



Preliminary Site Investigation 63 Yarragon-Leongatha Road, Yarragon



Millar Merrigan

FINAL

24 June 2021

DRC PSI - 63 Yarragon-Leongatha Road, Yarragon 240621

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INTRODUCTION

DRC Environmental Pty Ltd (DRC) was commissioned **Millar Merrigan** to conduct a Preliminary Site Investigation (PSI) for the site located at 63 Yarragon-Leongatha Road, Yarragon (the site). It is understood that the site is currently predominately vacant farmland and is to be subdivided and redeveloped for residential, aged care and public open space use. The PSI was undertaken in general accordance with DRC's proposal dated 13 May 2021.

1.1 Purpose

It is understood by DRC that the client requires a PSI to be undertaken to assess potential contamination risks that may impact on the proposed development of the site for use as a low-density residential development and aged care/lifestyle village with associated public open space and roadways.

1.2 Objectives

The objectives of this PSI are to:

- Complete a preliminary site investigation and environmental contamination assessment to determine the condition of soil at the site and potential risks to the development of the site; and
- Make recommendation as to the sites condition and further environmental works that may be deemed necessary for the site based on the findings of this report.

1.3 Scope of Works

The works undertaken at the site to facilitate the completion of the PSI were as follows:

- A review of site details with regards to the site's geographical setting and planning information;
- A desktop assessment of the environmental setting of the site, which includes the geological and hydrogeological profile underlying the site;
- A desktop site history review of selected third party and historic environmental records which may have resulted in soil and/or groundwater contamination at or surrounding the site;
- A site inspection, which forms part of the site history review; and
- Compilation of collected data into a PSI report (this report) with conclusions regarding the suitability of the site for the proposed development and categorization of the site in accordance with the *General Planning Practice Note - Potentially Contaminated Land*.

2 SITE DETAILS

The site is located approximately 119 km southeast of the Melbourne CBD and 400m east of Yarragon town centre. For planning information regarding the site planning property reports were acquired by DRC from the State Government Victoria website (mapshare.vic.gov.au) on 11 May 2021 and copies of these reports are provided in **Appendix A**. A general summary of the information regarding the site and its surrounds is presented in **Table 2-1** below.

Table 2-1 General Site information

Site Location	63 Yarragon-Leongatha Road, Yarragon 3823	
Current land use zoning and planning overlays	Zone	Farming Zone (FZ) Commercial 2 Zone (C2Z) General Residential Zone – Schedule 1 (GRZ1)
	Overlays	Design and Development Overlay – Schedule 5 (DDO5) Development Contributions Plan Overlay – Schedule 1 (DCOP1)
	Other	Designated Bushfire Prone Area
Municipality	Baw Baw Shire Council	
Title and plan information	Four parcels: Lot 2 PS308336A Lot 3 PS429755C Lot 1 TP365740G Lot RES1 LP1171	
Site Area	Approximately 45.7 ha	
Current site use	Farming/ Vacant Rural Residential	
Surrounding land use	The surrounding land use comprises the following: <ul style="list-style-type: none"> General Residential Zone (GRZ1), Public Use (PUZ) and Public Park & Recreation (PPRZ) to the west; Farming Zone (FZ) and beyond which is Rural Living (RLZ) to the east and south; and Road Zone 1 (RDZ1) and beyond which is Farming Zone (FZ) to the north. 	
Proposed future use	Residential, aged care and public open space	

3 ENVIRONMENTAL SETTING

3.1 Topography

A search of topographical and cadastre data from the Visualising Victoria's Groundwater website (<https://www.vvg.org.au/>) identified that the site is located on relatively flat land that gently slopes to the north. The site is approximately 85 – 100 metres ADH.

Information regarding the topography at the site, including a figure of the topographical conditions, is provided in **Appendix B**.

3.2 Geology

A search of geological information from the State Government Victoria – Department of Environment, Land, Water & Planning identified that the site is underlain by a Pliocene to Holocene incised colluvium – consisting of silt, sand and gravels: generally poorly sorted and poorly rounded except within channels cut into colluvial material; dissected to variable degrees.

The groundwater database search (see **Section 3.4.2** below) found that the geology encountered during the drilling of groundwater bores within a 2.0 km radius of the site was relatively consistent with the above geological description and comprised sands, clays and weathered to competent basalts.

Information regarding the geology at the site, is provided in **Appendix B**.

3.3 Surface water

Surface water bodies located in the vicinity of the site are as follows:

- Water reservoir/levee approximately 720 m to the west (adjacent to Dowton Park Reserve);
- Residential pond approximately 36 metres northeast;
- Unnamed creek tributary approximately 595 metres southeast; and
- Unnamed creek tributary approximately 465 metres southwest

A small, unnamed seasonal creek runs through the centre of the southern portion of the property.

3.4 Hydrogeology

3.4.1 Beneficial Uses of Groundwater

A search of groundwater salinity and depth to water table at the site from the State Government Victoria – DELWP identified the following:

- The depth to groundwater is expected to be 10 - 20mbgl across 42% of the site and 20 to 50 mbgl across 58% of the site; and
- Groundwater salinity concentrations ranging between 1,000 – 3,500mg/L are expected.

This TDS range places the site within Segments A2, B and C of the groundwater beneficial use segments outlined in the 2018 State Environmental Protection Policy (SEPP), Waters (Waters SEPP). Based on this classification, the following beneficial uses to be protected are:

- Segments A2, B and C:
 - Water dependent ecosystems and species
 - 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
- Segment A2 and B only:
 - Agriculture and irrigation (irrigation)
- Segment A2 only:
 - Potable water supply (acceptable)

It is noted that the Waters SEPP has only recently been released (2018), where a number of new Segments and beneficial uses have been included and the TDS ranges determining each groundwater Segment have been reduced. As the current TDS concentration mapping for groundwater across Victoria presents larger TDS ranges (consistent with the former 1997 SEPP 1997, Groundwaters of Victoria publication), desktop assessments of TDS ranges expected at a site now result in multiple groundwater Segments potentially being relevant to a site. Until updated groundwater TDS mapping across Victoria is released, actual TDS concentrations in groundwater would need to be measured at a site to confirm the groundwater Segment relevant to the site.

Information relevant to the hydrogeology underlying the site is presented in **Appendix B**.

3.4.2 Groundwater Database Search

A search of nearby groundwater bores from the Department of Environment and Primary Industries (DEPI) Water Measurement Information System (WMIS) identified a total of 89 registered groundwater bores within a 2 km radius of the site.

Due to the large number of bores identified, only extractive bores within a 1km radius of the site are presented below and in **Table 3-1**. Of the identified groundwater bores within a 1km radius of the site, 12 were used for extractive purposes including urban (1 bore), domestic (1 bore), domestic and stock (8 bores), stock (1 bore) and dairy (1 bore). The remaining bores were used for either investigation, groundwater investigation, observation, State Observation Network, non-groundwater or had unknown uses.

Information regarding extractive groundwater bores within a 1.0 km radius of the site is presented in **Table 3-1** below and information relevant to all nearby groundwater bores is presented in **Appendix B**.

Table 3-1 Registered Bores with extractive uses within a 1km radius of the site

Bore ID ^A	Location from site (Approx.)	Bore Depth (mbgl)	Use	Lithology
79813	0m (on site)	Not known	Domestic	Not known
WRK039141	3m NW	118	Urban	0 to 32m Clay and Sandy Clay 32 to 36m Sand 36 to 42m Clay and Coal 42 to 78m Sand with layers of Coal 78 to 95m Clay and Coal 95 to 118m Alternating layers of Basalt and Coal
79782	69m NW	Not known	Domestic, Stock	Not known
79854	89m S	Not known	Domestic, Stock	Not known
58440	220m N	91.1	Domestic, Stock	0 to 20.8m Clay 20.8 to 24.6m Sand and Sandy Clay 24.6 to 69m Coal with Clay Layers 69 to 81.3m Sandy Clay 81.3 to 91.1m Basalt

Bore ID [^]	Location from site (Approx.)	Bore Depth (mbgl)	Use	Lithology
79843	463m S	58	Domestic, Stock	0 to 0.4m Topsoil 0.4 to 51m Clay 51 to 55m Weathered Basalt 55 to 58m Basalt
79855	546m S	Not known	Domestic, Stock	Not known
58385	772m NW	Not known	Domestic, Stock	Not known
79834	884m SE	48.75	Domestic, Stock	0 to 44 Unknown 44 to 48.75m Sand
101209	943m SW	19.3	Domestic, Stock	0 to 0.3m Topsoil 0.3 to 19m Clay and Sandy Clay 19 to 19.3 Sand
WRK067580	992m SE	Not known	Dairy	Not known
58391	993m N	Not known	Stock	Not known

[^] WIMS BORES APPEAR TO ALIGN WITH FEDERATION UNIVERSITY AND EARTH RESOURCE DATABASE BORES

4 SITE INSPECTION

A site inspection was undertaken by DRC on 19 May 2021, which comprised a walkover of the site, where possible.

Key features observed during the site inspection comprised the following:

- The site had an existing dwelling located along Yarragon-Leongatha Road. The house was abandoned and boarded up, with a small shed at the rear.
- The dwelling appeared to be constructed of timber weatherboard, with galvanised iron roofing, gravel driveway and concrete apron around the house. The interior of the dwelling was not visually inspected, however asbestos containing material (ACM) was observed within the wall lining in the rear of the house and may exist within the eaves and internal wall linings.
- DRC did not observe the presence of tanks including septic tanks during the site walkover.
- Behind the dwelling was a smaller dwelling/shed constructed of similar material as the house. ACM was identified in the wall lining on the inside of the structure, with broken pieces of ACM on the floor. A timber structure (possibly a former chicken coop) was observed behind the shed, with some inert building materials present within the structure.
- Small amounts of inert waste were observed on the site surface (including pieces of brick and concrete) behind the house. There appeared to have been recent excavation along the southern side of the house, with disturbed ground visible.
- South of the house was a large, filled area with two soil stockpiles and a gravel circular road. Soil appeared to have been excavated and placed in this area for future removal/use.
- The remainder of the site on the eastern side of Yarragon-Leongatha Road appeared to be grassed paddocks used for cattle grazing with several cattle troughs visible.
- Across Yarragon-Leongatha Road, a separate shed was also observed, with two metal water tanks beside it on a brick plinth. This structure was partially collapsed and constructed of timber weatherboards, with metal roof and was also abandoned. Potential ACM was observed within the walls of the structure. The structure was surrounded by weeds and inaccessible.
- In close proximity to the shed, a damaged cattle trough was observed with water running from the trough to ground. The surrounding ground was observed to be saturated.
- The western portion of the site surrounding the shed structure appeared to have been graded and was now grassed. A newly installed water culvert was observed in the northern portion of the site, in a low-lying area. A large stockpile of soil was also observed west of the shed structure, which appeared to have been imported to the site or excavated recently as bare soil was visible.
- No staining or other signs of contamination were observed at the site.

The **Plates** section of the report details site photographs taken at the time of the site inspection and the site layout is presented on **Figure 1**.

No features/items were identified during the site inspection that pose a potential contamination risk to the site, with the exception of ACM within the house and shed structures.

5 SITE HISTORY REVIEW

In order to identify activities that have the potential to cause contamination that may have been undertaken at the site, a review of a range of media likely to provide insight into the history of the site was undertaken.

5.1 Previous Environmental Site Assessments

DRC has not been made aware of any previous environmental site assessments (ESAs) undertaken at the site.

5.2 Historical Aerial Photographs

A search of aerial imagery from DELWP (Vicmap Topographic Mapping Program), Google Imagery and Aerometrex was undertaken and aerial photographs from the years 1959, 1967, 1970, 1978, 1983, 1987, 1991, 2010, 2017 and 2021 were reviewed. DRC's findings of the review are summarised below in **Table 5-1** and copies of the aerial photographs are presented in **Appendix C**.

