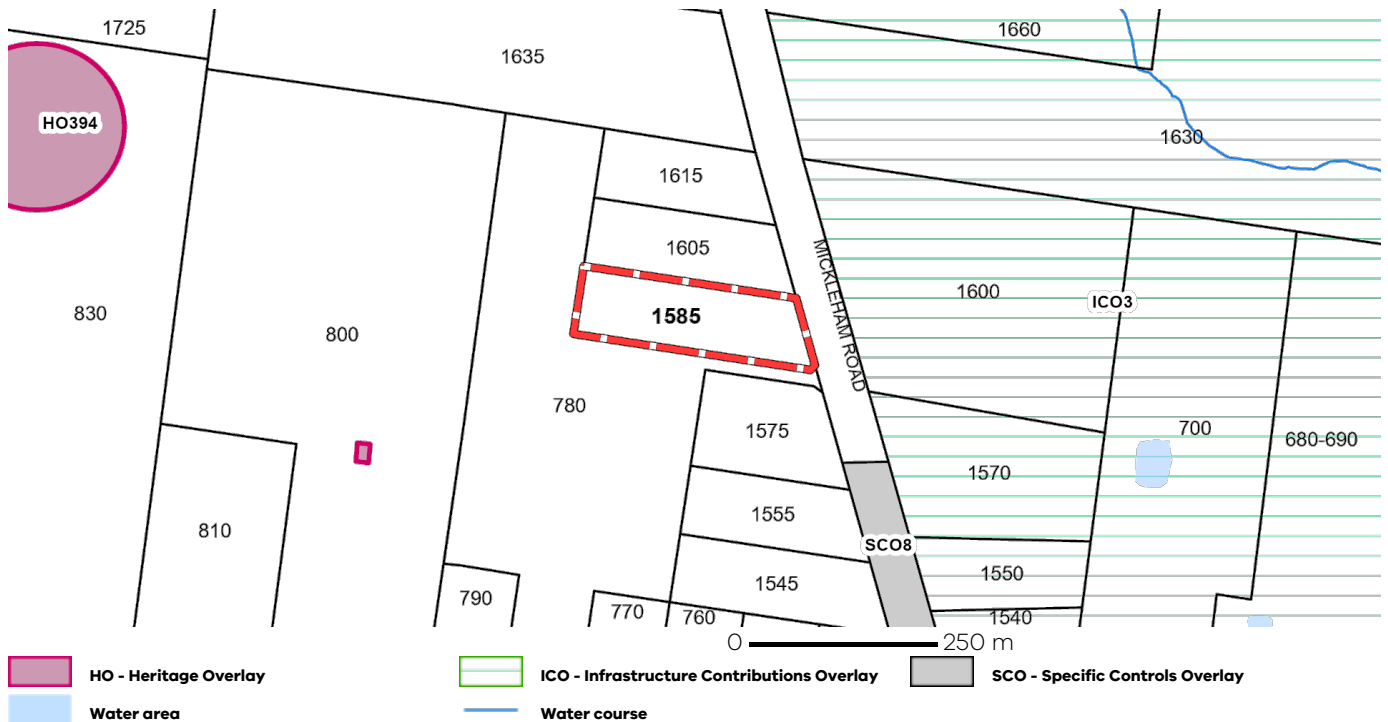
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\)](#)

[INFRASTRUCTURE CONTRIBUTIONS OVERLAY \(ICO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



Further Planning Information

Planning scheme data last updated on 1 February 2023.