Table 5-1: Historical Aerial Photograph Review

Date	Site Description	Surrounding Land Use	Reference
1959	<p>The site is generally open grassed land with some trees, especially in the northern portion of the site.</p> <p>There are two residential dwellings with surrounding gardens, on the eastern side of Yarragon-Leongatha Road. There is also associated sheds and infrastructure located close by along the road to the main residence.</p> <p>Two sheds or smaller buildings are visible in the north western portion of the site.</p> <p>Three structures are also visible west of Yarragon-Leongatha Road, with gravel driveways – possibly a house or sheds.</p> <p>The creek/depression running through the centre of the southern portion of the site is lined by trees inconsistently.</p>	<p><u>East and South:</u> Primarily grazing/farmland consisting of open paddocks with sparse tree coverage.</p> <p><u>West:</u> Immediately west is generally vacant land, with a couple of residential dwellings. Beyond Rollo Road is residential use with some newly constructed with further dwellings and roads still in the construction process.</p> <p><u>North:</u> Residential dwellings and some vacant blocks, beyond which is a tree lined Princes Highway and a railway line with Yarragon Station is located approximately 300m northwest of the site. Beyond these features appears to be grazing land and/or residential land use.</p>	DELWP (Vicmap Topographic Mapping Program)
1967	<p>Resolution of aerial photograph is poor. Trees surrounding the creek/depression have been felled.</p> <p>No significant changes from the 1959 aerial photograph.</p>	<p><u>West:</u> Increasing residential development, especially along Rollo Rd.</p> <p><u>North:</u> Disturbed ground visible on the north eastern site boundary, construction appears to be underway.</p>	DELWP (Vicmap Topographic Mapping Program)
1970	<p>No significant changes from the 1959 aerial photograph., however one shed structure in the north has been removed.</p>	<p><u>South and East:</u> Grazing lands appear unchanged from 1967 aerial photograph.</p> <p><u>West:</u> Construction of roads amongst residential zone, further subdivision of previous grazing lands and expansion of residential zones has occurred.</p> <p><u>North:</u> Further development along Princes Highway, previously observed disturbed ground has now been developed with three buildings. There are a lot of items on the ground surrounding buildings, possibly a storage yard.</p>	DELWP (Vicmap Topographic Mapping Program)
1978	<p>No significant changes from 1970 aerial photograph.</p>	<p><u>All Directions:</u> Conditions remain relatively unchanged from 1970 aerial photograph. Winston Street, adjacent to Rollo Road has now been completed.</p> <p><u>North:</u> Princes Highway is now dual carriage laned.</p>	DELWP (Vicmap Topographic Mapping Program)

Date	Site Description	Surrounding Land Use	Reference
1983	Low resolution of aerial photograph. No significant changes from 1978 aerial photograph.	<u>All Directions:</u> Expansion of sporting facilities beyond the residential area to the west. <u>North:</u> Development of residential dwellings along Princes Hwy. Property on north boundary now appears to have removed items from surface.	<u>DELWP (Vicmap Topographic Mapping Program)</u>
1987	Dirt roads are visible leading from the main residence to different sections of the property. Creek/depression can no longer be seen and trees that once lined the creek are no longer visible.	<u>All Directions:</u> Conditions remain relatively unchanged from 1983 aerial photograph. <u>North:</u> Property to the north appears to have one building with concrete apron – possible service station use.	<u>DELWP (Vicmap Topographic Mapping Program)</u>
1991	The dirt road connecting the residence to the northern part of the site has widened. One building west of Yarragon-Leongatha Road has been removed.	<u>All Directions:</u> Conditions remain relatively unchanged from 1987 aerial photograph.	<u>DELWP (Vicmap Topographic Mapping Program)</u>
2010	Three small dams (dry) have been installed directly to the east of the main residence. Several fenced yards (possibly kennel runs) are visible north of the residence. Several buildings have been removed behind the southern residence. Only one building is now visible west of Yarragon-Leongatha Road. Some surface rubble is visible where the northern building was previously reported.	<u>North, East and West:</u> Subdivision and extension of residential land use continues to take over previously open farm/grazing land. <u>North:</u> Property to the north has undergone further redevelopment, with a new building and canopy. The property east of the present-day petrol station has been re-developed with a newly constructed house, elaborate garden and a dam within 150m of the site.	<u>Google Inc. Aerial Imagery</u>
2017	There are smaller buildings north of the residence, including a shed, shelters and a barn. Slightly south of the residence storage facilities and wood stockpiles are visible. Two shipping containers or trucks appear to be parked between the two residential dwellings. Southern dwelling appears to be in poor condition and potentially being demolished. There are three dams that are to the east of the residence. As of 2017, they were empty. In the northern paddock, there is a large solitary shed. The creek/depression is not visible.	<u>All Directions:</u> Roads appear to be more developed and residential development continues to the north and west. <u>North:</u> Many of the houses along Princes Hwy (immediately north of the site) are mid-construction. Service station is undergoing re-development. <u>South and East:</u> Mainly paddocks with tree lined creeks and property boundaries. <u>West:</u> Subdivision of residential properties. Further development continues with construction of another subdivision alongside sports centre.	<u>Google Inc. Aerial Imagery</u>
2021	Southern structures surrounding the dwelling have been demolished and removed from site. One residential structure with a small shed to the north are still visible to the north. The shed in the northern paddock has also recently been demolished and a soil berm is visible north of the portion location. In the location of the southern residence a gravel turning circle and disturbed ground is visible. The three smaller dams east of the residence appear somewhat backfilled and no longer in use. The large section of the site southwest of Yarragon-Leongatha Rd has been scraped and is void of vegetation. Some pooling of water is visible in areas of depression/mad-made lake. The beginnings of proposed road construction is visible.	<u>All Directions:</u> More residential properties have been built near the site as development continues. <u>North:</u> Petrol station has been renovated to the north. Blocks there were previously midway through construction have been completed on Princes Hwy. <u>South West:</u> Conversion of grazing land to the south-west to new residential estate. Further subdivision, additional road construction and beginnings of development on large subdivision at the end of Rollo Rd.	<u>Aerometrex (Aerial Imagery)</u>

The aerial photograph review indicates the following with regards to the site and surrounding area:

- Prior to 1959 the site was comprised of vacant grassland and rural residential dwellings. A few scattered buildings including sheds, garages and barns were present on site as of 1959 and continued to be developed until their demolition by 2021. By 2021 only one residential building with rear shed remained east of Yarragon-Leongatha Road, and one small shed structure to the west of the road. The site has remained a rural residential property from when it was constructed prior to 1959 to present day, with grazing paddocks comprising the vast majority of the site.

The aerial photograph review indicated the following with regards to potential contamination risks to the site:

- There is a potential for shallow soil contamination (pesticides/herbicides and metals) from historical use of the site for grazing; and
- The site may also have minor building rubble (aesthetic impacts) on the site surface after demolition of the previous buildings, sheds and backyard structures.

5.3 Historical Certificates of Title

Current and historical certificates of title for the site were obtained from the Landata website (www.landata.vic.gov.au) on 9 June 2021. A summary of the certificates of title review is provided in **Table 5.2** below and copies of the certificates of title are provided in **Appendix A** (in the order presented below).

Table 5-2: Historical Title Search Summary

Volume/Folio Reference	Land Description/Activity	Period of Ownership	Proprietor/Details
09474/487	Crown Allotment 12A and 12, Parish of Moe, County of Buln Buln	Unknown to 7 August 2018	Unknown
10130/554	Lot 2 on Plan of Subdivision 308336A	7 August 2018 to Present	YLR Pty Ltd

Given that the review of other site history information indicates that the site has been used for rural residential purposes and grazing only, the title search did not provide any further information regarding past uses of the site.

All relevant historical title search information is provided in **Appendix A**.

5.4 Historical Maps Review

A review of the Historical maps in the Yarragon area was undertaken for the years 1940 and 1974. Key findings of the review of Commonwealth and NATMAP maps are provided in the below table and can be viewed under **Appendix D**.

Table 5-3: Historical Maps Review Summary

Year	Reference	Site	Surrounding Area
1940	Commonwealth Map	Four windmills noted on site. A property in the northwest corner and a property in the central portion of the site just to the east of Yarragon-Leongatha Road are present. Three circular (presumably) dams are located at intervals along Yarragon-Leongatha Road.	Features/organisations/establishments labelled within the vicinity of the site include: <ul style="list-style-type: none"> • Farmland – particularly to the east, south and north; • Yarragon town centre is located immediately to the north west of the site; • Moe River approximately 2km to the north; • Princes Highway immediately north of the site; • Railway line just north of Princes Highway; • A rifle range >2kms northwest; • Swampy/marsh lands to the southwest; and • Highly elevated mountainous land to the south
1973	NATMAP Topographic Map Geoscience Aust.	Six either residential or significantly sized structures located across the site.	Features/organisations/establishments labelled within the vicinity of the site include: <ul style="list-style-type: none"> • Residential zonation and Yarragon town centre to the immediate west of the site; • Princes Highway and Railway Line immediately north of the site; • Moe River approximately 2kms north.

5.5 Environmental Protection Authority and Other Government Resources

5.5.1 EPA Priority Sites Register

A search of the EPA Victoria Priority Sites Register (PSR) was undertaken to identify whether the site or any surrounding properties were listed as priority sites by the EPA Victoria.

The search indicated that the site and surrounding area was not listed on the EPA Victoria PSR.

5.5.2 Former EPA Priority Sites, Other Pollution Notices and Licensed Premises

A search of former EPA Priority Sites, Other Pollution Notices and Licensed Premises was undertaken to identify whether the site or any surrounding properties are listed as former priority sites or have been issued with pollution notices.

The search did not indicate any sites with an EPA notice or license in proximity to the site.

5.5.3 EPA Audit Reports

A search of the EPA Victoria list of Certificates and Statements of Environmental Audit and 53V Audit Reports was undertaken to identify whether the site or any surrounding properties were listed as environmental audit sites.

The search indicated that the site and the surrounding area had not been subject to an environmental audit.

5.5.4 EPA Groundwater Quality Restricted Use Zones

A search of the EPA Victoria GQRUZ interactive map was undertaken to identify historic groundwater pollution as a result of previous industrial activity.

The search did not indicate any GQRUZ in the vicinity of the site.

5.5.5 Other Government Records Review

Searches of other relevant government records/databases were also undertaken to assess for potential contamination at or surrounding the site as follows:

- EPA – PFAS Site Investigations;
- Department of Defence, Australian Government – Defence PFAS Investigation & Management Program;
- Airservices Australia – National PFAS Management Program;
- Department of Defence, Australian Government – Defence Sites;
- Various historical sources – Former Gasworks; and
- State Government Victoria, Department of Economic Development, Jobs, Transport & Resources – Historical Mining Activity, Shafts.

The findings of the above searches did not identify any potential contamination risks at or surrounding the site. Further details regarding the above searches are provided in **Appendix E**.

5.6 Waste Management Facilities and Landfills

A search of the National Waste Management Site Database was undertaken to identify waste management facilities in the vicinity of the site.

The search indicated that there were no Waste Management Facilities and Landfills in the vicinity of the site.

5.7 Historical Business Directories Review

A review of historical businesses within a 150 m radius of the site and historical dry cleaners, motor garages and service stations within a 500 m radius of the site was undertaken using Sands & McDougall directories and Universal Business Directories from 1905 to 1991 (last Sands & McDougall directory produced in 1974).

No businesses with activities that have the potential to cause contamination were identified at the site. However, five Road Corridors (Rollo Street, Princes Highway, Campbell Street, Waterloo Road and Market Street) identified numerous historical businesses linked to them whose activities may have the potential to cause contamination.

Historical businesses whose activities may have the potential to cause contamination are summarised in **Table 5-4** below.

Table 5-4: Businesses with potentially contaminating activities within the vicinity of the site

Location from site (approx.)	Business Listing	Year/s Listed	Activity
23m north	Gill's Garage, Princes Highway, Yarragon	1950, 1960	Motor Garages and Service Stations.
20 m west	Blakes Panel Works, 33 Rollo St, Yarragon, 3823	1980	Not listed
65m northwest	B. & E. Roberts, Corner of Market and Rollo Streets, Yarragon	1990	Domestic, Industrial and Farm Construction Etc.
0m west (linked to road corridor only)	Ireland, E.C. & M.J. Motor garage, Rollo Street, Yarragon	1950, 1980	Builders and Building Contractors and Motor Garages and Service Stations
23m N (linked to road corridor only)	Mobil Service Station and & Café, Princes Highway, Yarragon	1960, 1970, 1980	Motor Garages and Service Stations
23m N (linked to road corridor only)	Vissers Caltex Service Station, Princes Highway, Yarragon	1970	Motor Garages and Service Stations
23m N (linked to road corridor only)	Yarragon Motors, Main Street, Yarragon	1950, 1960, 1970	Motor Garages and Service Stations
23m N (linked to road corridor only)	Seventy Two Mile Garage, (O.A. Matthews, proprietor), Princes Highway, Yarragon	1950	Motor Garages and Service Stations
121m N (linked to road corridor only)	Cornish. A.F. Waterloo Road, Yarragon	1950, 1960, 1970	Blacksmiths and Farriers, General Engineers

This businesses with the most potentially contaminating activities, Motor Garage/Service Stations, were located in the vicinity of the site since at least the 1950's through to the 1980s. The location of the businesses were mapped to a road corridor (Princes Highway) 23 m north of the site.

It is known that north of the site a Caltex Service station operated and has recently been redeveloped as a United Service Station . Given that the aerial photography review identified a service station in the same location since at least 1987 it has been in operation for over 30 years . The service station is considered to pose a potential contamination risk to the site due to the length of time it has been in operation and its proximity to the site.

Details regarding the historical business directories search are provided in **Appendix F**.

5.8 Summary of Site History Review

The site history review indicated the following with regards to potential contamination risks to the site:

- The aerial photograph review and site inspection identified a minor potential contamination risk from the sites historical use for grazing and residential uses;
- Review of historical titles did not identify any former uses which would pose a contamination risk to the site;
- A review of historical maps and directories identified three properties near the site with the potential to pose a contamination risk, particularly the service station which has been operational since at least the 1980ss;
- A search of the EPAs Priority Sites other Pollution Notices did not identify any properties within close proximity of the site with the potential to cause contamination to the site;
- No previous ESAs with regards to contamination were identified to have been undertaken at the site;
- A search of the EPAs list of Certificates and Statements of Environmental Audit and 53V Audit Reports did not identify any audit sites in close proximity to the site that would pose a contamination risk;
- No EPA Pollution Notices were identified for properties in close proximity to the site that would pose a contamination risk;
- A search of EPA licensed sites did not identify any licensed sites within a 1 km radius of the site with the potential to cause contamination to the site; and
- A search of EPA GQRUZs did not identify any GQRUZs within a 1 km radius of the site with the potential to cause contamination to the site.

6 CONTAMINANTS OF POTENTIAL CONCERN (COPCS)

Based on the findings of the site inspection and site history review, COPCs identified for the site are presented in **Table 6-1** below. It should be noted that the identified COPCs presented below are based on DRCs previous experience with similar properties and may not be applicable to the site.

Table 6-1: Contaminants of Potential Concern Applicable to this Site

Use	Contaminants of Potential Concern	Likely media in which COPCs may be identified at the subject site
Grazing	Pesticides (organochlorine pesticides) and metals	Shallow soils
Residential	Asbestos, pesticides (organochlorine pesticides) and metals	Shallow soils/soil surface
Service Station (off-site)	Total Petroleum Hydrocarbons (TRHs), Benzene, Toluene, Ethylbenzene, Xylene and Naphthalene (BTEXN) and Lead	Shallow soils, deeper soils and groundwater in northern portion of the site.

7 CONCLUSIONS AND RECOMMENDATIONS

The site identified as 63 Yarragon-Leongatha Rd has been subjected to a preliminary site investigation (PSI), which included a desktop review of site planning information, a desktop review of the environmental setting of the site and a desktop review of the site's history.

With regards to the findings of the PSI, the following conclusions have been made:

- The site has historically been used for grazing and as a residential property since at least 1950, up until the present in 2021.
- The site history review identified a low risk of potential for contamination based on the site's past use for grazing and residential use. The surrounding reported similar historical uses.
- A review of historical maps, titles, directories and EPA databases identified one major property (Service station) in close proximity to the site with the potential to pose a contamination risk.

The following table has been reproduced from the Department of Sustainability and Environment (DSE now DPCD) *General Planning Practice Note - Potentially Contaminated Land*, for review with respect to the content and findings of this report. It is noted that the proposed redevelopment of the site is for residential and public open space purposes, thus this PSI has focused on this proposed land use of the site and to establish contamination risk and the sites defined potential for contamination.

Table 7-1 Assessment Matrix as per General Planning Practice Note - Potentially Contaminated Land

Proposed Land Use	Potential For Contamination		
	High	Medium	Low
Sensitive Uses			
Child care centre, pre-school or primary school	A	B	C
Dwellings, residential buildings etc.	A	B	C
Other Uses			
Open space	B	C	C
Agriculture	B	C	C
Retail or office	B	C	C
Industry or warehouse	B	C	C
Key A: Require an environmental audit as required by Ministerial Direction No. 1 or the Environmental Audit Overlay when a planning scheme amendment or planning permit application would allow a sensitive use to establish on potentially contaminated land. An environmental audit is also strongly recommended by the SEPP where a planning permit application would allow a sensitive use to be established on land with 'high potential' for contamination. B: Require a site assessment from a suitably qualified environmental professional if insufficient information is available to determine if an audit is appropriate. If advised that an audit is not required, default to C. C: General duty under Section 12(2)(b) and Section 60(1)(a)(iii) of the Planning and Environment Act 1987.			

DRC does note that a service station was observed to the north of the site, which had been in operation since the late 1980s to early 1990s. However, given that this site has recently been redeveloped (continuing service station use) and the change in layout the site was likely re-tanked. Based on the depth to groundwater and the underlying geology, DRC does not consider this site to pose a significant contamination risk to the site.

DRC notes that the PSI has not identified any significant contaminating land uses or any observed potentially contaminating infrastructure or other major issues at the site. Therefore, DRC has formed the opinion that the site may fall within a "Low" category for contamination risk as a "C" rated site.

7.1 Recommendations

With reference to Miller Merrigan, DRC provide the following recommendations:

Further Environmental Assessment

With reference to the assessment of the site's suitability for use for a low-density residential development, DRC recommend that further environmental assessment is **not required for this site**, however inert waste and asbestos containing materials exist at the site. There is a potential for bonded-ACM to remain at the site and care should be taken to remove any ACM building materials during site demolition works.

Based on the assessment completed, DRC advises that an environmental audit for this site is **not required**.

8 STATEMENT OF LIMITATIONS

This document has been prepared based on a specific brief provided to DRC Environmental by Millar Merrigan. This document has been prepared with care and consideration to acceptable standards and current industry practice. This document is based on sub-surface conditions that may be variable which may result in changes to procedures, advice, recommendations or professional conclusions established by this document. DRC Environmental therefore reserve the right to change or withdraw this report.

DRC Environmental recommends only suitably qualified and experienced contractors and consultants should undertake technical assessment of this document and attempt contaminated land remediation projects.

Report prepared by:

Report reviewed and approved by:



Alice Roe
Environmental Scientist



Renee Prochazka
Principal Environmental Scientist

DRC Environmental Pty Ltd
24 June 2021

FIGURES



DRC ENVIRONMENTAL
DEVELOPMENT REMEDIATION CONSULTANTS

1405 BURKE ROAD,
KEW EAST VIC 3102
WEBSITE: WWW.DRCENVIRO.COM.AU
PHONE: 0402 455 638

LEGEND:

Approximate Site
Boundary



0 200
Scale in Metres

TITLE:

Site Location Plan

PROJECT:

36 Yarragon-Leongatha
Road, Yarragon

CLIENT:

Millar Merrigan

DATE: June 2021
DESIGNED: AER
DRAWN: AER
SOURCE: Nearmap

JOB NUMBER:

FIGURE: 1

PLATES

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 1: 63 Yarragon-Leongatha Rd, Yarragon (Front of the abandoned dwelling)



Plate 2: 63 Yarragon-Leongatha Rd, Yarragon (Back of the dwelling, showing signs of weathering and boarded up windows), ACM observed in internal lining of back wall.

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 3: 63 Yarragon-Leongatha Rd, Yarragon (Asbestos Containing Material (ACM) located within the walls of the dwelling)



Plate 4: 63 Yarragon-Leongatha Rd, Yarragon (structure to the rear of abandoned house- walls and general condition of the building was poor). ACM within wall linings and on floor.

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 5: 63 Yarragon-Leongatha Rd, Yarragon (Dilapidated shed structure joined onto shed structure at rear of abandoned house)



Plate 6: 63 Yarragon-Leongatha Rd, Yarragon (Stand-alone shed structure with old water tanks beside it, west of Yarragon-Leongatha Road)

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 7: 63 Yarragon-Leongatha Rd, Yarragon (Broken Cattle trough still pumping water which overflowed onto the ground making it saturated)



Plate 8: 63 Yarragon-Leongatha Rd, Yarragon (Gated and fenced paddocks with stand-alone shed in the background)

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 9: 63 Yarragon-Leongatha Rd, Yarragon (Paddocks were mostly grassed and vegetation appeared healthy)



Plate 10: 63 Yarragon-Leongatha Rd, Yarragon (Yarragon-Leongatha Rd and distant paddocks, facing SW from the dwelling)

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 11: 63 Yarragon-Leongatha Rd, Yarragon (A soil stockpile located south of the abandoned dwelling)



Plate 12: 63 Yarragon-Leongatha Rd, Yarragon (Older, gravellier stockpile near unvegetated area south of the abandoned dwelling)

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 13: 63 Yarragon-Leongatha Rd, Yarragon (Paddocks in southern portion of the site which have been recently graded)



Plate 14: 63 Yarragon-Leongatha Rd, Yarragon (Slight depression where seasonal creek is located with more grass and weeds due to increased moisture content)

PHOTO LOG – 36 YARRAGON-LEONGATHA ROAD, YARRAGON



Plate 15: 63 Yarragon-Leongatha Rd, Yarragon (Slightly undulating land)



Plate 16: 63 Yarragon-Leongatha Rd, Yarragon (Uprooted tree along with further stockpiles south of the abandoned residence)

APPENDIX A – PROPERTY REPORTS, HISTORICAL TITLE AND DEVELOPMENT PLANS

PROPERTY REPORT

From www.planning.vic.gov.au at 11 May 2021 09:53 AM

PROPERTY DETAILS

Address: **63 YARRAGON-LEONGATHA ROAD YARRAGON 3823**

Lot and Plan Number: **This property has 5 parcels. See table below**

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

Local Government Area (Council): **BAW BAW** www.bawbawshire.vic.gov.au

Council Property Number: **1728**

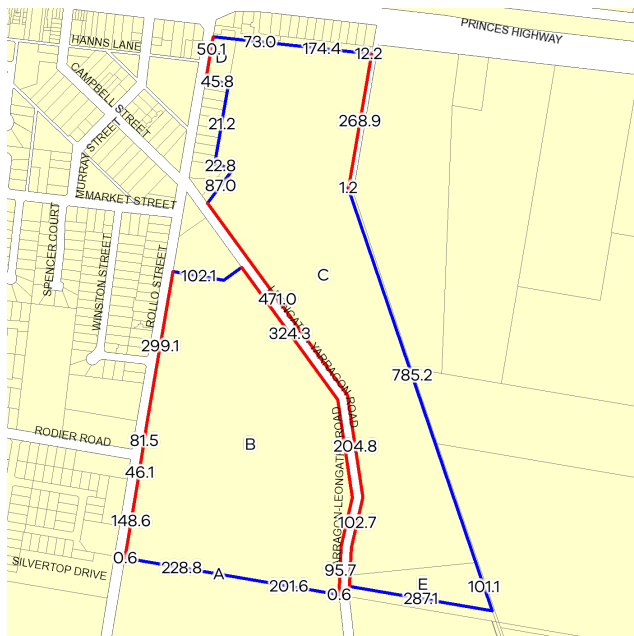
Directory Reference: **Vicroads 703 O11**

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

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

SITE DIMENSIONS

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



PARCEL DETAILS

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

Lot/Plan or Crown Description	SPI
A Lot RES1 LP1171	RES1\LP1171
B Lot 2 PS308336	2\PS308336
C Lot 3 PS429755	3\PS429755
D Lot A PS834329	A\PS834329
E Lot 1 TP365740	1\TP365740

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Grampians Wimmera Mallee Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **NARRACAN**

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PROPERTY REPORT

PLANNING INFORMATION

Planning Zone: [COMMERCIAL 2 ZONE \(C2Z\)](#)
[FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 \(DDO5\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

Planning scheme data last updated on 5 May 2021.