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

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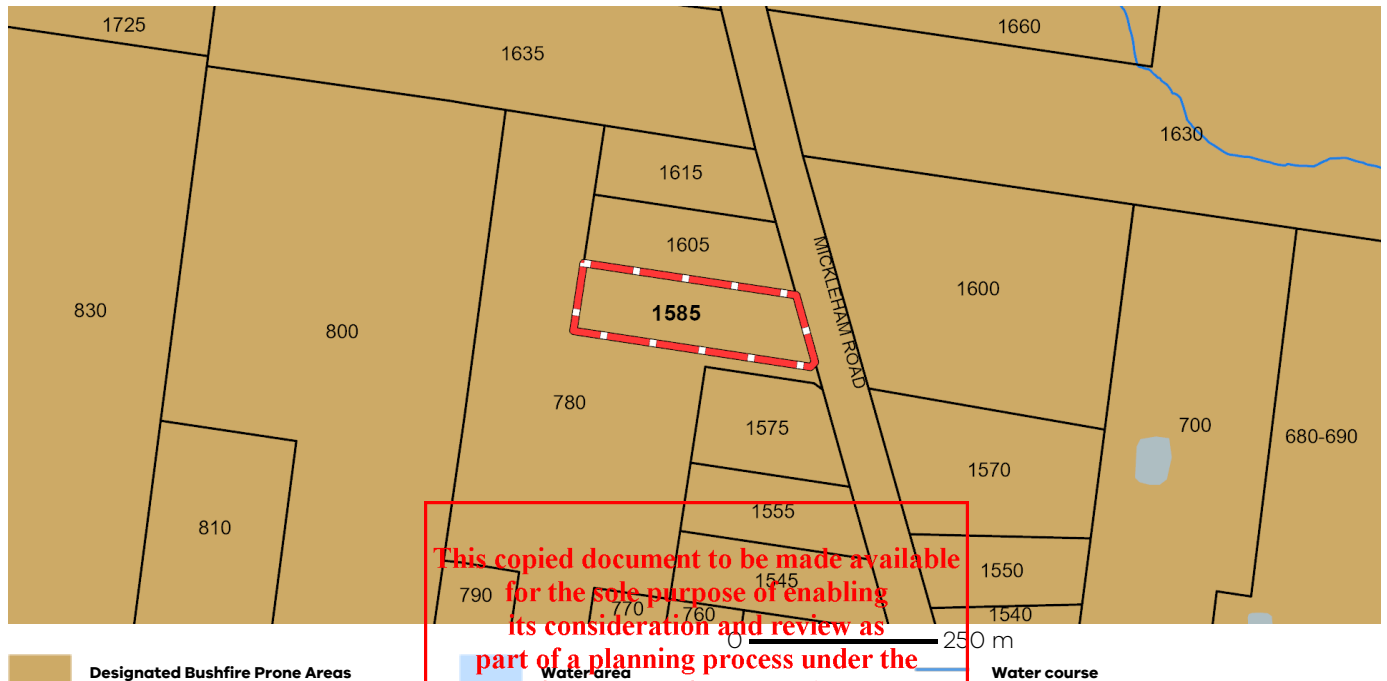
Page 2 of 3

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). 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 \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

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PLANNING PROPERTY REPORT: 1585 MICKLEHAM ROAD YUROKE 3063

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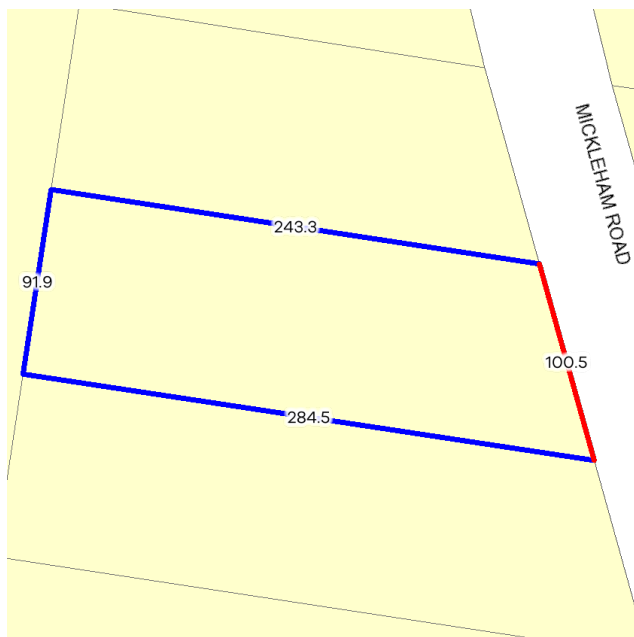
PROPERTY DETAILS

Address: **1605 MICKLEHAM ROAD YUROKE 3063**
Lot and Plan Number: **Lot 1 TP382252**
Standard Parcel Identifier (SPI): **1\TP382252**
Local Government Area (Council): **HUME**
Council Property Number: **302682**
Directory Reference: **Melway 385 H5**

www.hume.vic.gov.au

SITE DIMENSIONS

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



Area: 24224 sq. m (2.42 ha)