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>

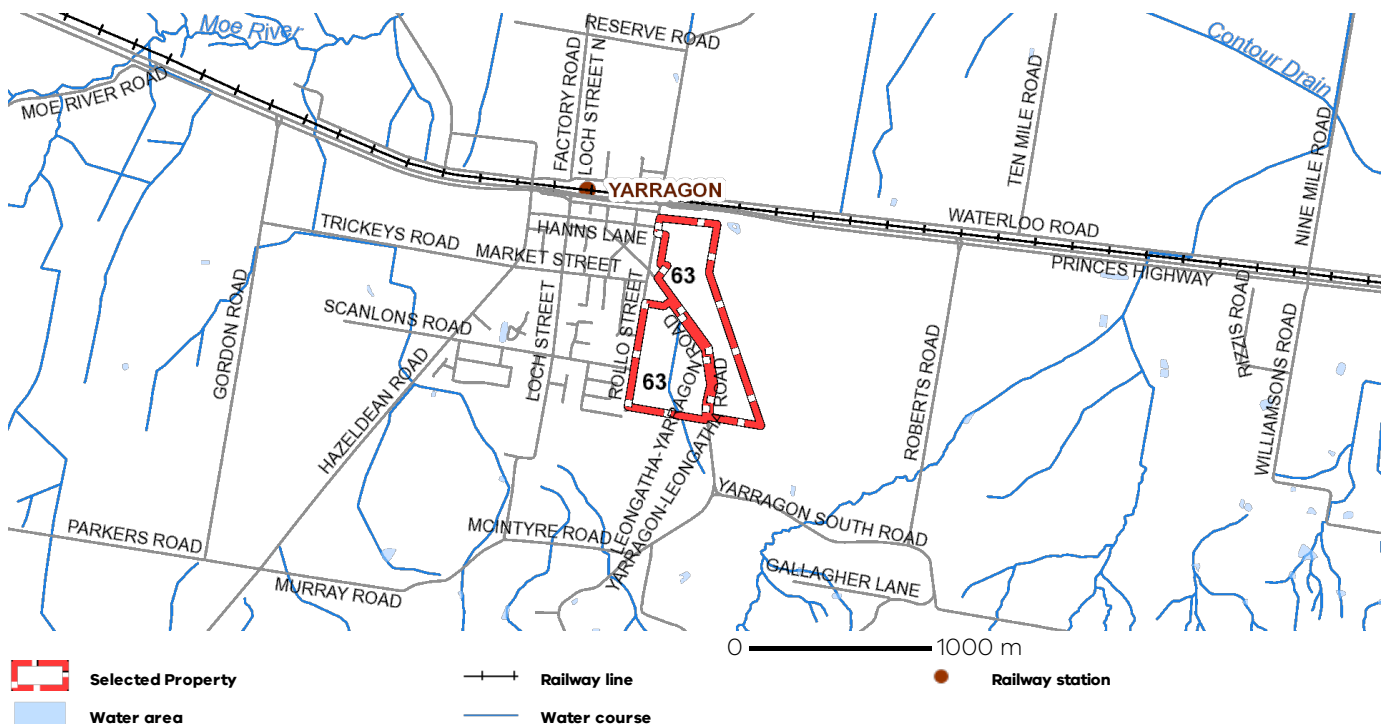
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

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

Area Map



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PROPERTY REPORT

From www.planning.vic.gov.au at 11 May 2021 09:52 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 1 TP365740**
Address: **63 YARRAGON-LEONGATHA ROAD YARRAGON 3823**
Standard Parcel Identifier (SPI): **1\TP365740**
Local Government Area (Council): **BAW BAW**
Council Property Number: **1728 (Part)**
Directory Reference: **Vicroads 703 O11**

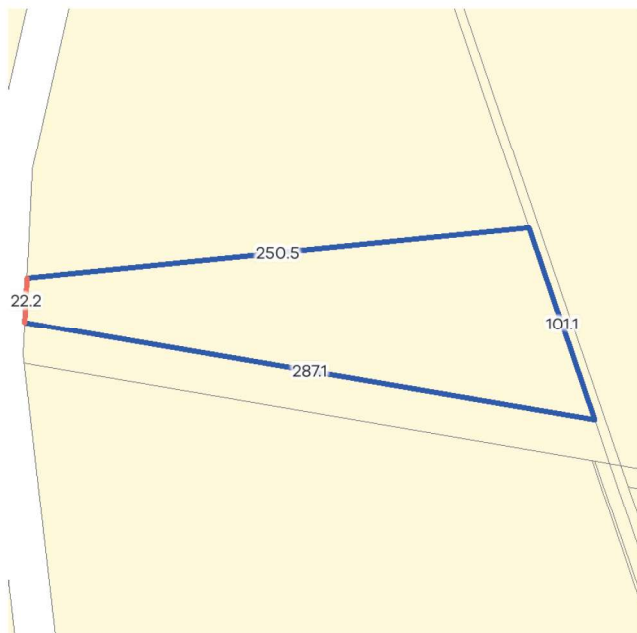
www.bawbawshire.vic.gov.au

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

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

SITE DIMENSIONS

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



Area: 15497 sq. m (1.55 ha)

Perimeter: 661 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](#)

PARCEL DETAILS

This is 1 parcel of 5 parcels comprising this property. The parcel searched for is marked with an * in the table below

Lot/Plan or Crown Description	SPI
Lot RES1 LP1171	RES1\LP1171
Lot 2 PS308336	2\PS308336
Lot 3 PS429755	3\PS429755
Lot A PS834329	A\PS834329
* Lot 1 TP365740	1\TP365740

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Grampians Wimmera Mallee Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **NARRACAN**

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PLANNING INFORMATION

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

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

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

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

Planning scheme data last updated on 5 May 2021.

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>

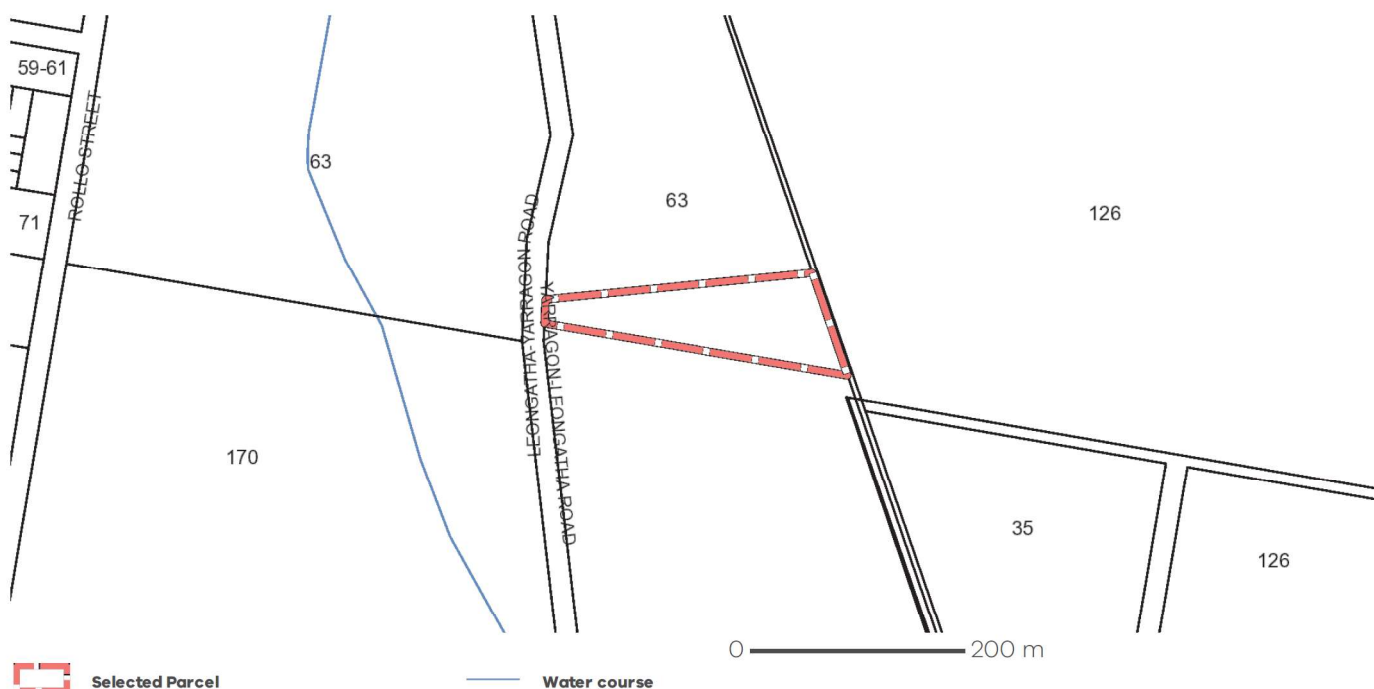
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For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Area Map



PROPERTY REPORT

From www.planning.vic.gov.au at 11 May 2021 09:51 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 2 PS308336**
Address: **63 YARRAGON-LEONGATHA ROAD YARRAGON 3823**
Standard Parcel Identifier (SPI): **2\PS308336**
Local Government Area (Council): **BAW BAW**
Council Property Number: **1728 (Part)**
Directory Reference: **Vicroads 703 O11**

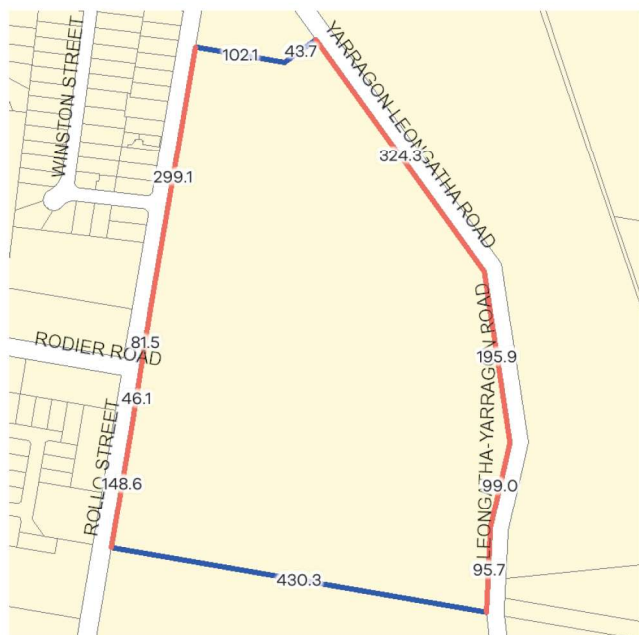
www.bawbawshire.vic.gov.au

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

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

SITE DIMENSIONS

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



PARCEL DETAILS

This is 1 parcel of 5 parcels comprising this property. The parcel searched for is marked with an * in the table below

Lot/Plan or Crown Description	SPI
Lot RES1 LP1171	RES1\LP1171
* Lot 2 PS308336	2\PS308336
Lot 3 PS429755	3\PS429755
Lot A PS834329	A\PS834329
Lot 1 TP365740	1\TP365740

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Grampians Wimmera Mallee Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **NARRACAN**

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PLANNING INFORMATION

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

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

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

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

Planning scheme data last updated on 5 May 2021.

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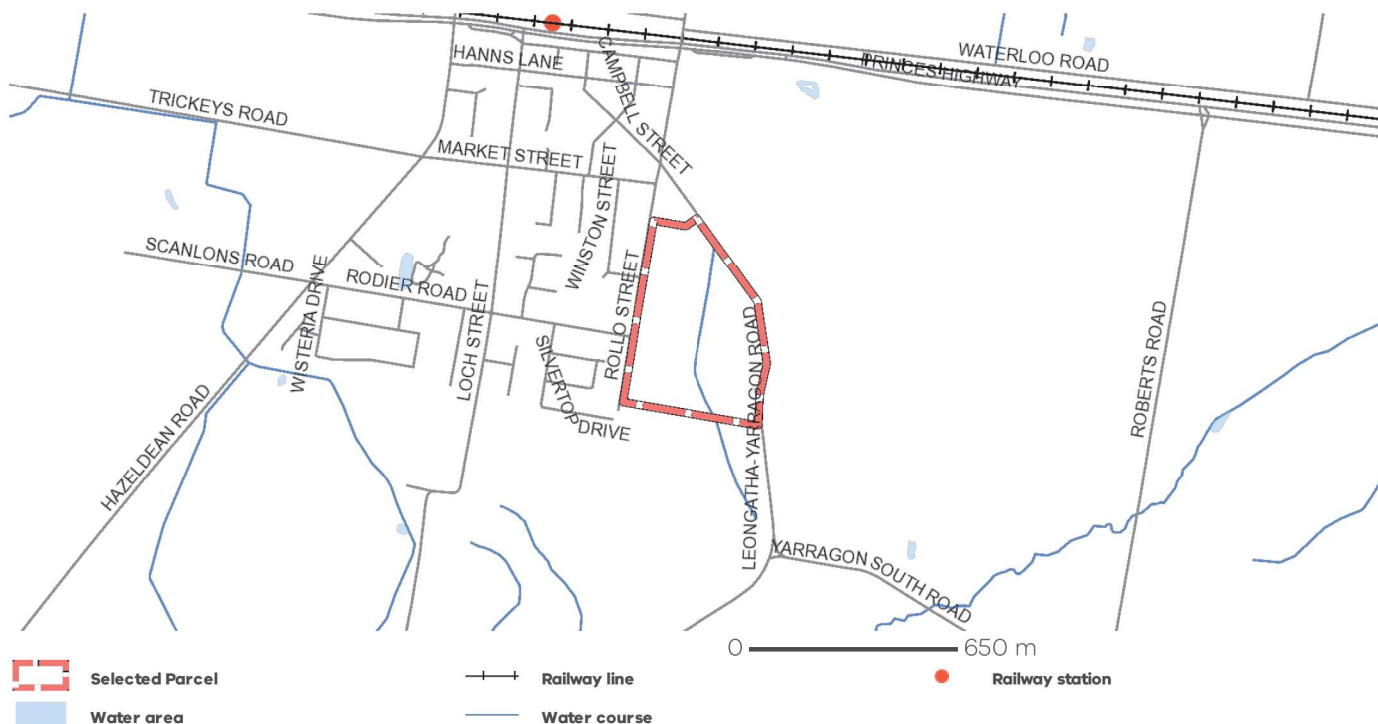
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Area Map



PROPERTY REPORT

From www.planning.vic.gov.au at 11 May 2021 09:52 AM

PROPERTY DETAILS

Lot and Plan Number: **Lot 3 PS429755**
Address: **63 YARRAGON-LEONGATHA ROAD YARRAGON 3823**
Standard Parcel Identifier (SPI): **3\PS429755**
Local Government Area (Council): **BAW BAW**
Council Property Number: **1728 (Part)**
Directory Reference: **Vicroads 703 O11**

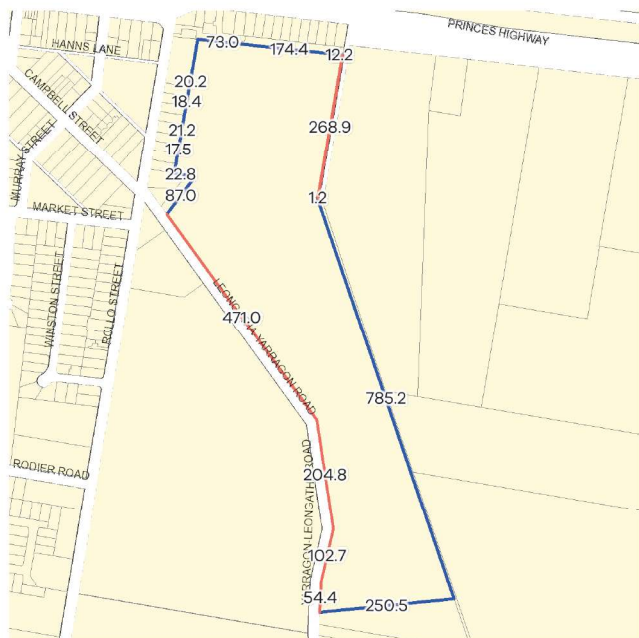
www.bawbawshire.vic.gov.au

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

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

SITE DIMENSIONS

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



Area: 228976 sq. m (22.90 ha)

Perimeter: 2786 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.

10 overlapping dimension labels are not being displayed

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

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

PARCEL DETAILS

This is 1 parcel of 5 parcels comprising this property. The parcel searched for is marked with an * in the table below

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Lot 2 PS308336	2\PS308336
* Lot 3 PS429755	3\PS429755
Lot A PS834329	A\PS834329
Lot 1 TP365740	1\TP365740

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Grampians Wimmera Mallee Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**
Legislative Assembly: **NARRACAN**

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PLANNING INFORMATION

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

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

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

[DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 \(DCPO1\)](#)

Planning scheme data last updated on 5 May 2021.

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>

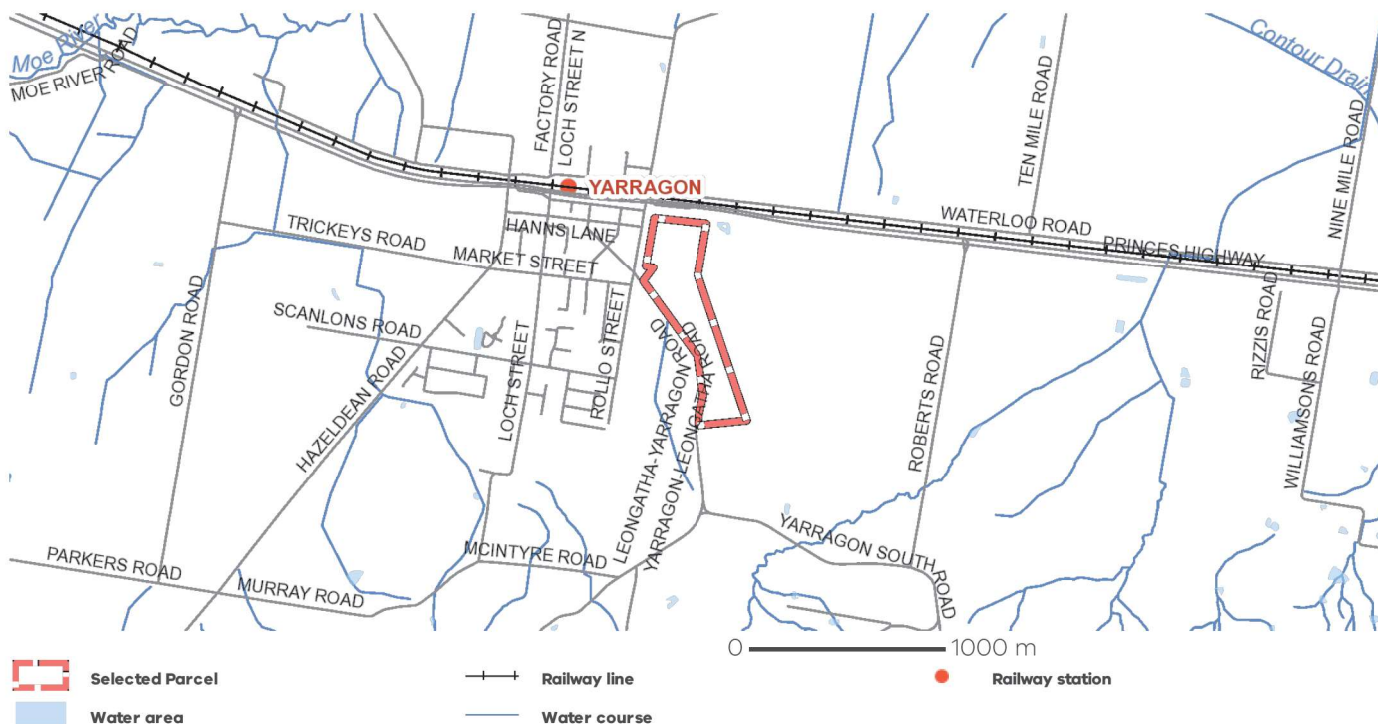
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For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Area Map



From www.planning.vic.gov.au on 17 May 2021 09:34 AM

PROPERTY DETAILS

Address: **63 YARRAGON-LEONGATHA ROAD YARRAGON 3823**

Lot and Plan Number: **Lot RES1 LP1171**

Standard Parcel Identifier (SPI): **RES1\LP1171**

Local Government Area (Council): **BAW BAW** www.bawbawshire.vic.gov.au

Council Property Number: **1728**

Planning Scheme: **Baw Baw** planning-schemes.delwp.vic.gov.au/schemes/bawbaw

Directory Reference: **VicRoads 703 011**

This property has 5 parcels. For full parcel details get the free Basic Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Gippsland Water**

Melbourne Water: **outside drainage boundary**

Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**

Legislative Assembly: **NARRACAN**

Planning Zones

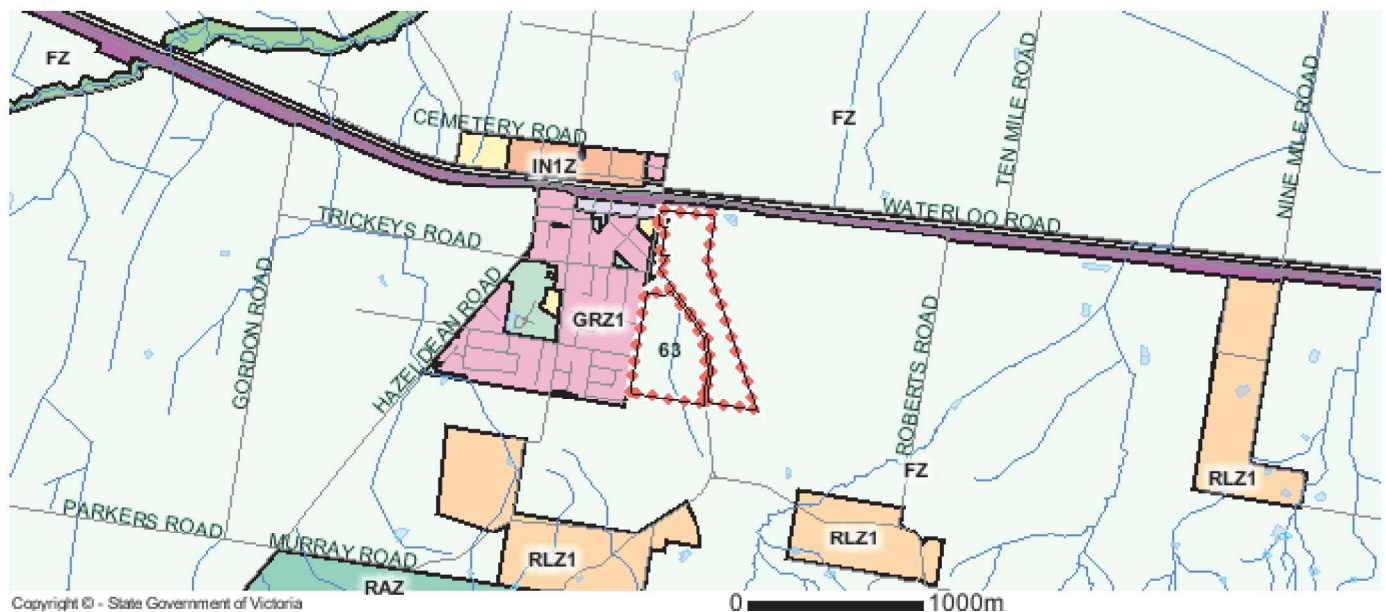
[COMMERCIAL 2 ZONE \(C2Z\)](#)

[FARMING ZONE \(FZ\)](#)

[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



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C1Z - Commercial 1	C2Z - Commercial 2	FZ - Farming
GRZ - General Residential	IN1Z - Industrial 1	PCRZ - Public Conservation & Resource
PPRZ - Public Park & Recreation	PUZ1 - Public Use - Service & Utility	PUZ2 - Public Use - Education
PUZ4 - Public Use - Transport	PUZ5 - Public Use - Cemetery / Crematorium	RAZ - Rural Activity
RDZ1 - Road - Category 1	RLZ - Rural Living	