Perimeter: 720 m

For this property:

— Site boundaries

— Road frontages

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

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

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

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

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
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Area Map



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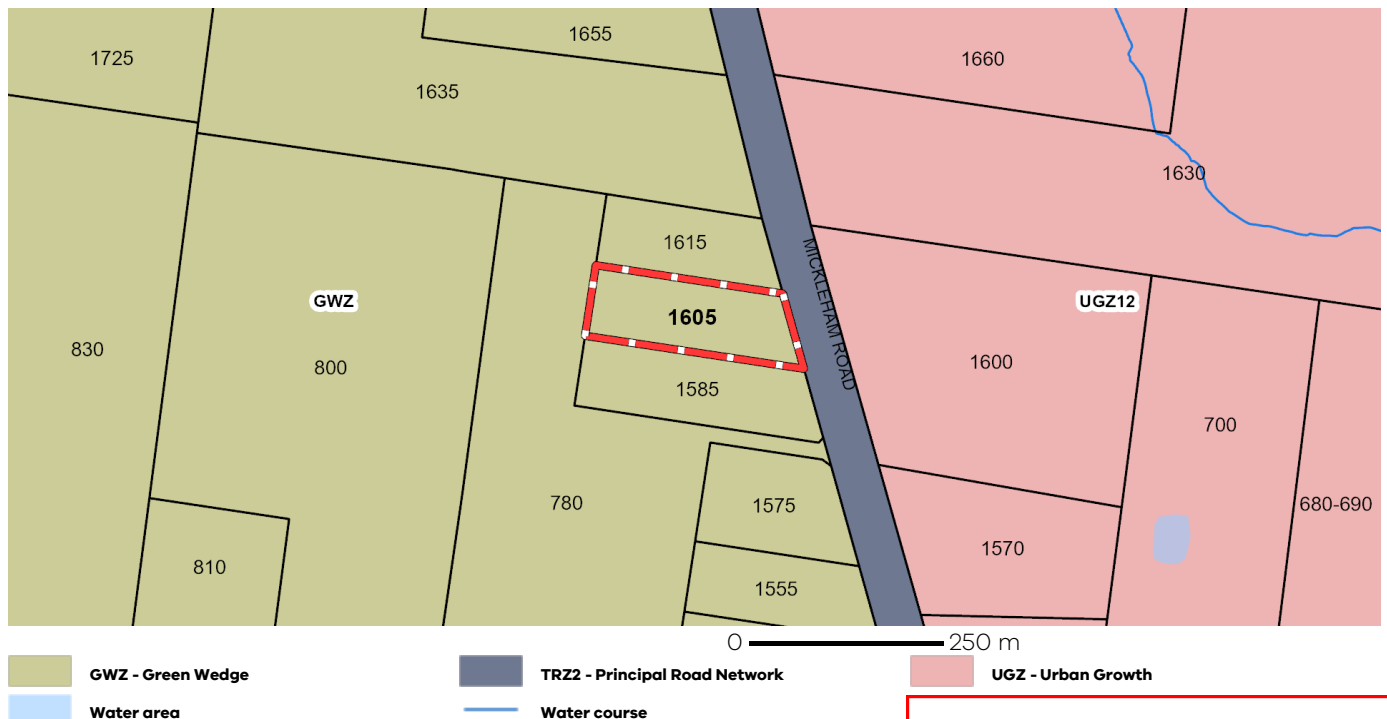
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[View location in VicPlan](#)

Planning Zones

[GREEN WEDGE ZONE \(GWZ\)](#)

[SCHEDULE TO THE GREEN WEDGE ZONE \(GWZ\)](#)