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

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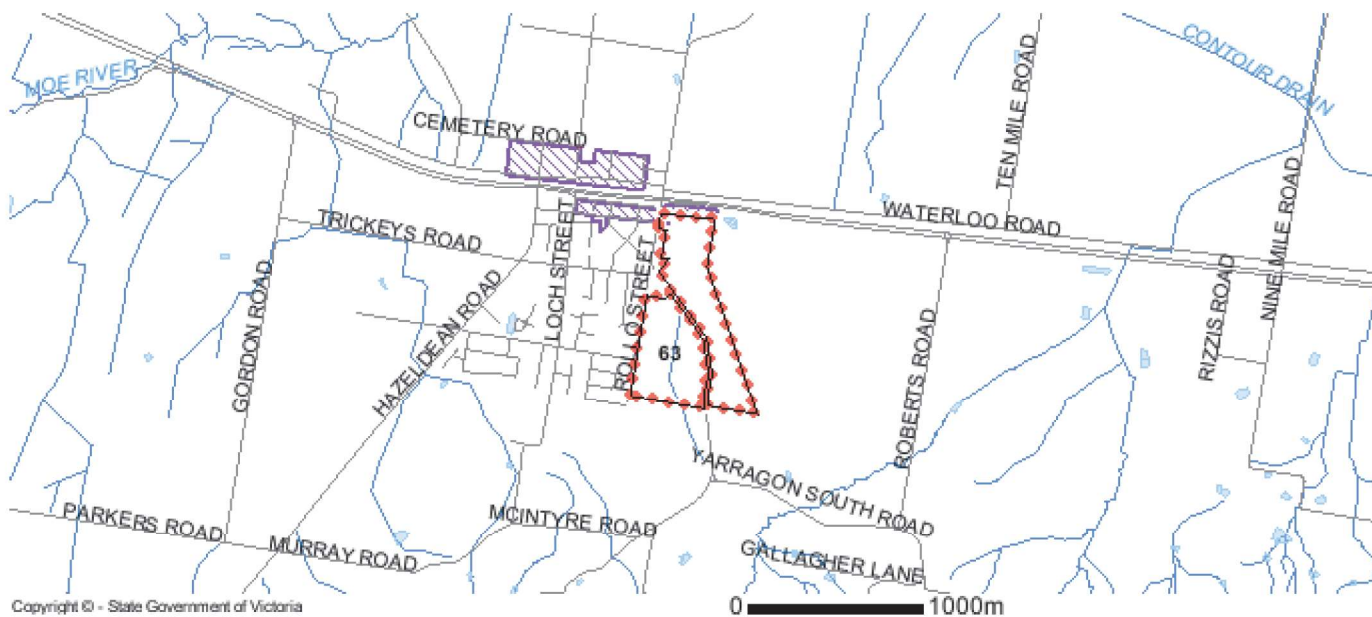
PLANNING PROPERTY REPORT: 63 YARRAGON-LEONGATHA ROAD YARRAGON 3823

Page 1 of 4

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 5 (DDO5)

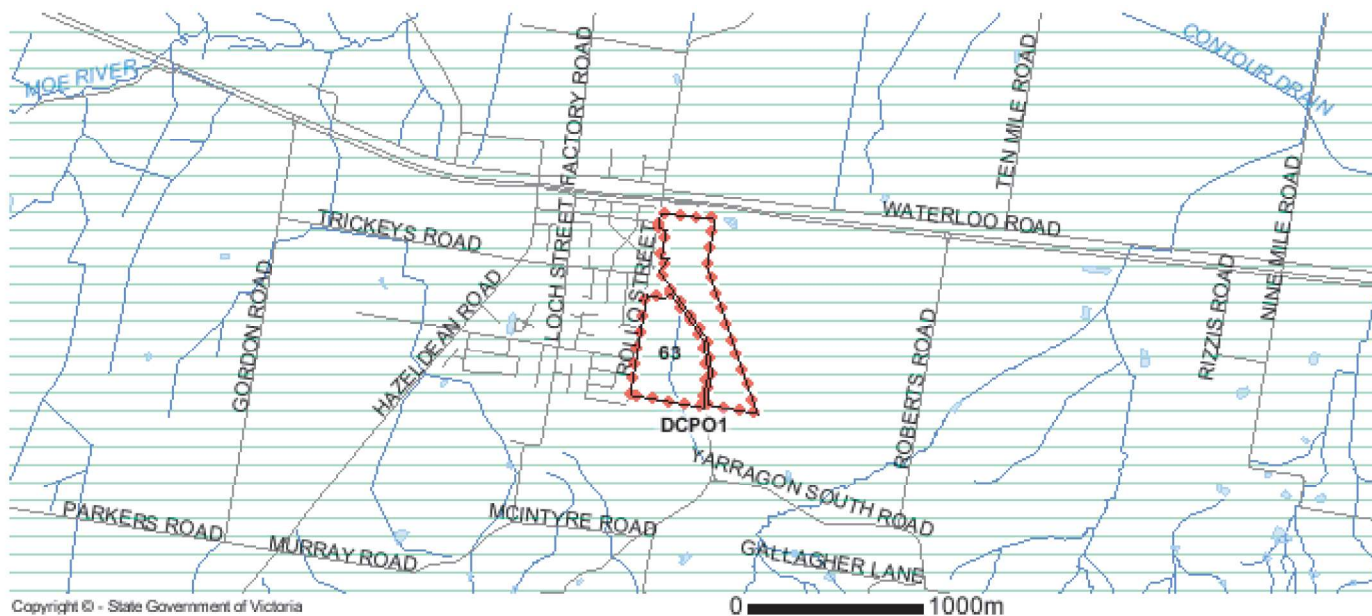


 DDO - Design and Development

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

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 1 (DCPO1)



 DCPO - Development Contributions Plan

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

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

Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[EROSION MANAGEMENT OVERLAY \(EMO\)](#)

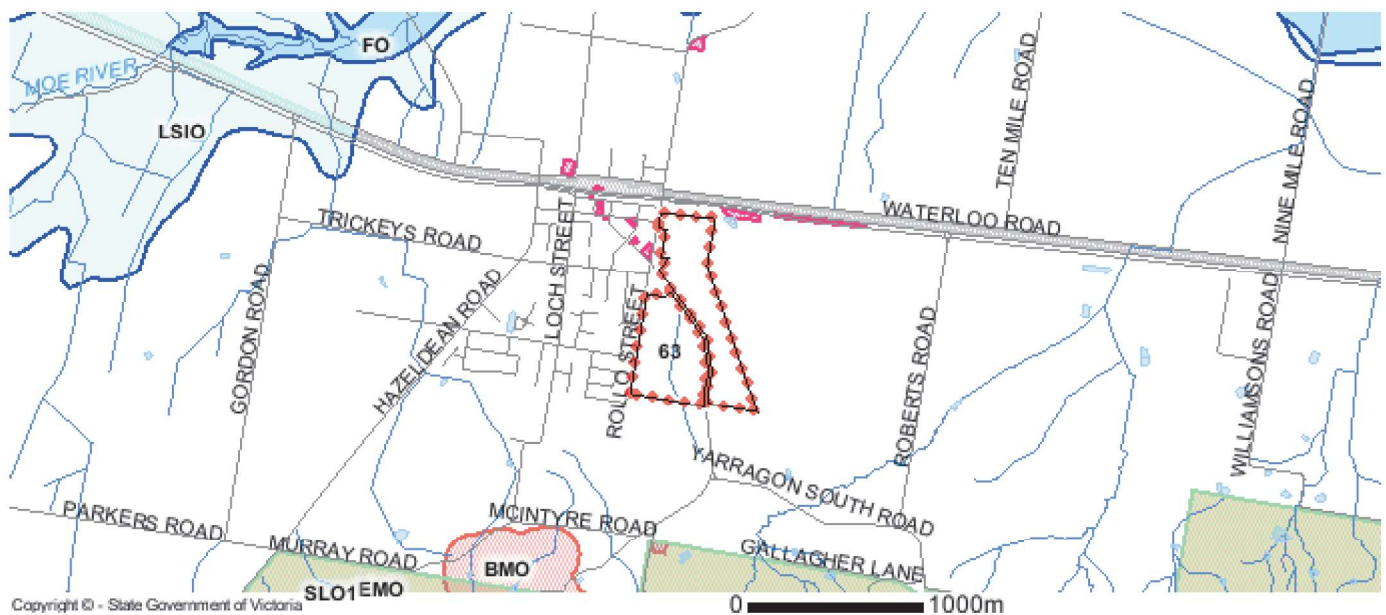
[FLOODWAY OVERLAY \(FO\)](#)

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

[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)

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

[SIGNIFICANT LANDSCAPE OVERLAY \(SLO\)](#)



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

Further Planning Information

Planning scheme data last updated on 12 May 2021.

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>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

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

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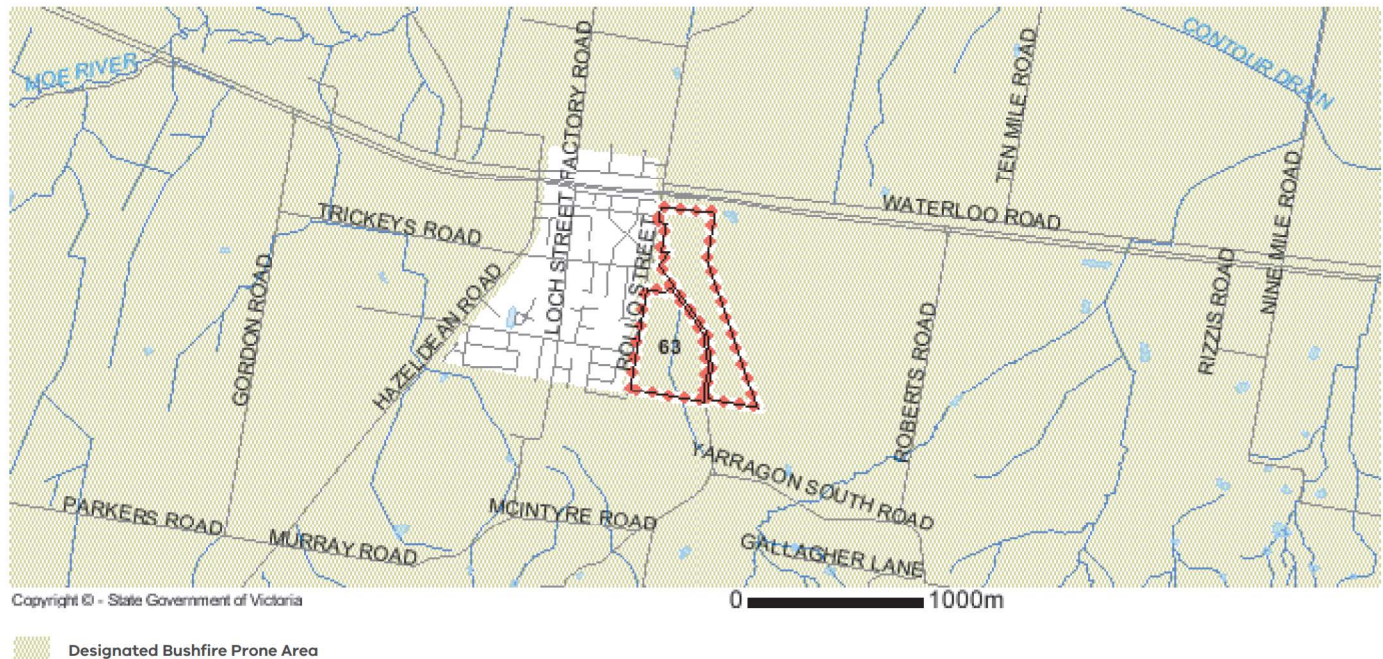
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 63 YARRAGON-LEONGATHA ROAD YARRAGON 3823

Page 3 of 4

Designated Bushfire Prone Area

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



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

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

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

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

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

Copies of the Building Act and Building Regulations are available from www.legislation.vic.gov.au

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

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Document Type	Plan
Document Identification	PS308336A
Number of Pages (excluding this cover sheet)	2
Document Assembled	09/06/2021 16:53