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

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Planning Overlay

None affecting this land - there are overlays in the vicinity

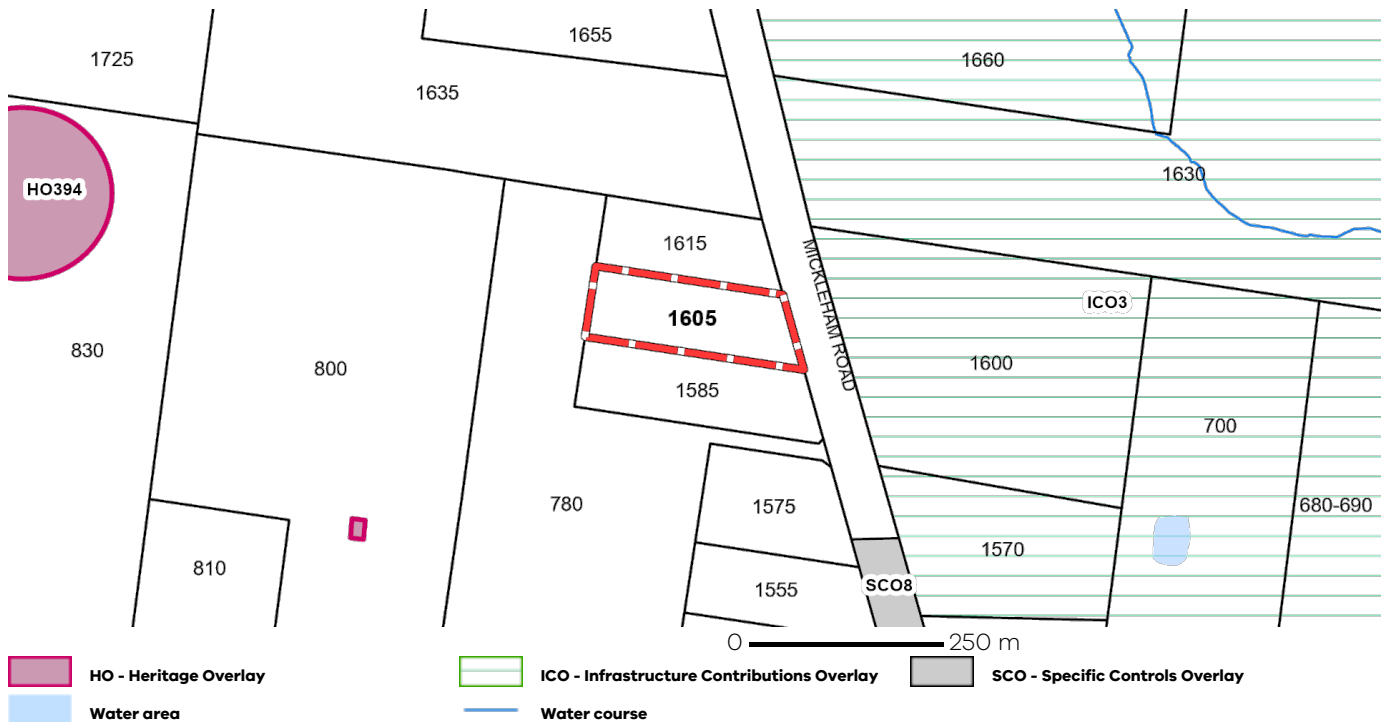
OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[HERITAGE OVERLAY \(HO\)](#)

[INFRASTRUCTURE CONTRIBUTIONS OVERLAY \(ICO\)](#)

[SPECIFIC CONTROLS OVERLAY \(SCO\)](#)