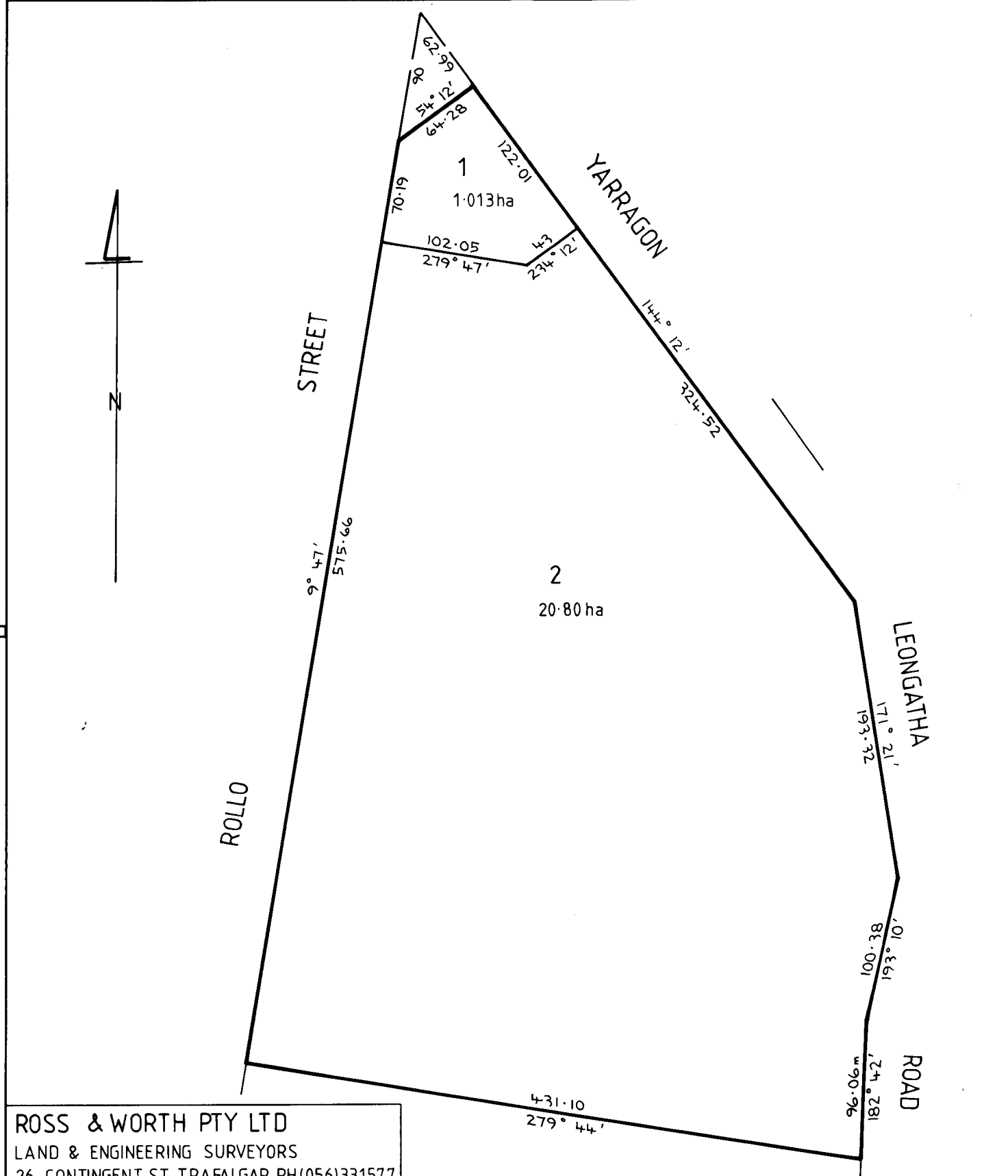
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PLAN OF SUBDIVISION		STAGE NO. —	LTO use only EDITION	Plan Number PS 308336A
Location of Land Parish: Moe Township: — Section: — Crown Allotment: 12 (Part) Crown Portion: — LTO Base Record: Litho Sh. 3 (3135) Title Reference: Vol 9474 Fol 487 Last Plan Reference: LP 74479 Lot 2 Postal Address: Yarragon Leongatha Road, (at time of subdivision) Yarragon. 3823 AMG Co-ordinates E 418300 Zone: 55 (of approx. centre of land in plan) N 5770100		Council Certificate and Endorsement Council Name: Shire of Narracan Ref: 882106 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (ii) A requirement for public open space under section 18 of the Subdivision Act 1988 has /has not been made. (iii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council delegate Council seal Date 1 / 3 / 93 Re-certified under section 11(7) of the Subdivision Act 1988 Council Delegate Council Seal Date / /		
Vesting of Roads and/or Reserves		Notations		
Identifier	Council/Body/Person	Staging This is /is not a staged subdivision Planning Permit No. 2870 Depth Limitation Does not apply Land being subdivided is shown enclosed by continuous thick lines AREA OF LOT 2 IS DERIVED FROM TITLE.		
		Survey This plan is /is not based on survey This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No.		
Easement Information				LTO use only
Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Statement of Compliance/ Exemption Statement
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
ROSS & WORTH PTY LTD LAND & ENGINEERING SURVEYORS 26 CONTINGENT ST, TRAFALGAR, PH(056)331577 68 QUEEN ST, WARRAGUL, PH(056)232257				LTO use only PLAN REGISTERED TIME 12.00 DATE 25 / 8 / 93 <i>[Signature]</i> Assistant Registrar of Titles Sheet 1 of 2 Sheets
LICENCED SURVEYOR (PRINT) P.J. MARX SIGNATURE <i>[Signature]</i> DATE 3 / 5 / 93 REF 2968A VERSION 01		DATE 1 / 3 / 93 COUNCIL DELEGATE SIGNATURE Original sheet size A3		

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 308336A



ROSS & WORTH PTY LTD
 LAND & ENGINEERING SURVEYORS
 26 CONTINGENT ST, TRAFALGAR, PH (056) 331577
 68 QUEEN ST, WARRAGUL, PH (056) 23 2257

ORIGINAL	SCALE
SCALE 1:2500	SHEET SIZE A3
25 0 50 100 LENGTHS ARE IN METRES	

LICENSED SURVEYOR (PRINT) **P.J. MARX**
 SIGNATURE *P.J. Marx* DATE **3 / 5 / 91**
 REF **2968A** VERSION **01**

Sheet 2 of 2 sheets
DATE 1 / 3 / 93
COUNCIL DELEGATE SIGNATURE
Original sheet size A3

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LP 1171

EDITION 2

PLAN OF PART OF CROWN ALLOTMENT 12

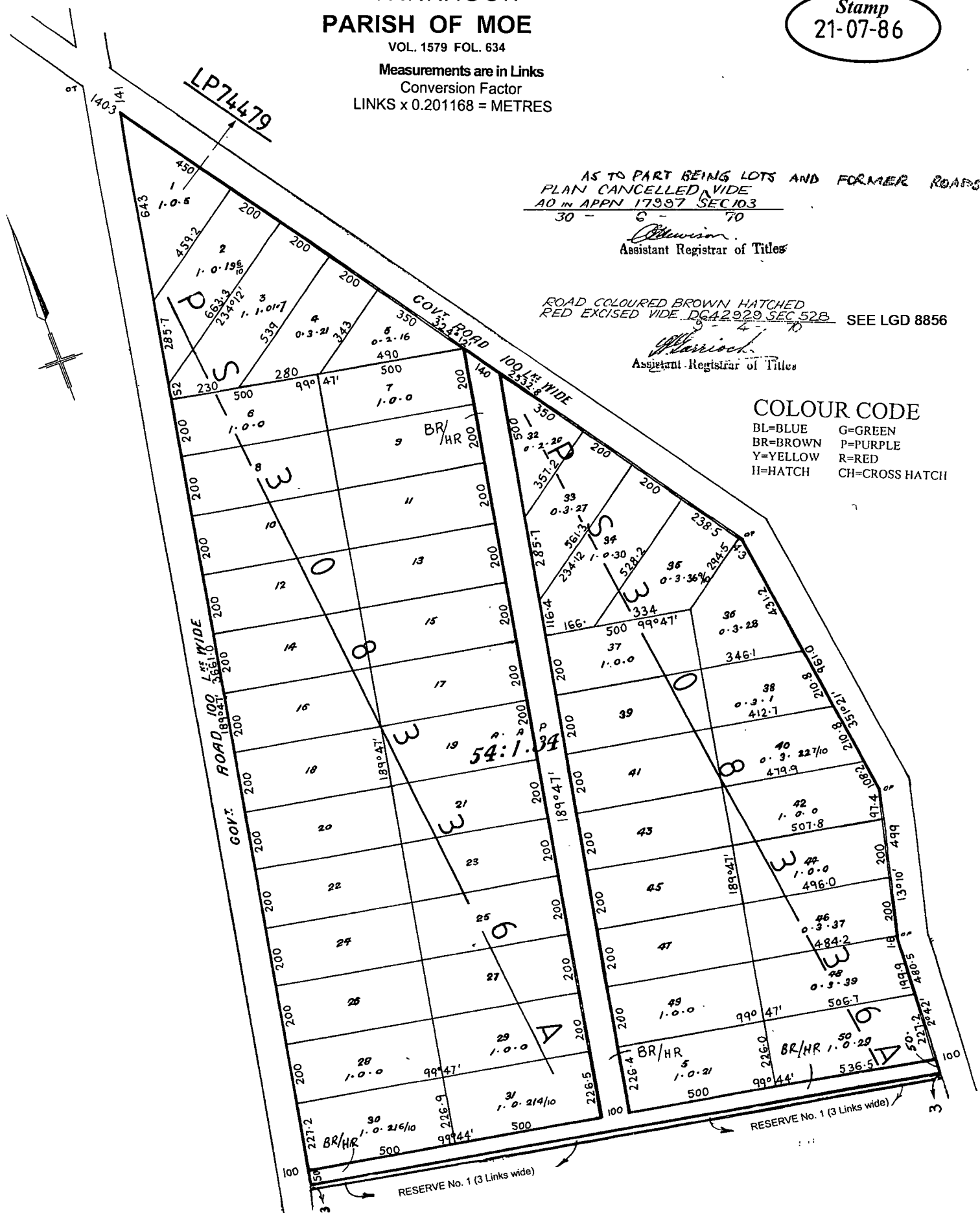
YARRAGON

PARISH OF MOE

VOL. 1579 FOL. 634

Measurements are in Links
Conversion Factor
LINKS x 0.201168 = METRES

Stamp
21-07-86



[illegible]

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

Page 1 of 1

VOLUME 10130 FOLIO 554

Security no : 124090452123D
Produced 09/06/2021 04:39 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 308336A.
PARENT TITLE Volume 09474 Folio 487
Created by instrument PS308336A 25/08/1993

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
YLR PTY LTD of 26 MAIN STREET PAKENHAM VIC 3810
AR323804M 07/08/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AS971652H 07/02/2020
JUDO BANK PTY LTD

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.