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

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PLANNING PROPERTY REPORT: 1605 MICKLEHAM ROAD YUROKE 3063

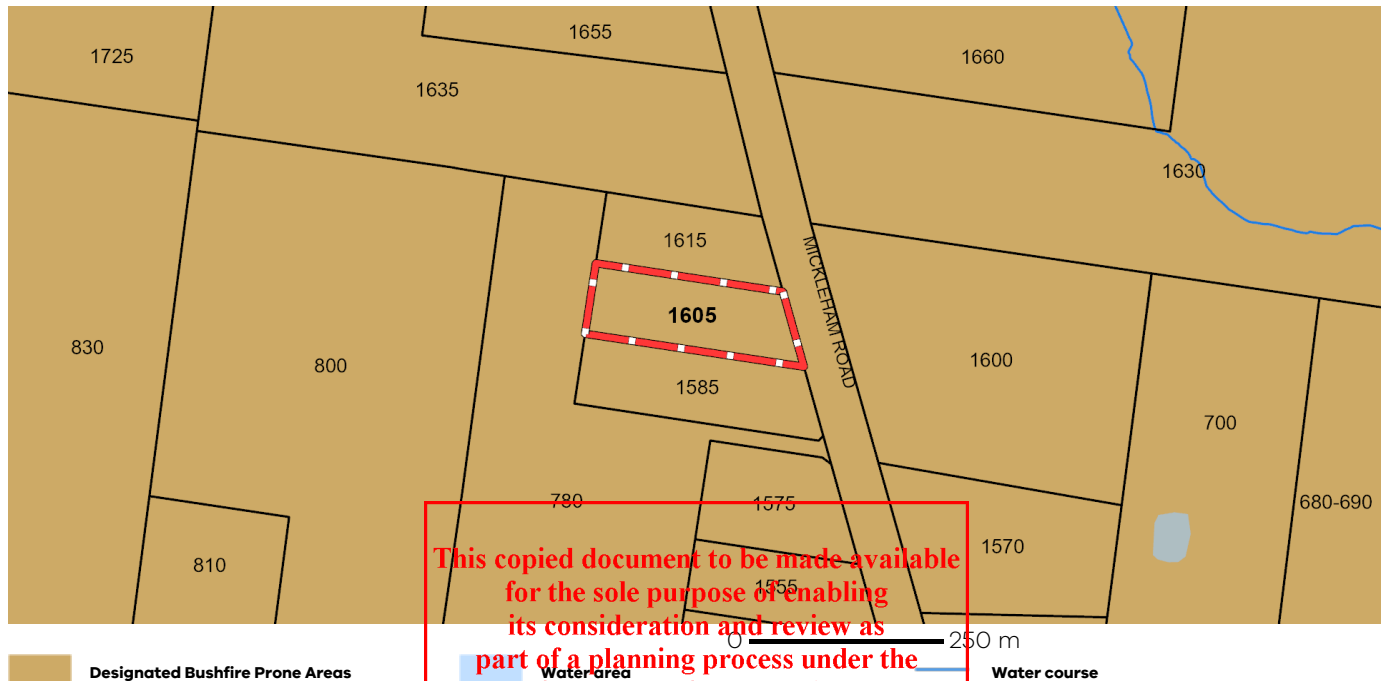
Page 2 of 3

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PLANNING PROPERTY REPORT: 1605 MICKLEHAM ROAD YUROKE 3063

Page 3 of 3

Appendix B
Groundwater Resource Report

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Groundwater Resource Report

Groundwater catchment: East Port Phillip Bay

VICGRID94 Easting: 2489014 Northing: 2435239

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 - 54	3501 - 13000
BSE Mesozoic and Palaeozoic Bedrock (basement) sedimentary (fractured rock): Sandstone, siltstone, mudstone, shale. Igneous (fractured rock): includes volcanics, granites, granodiorites.	54 - 254	3501 - 13000

There are no GMUs at this location

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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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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 soil or rock that does not allow water to move through it easily, limiting its capacity to supply water. Aquitards are generally silts and clays and fractured rocks (where there are few cracks in the rock) or the cracks are poorly connected.
Groundwater Management Unit (GMU)	A collective of 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+						✓	✓	✓

Accessibility

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Appendix C- Registered Bore Summary

Registered Groundwater Bores within 2.0km of the Site							
Bore ID	Date of construction	Constructed depth (m)	Listed Use	Easting	Northing	Elevation (mAHD)	Distance (from Centre of Site) (m)
109419	21/05/1962 0:00	64.01	Not Known	311733.2	5838234.2	293.33	675
109422	31/12/1970 0:00	0	Not Known	311912.2	5838801.2	256.57	727
109424	31/12/1962 0:00	0	Not Known	312183.2	5837884.2	267.55	444
109425	31/12/1962 0:00	0	Not Known	312493.2	5837364.2	242.87	908
109426	31/12/1962 0:00	0	Not Known	312533.2	5836904.2	230.08	1370
109428	4/11/1971 0:00	41.8	Not Known	312551.2	5837693.2	242.21	593
109429	30/10/1971 0:00	62.5	Not Known	313564.2	5838388.2	225.76	1164
109430	30/07/1973 0:00	99.06	Not Known	312160.2	5836652.2	225.6	1634
109434	31/05/1976 0:00	54.25	Not Known	311736.2	5837696.2	265.75	881
109436	7/02/1977 0:00	32.91	Stock	312740.2	5838563.2	241.63	445
109437	26/06/1978 0:00	66	Not Known	312458.2	5837156.2	244.45	1113
109438	1/11/1978 0:00	45	Domestic and Stock	312512.2	5837460.2	242.49	815
109440	4/08/1980 0:00	82	Domestic	313729.2	5837320.2	222.35	1627
109441	10/10/1980 0:00	94.5	Not Known	312741.2	5837521.2	235.73	818
109442	29/04/1981 0:00	39.6	Not Known	313359.2	5837699.2	227.02	1109
109443	9/04/1981 0:00	48	Not Known	312390.2	5837424.2	245.91	844
109445	1/03/1983 0:00	115	Not Known	313683.2	5838273.2	225.58	1276
109446	31/05/1985 0:00	150	Not Known	312653.2	5837064.2	238.95	1229
109450	22/04/1989 0:00	120	Domestic	313393.2	5837584.2	226.93	1200
109452	3/07/1989 0:00	121	Not Known	313353.2	5837824.2	226.53	1045
112643	19/01/1992 0:00	27.43	Not Known	312078.2	5837134.2	240.25	1180
139974	20/02/1999 0:00	85	Not Known	312263.2	5837404.2	248.78	876
142048	1/11/1999 0:00	58	Domestic	312753.2	5836844.2	226.09	1465
143839	9/09/1999 0:00	63	Not Known	312193.2	5838274.2	265.63	214
143984	11/12/1999 0:00	93	Not Known	312273.2	5837744.2	254.65	541
334693	12/04/1970 0:00	40.99	Not Known	312957.2	5837506.2	231.08	940
334697	13/09/1971 0:00	24.99	Not Known	313961.2	5838663.2	233.15	1604
79250	31/12/1970 0:00	0	Not Known	313553.2	5839326.2	248.36	1560
79252	9/02/1974 0:00	32.61	Stock	311790.2	5839472.2	260.78	1353
79261	5/08/1982 0:00	60	Not Known	312843.2	5838484.2	239.36	487
WRK032473	31/01/1995 0:00	166	Not Known	313003.2	5838544.2	234.05	657
WRK066554	1/12/2011 0:00	10	Not Known	312757	5838070		402
WRK066555	1/12/2011 0:00	10	Not Known	312755	5838002		438
WRK965066	0000-00-00 00:00:00	90	Not Known	312724.2	5838445.2	240.56	363
WRK967611	0000-00-00 00:00:00	75	Not Known	314333.2	5837944.2	216.98	1953
WRK968653	0000-00-00 00:00:00	100	Not Known	312178.2	5838894.2	251.55	667
WRK983629	0000-00-00 00:00:00	150	Not Known	312266	5838202	260.94	On-site
WRK988836	26/01/2009 0:00	47	Domestic and Stock	312524	5837724	243.44	556
WRK991377	0000-00-00 00:00:00	150	Not Known	312779	5837259	233.01	1075

Bore registered for sensitive use: Domestic, Stock or Irrigation

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Approximate Site location



Edge Group Pty Ltd
 1st Floor, 423 City Road
 South Melbourne, Victoria 3205
 Phone 03 8625 9696
 Fax 03 9682 4398

www.edgegroup.net.au

Title: 1963 Aerial Photography
 Project: Preliminary Site Investigation
 Site Address: – 1585 & 1605 Mickleham Road, Yuroke

A4	DRAWN: MK	DATE: 05/04/2023
	REV: 0	PROJECT No: 20230039

Figure A1



LEGEND



Approximate Site location



Edge Group Pty Ltd
1st Floor, 423 City Road
South Melbourne, Victoria 3205
Phone 03 8625 9696
Fax 03 9682 4398

www.edgegroup.net.au

Title: 1976 Aerial Photography
Project: Preliminary Site Investigation
Site Address: – 1585 & 1605 Mickleham Road, Yuroke

A4	DRAWN: MK	DATE: 05/04/2023
	REV: 0	PROJECT No: 20230039

Figure A2



LEGEND



Approximate Site location



Edge Group Pty Ltd
1st Floor, 423 City Road
South Melbourne, Victoria 3205
Phone 03 8625 9696
Fax 03 9682 4398

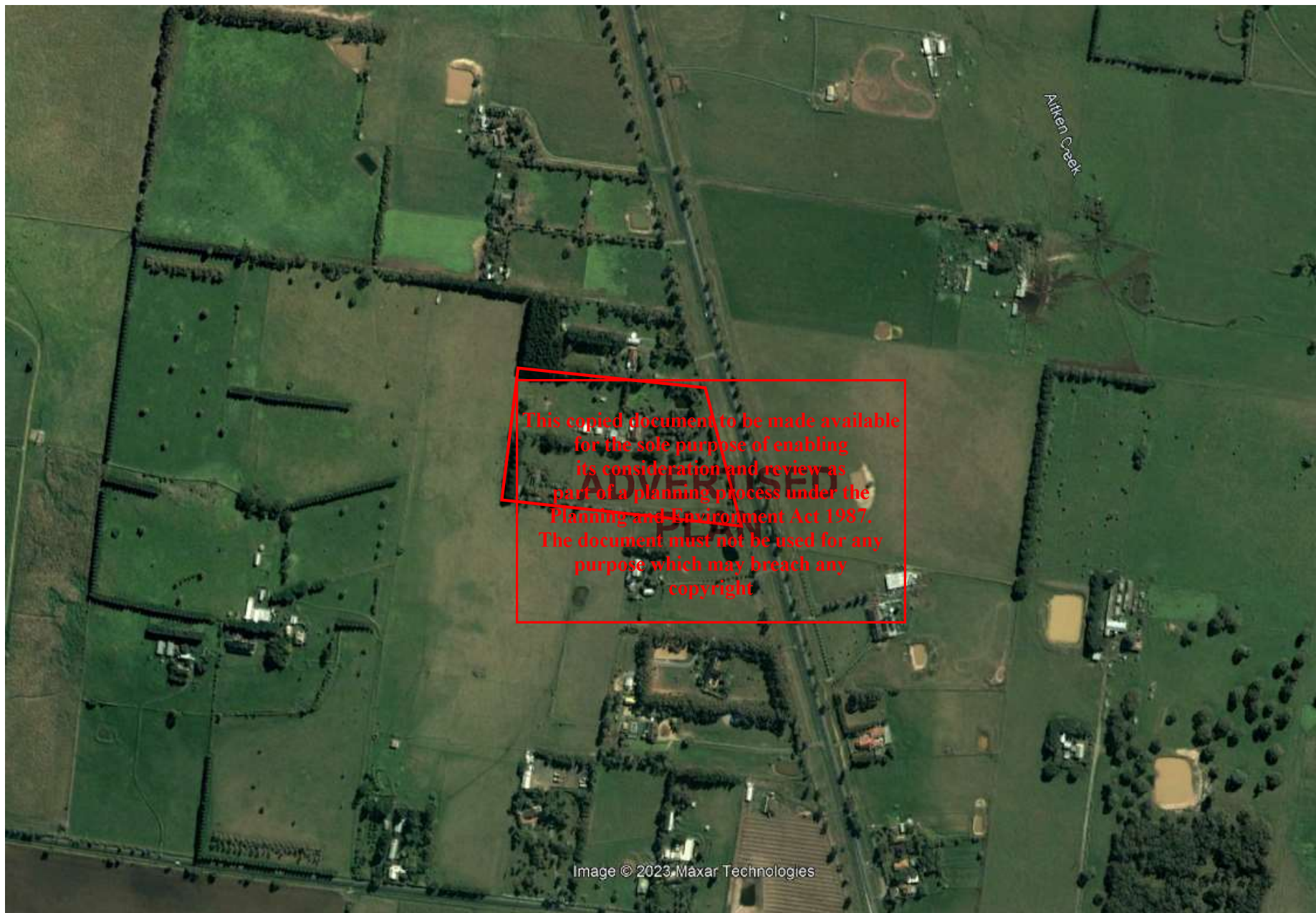
www.edgegroup.net.au

Title: 1989 Aerial Photography
Project: Preliminary Site Investigation
Site Address: – 1585 & 1605 Mickleham Road, Yuroke

DRAWN: MK
REV: 0

DATE: 05/04/2023
PROJECT No: 20230039

Figure A3



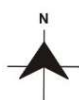
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Approximate Site location



Edge Group Pty Ltd
1st Floor, 423 City Road
South Melbourne, Victoria 3205
Phone 03 8625 9696
Fax 03 9682 4398

www.edgegroup.net.au

Title: 2002 Aerial Photography
Project: Preliminary Site Investigation
Site Address: – 1585 & 1605 Mickleham Road, Yuroke

A4	DRAWN: MK REV: 0	DATE: 05/04/2023 PROJECT No: 20230039
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Figure A4



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Approximate Site location



Edge Group Pty Ltd
1st Floor, 423 City Road
South Melbourne, Victoria 3205
Phone 03 8625 9696
Fax 03 9682 4398

www.edgroup.net.au

Title: 2010 Aerial Photography
Project: Preliminary Site Investigation
Site Address: – 1585 & 1605 Mickleham Road, Yuroke

A4	DRAWN: MK	DATE: 05/04/2023
	REV: 0	PROJECT No: 20230039

Figure A5



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Approximate Site location



Edge Group Pty Ltd
 1st Floor, 423 City Road
 South Melbourne, Victoria 3205
 Phone 03 8625 9696
 Fax 03 9682 4398

www.edgroup.net.au

Title: 2020 Aerial Photography
 Project: Preliminary Site Investigation
 Site Address: – 1585 & 1605 Mickleham Road, Yuroke

A4	DRAWN: MK	DATE: 05/04/2023
	REV: 0	PROJECT No: 20230039

Figure A6

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Photo Log Site Inspection

1585 Mickleham Road 12/04/2023



1. Site Setting and residence



2. AST on the southern portion of the residence. Potential ACM eaves.

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3. Dam. Eastern
area of site.





4. Unsealed shed
at rear of
property.

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	<p>6. Septic tank located adjacent to the residence.</p>

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7. Under floor
cavity of
residence



8. Clear area in
centre of site.
Waterlogged
area shown as
darker region.

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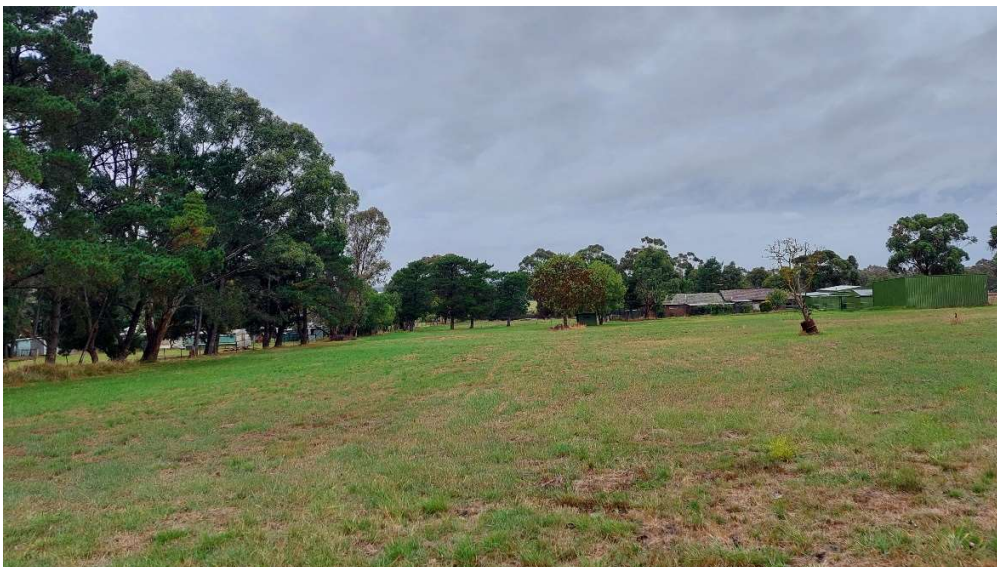


Photo Log Site Inspection

1605 Mickleham Road 12/04/2023



1. Site Setting
and residence



2. Site Setting

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3. Shed at rear of property



4. Burn Pile.

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5. Waste at surface in bare soil area.



6. Former building area.

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7. Shed.



8. Stables/shed.

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9. Chicken coop.

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10. Potential ACM eaves.

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11. Groundwater
extraction
bore.



12. Dam at front of
Site.

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13. Switchboard
with potential
ACM

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