DIAGRAM LOCATION

SEE PS308336A 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: 63 YARRAGON-LEONGATHA ROAD YARRAGON VIC 3823

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS
Effective from 07/02/2020

DOCUMENT END

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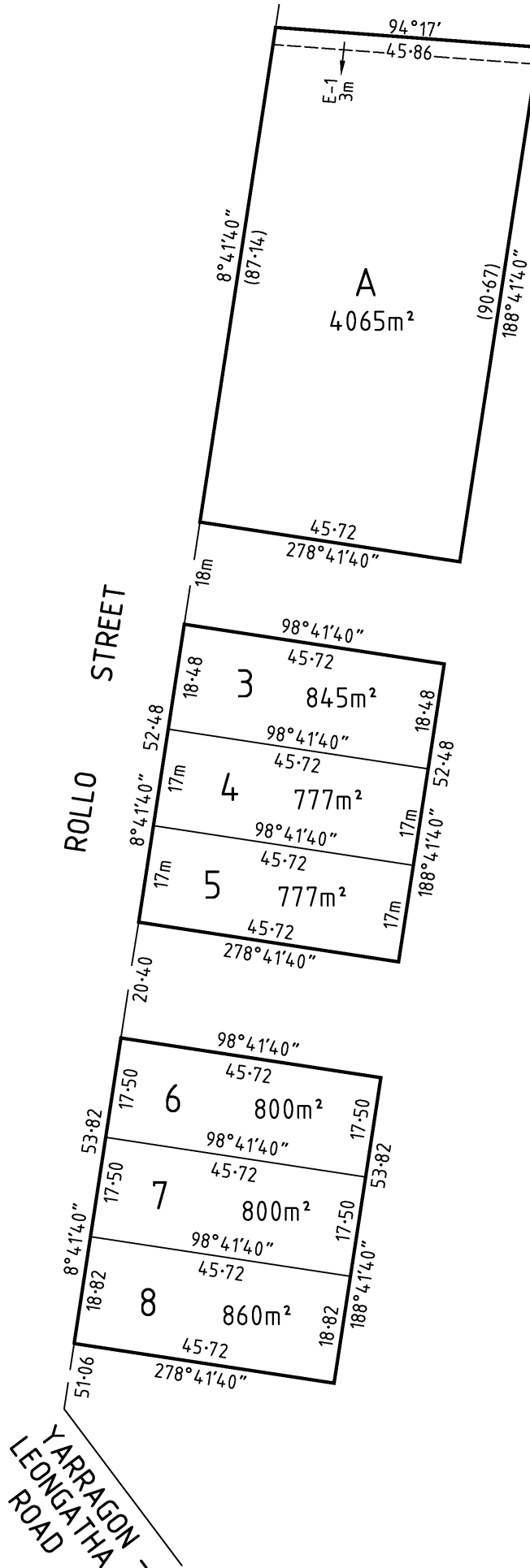
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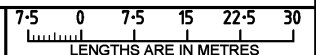
PLAN OF SUBDIVISION			EDITION 1	PS834329L	
LOCATION OF LAND PARISH: MOE CROWN ALLOTMENT: 12A (PART) TITLE REFERENCE: VOL.10526 FOL.302 LAST PLAN REFERENCE: PS429755C LOT 2 POSTAL ADDRESS: 63 YARRAGON-LEONGATHA ROAD (at time of subdivision) YARRAGON, 3823. MGA CO-ORDINATES E: 418 370 ZONE: 55 (at approx centre of land N: 5770 960 GDA94 in plan)			Council Name: Baw Baw Shire Council Council Reference Number: PSB0110/19 Planning Permit Reference: PLA0086/19 SPEAR Reference Number: S147716B Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has not been satisfied at Certification Digitally signed by: Sarah Prime for Baw Baw Shire Council on 19/12/2019 Statement of Compliance issued: 16/04/2020 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied at Statement of Compliance		
VESTING OF ROADS AND/OR RESERVES			NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON		LOTS 1 & 2 HAVE BEEN OMITTED FROM THIS PLAN		
NIL	NIL				
NOTATIONS					
DEPTH LIMITATION DOES NOT APPLY					
SURVEY: This plan is based on survey in BP003511W STAGING This is not a staged subdivision. Planning Permit No. PLA0086/19 This survey has been connected to permanent marks No(s). In Proclaimed Survey Area No. ---					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	PIPELINE OR ANCILLARY PURPOSES	3	PS429755C - SECTION 136 OF THE WATER ACT 1989.	CENTRAL GIPPSLAND REGION WATER AUTHORITY	
Millar Merrigan		SURVEYOR'S REF: 21892S1		10/07/2019	ORIGINAL SHEET SIZE: A3
Land Development Consultants Millar & Merrigan Pty Ltd ACN 005 541 668 Metro 2/126 Merrindale Drive, Croydon 3136 Regional 156 Commercial Road, Monwell 3840 Mail PO Box 247 Croydon, Victoria 3136		Digitally signed by: Geoffrey John Ladner, Licensed Surveyor, Surveyor's Plan Version (1), 01/10/2019, SPEAR Ref: S147716B		SHEET 1 OF 2 PLAN REGISTERED TIME: 9.36am DATE: 27/04/2020 Assistant Registrar of Titles Denise Satti	

PS834329L

MGA2020 ZONE 55



SCALE
1:750



ORIGINAL SHEET
SIZE: A3

SHEET 2

Millar | Merrigan

Land Development Consultants

M(03) 8720 9500 R (03) 5134 8611
www.millarmerrigan.com.au
survey@millarmerrigan.com.au
SAI GLOBAL Quality ISO 9001

Millar & Merrigan Pty Ltd ACN 005 541 668
Metro 2/126 Merrindale Drive, Croydon 3136
Regional 156 Commercial Road, Morwell 3840
Mail PO Box 247 Croydon, Victoria 3136

SURVEYOR'S REF: 21892S1

10/07/2019

Digitally signed by: Geoffrey John Ladner, Licensed
Surveyor,
Surveyor's Plan Version (1),
01/10/2019, SPEAR Ref: S147716B

Digitally signed by:
Baw Baw Shire Council,
19/12/2019,
SPEAR Ref: S147716B

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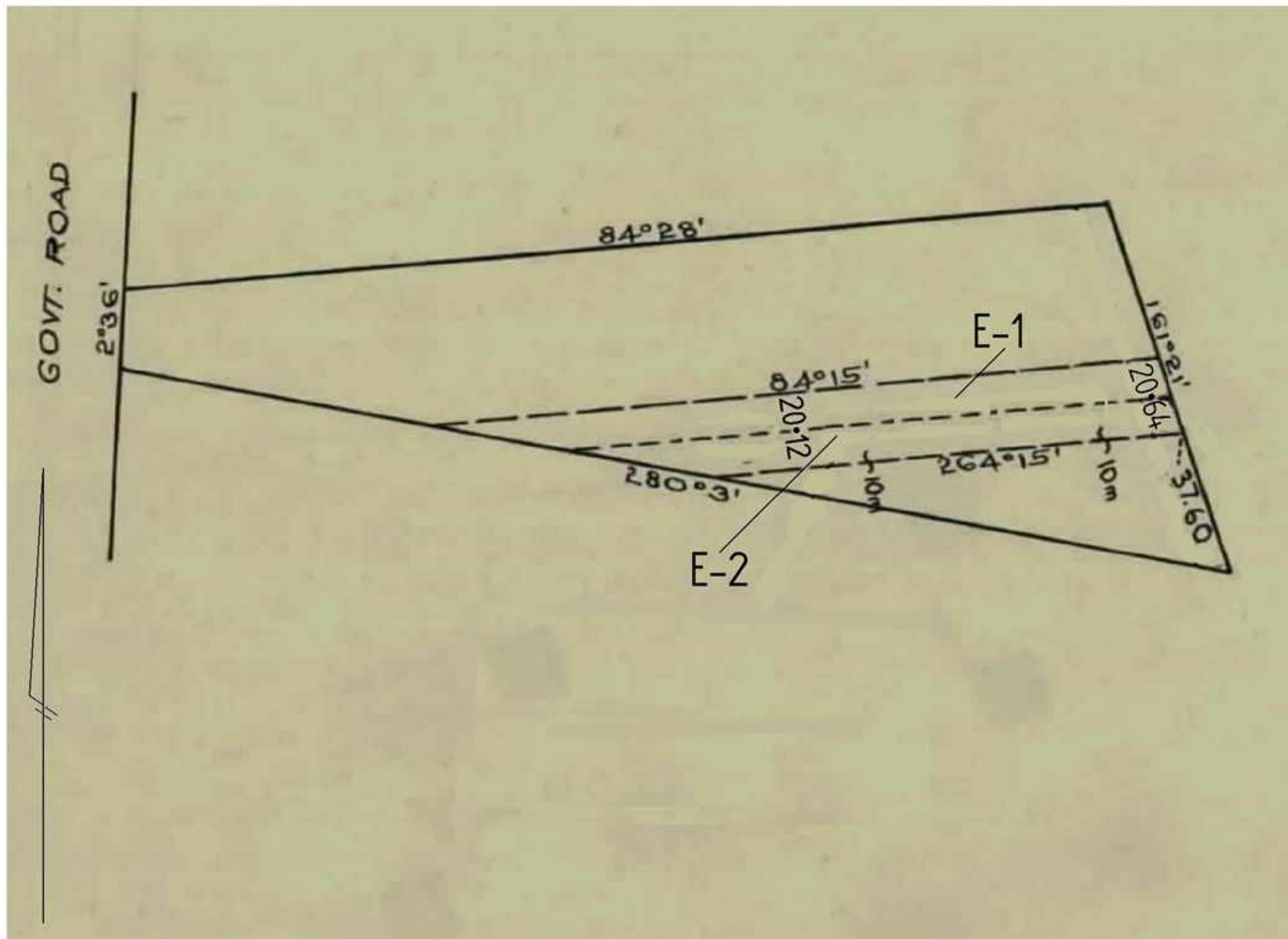
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TITLE PLAN		EDITION 1	TP 365740G
<div>Location of Land</div> <div>Parish: MOE</div> <div>Township:</div> <div>Section:</div> <div>Crown Allotment: 12 (PT)</div> <div>Crown Portion:</div> <div>Last Plan Reference:</div> <div>Derived From: VOL 4672 FOL 365</div> <div>Depth Limitation: NIL</div>		<div>Notations</div> <div>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</div>	
<div>Description of Land / Easement Information</div> <div>All that piece of Land, delineated and coloured red and blue on the map in the margin containing Three acres Two roods and - - - Thirty-four perches or thereabouts being part of Crown Allotment Twelve Parish of Moe County of Buln Buln As to the land colored blue Together with a right of - - carriage way over the roads colored brown on Plan of Subdivision No. 1044 lodged in - the Office of Titles - - - - -</div> <div>E-1 & E-2 = EASEMENT TO GAS & FUEL CORPORATION OF VICTORIA CREATED BY C/E A322886</div> <div>E-2 = EASEMENT TO LATROBE REGION WATER AUTHORITY CREATED BY C/E S330374E</div> <div>SEE SHEET 2 FOR FURTHER EASEMENT DETAILS</div>		<div>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</div> <div>COMPILED: 24/03/2000</div> <div>VERIFIED: PGC</div>	
<div></div>			
<div>TABLE OF PARCEL IDENTIFIERS</div> <div>WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</div> <div>PARCEL 1 = CA 12 (PT)</div>			
<div>LENGTHS ARE IN LINKS</div>		<div>Metres = 0.3048 x Feet</div> <div>Metres = 0.201168 x Links</div>	Sheet 1 of 2 sheets

TITLE PLAN

TP 365740G



LENGTHS ARE IN
METRES

Metres = 0.3048 x Feet
Metres = 0.201168 x Links

Sheet 2 of 2 sheets

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PLAN OF SUBDIVISION

Stage No.

LTO use only

EDITION 1

PS 429755C

Location of Land

Parish: MOE

Township: _____

Section _____

Crown Allotment: 12A PART & 12 PART

Crown Portion: _____

LTO base record: LITHO.3.(3135)

Title References:

C/T VOL. 6390 FOL.978

C/T VOL. 9547 FOL.084

Last Plan Reference: LP 143389 (LOT 2)

Postal Address:

ROLLO STREET
YARRAGON 3823

AMG Co-ordinates: E 418400 Zone 55
(Of approx. centre of plan) N 5770600

Vesting of Roads or Reserves

Identifier

Council/Body/Person

NII

NII

Council Certification and Endorsement.

Council Name: BAW BAW SHIRE COUNCIL Ref: 99084

1. This plan is certified under section 6 of the Subdivision Act 1988.

~~2. This plan is certified under section 11(7) of the Subdivision Act 1988.~~

~~Date of original certification under section 6: / /~~

3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Open Space

(i) A requirement for public open space under section 18 of the Subdivision Act 1988 ~~has~~ / has not been made.

~~(ii) The requirement has been satisfied.~~

~~(iii) The requirement is to be satisfied in Stage _____~~

Council Delegate

~~Council seal~~

Date 22 / 2 / 00

~~Re-certified under section 11(7) of the Subdivision Act 1988~~

~~Council Delegate~~

~~Council seal~~

~~Date / /~~

Notations

Depth Limitation: Does not apply

Staging This is not a staged subdivision.
Planning Permit No. 99084

THE LAND BEING SUBDIVIDED IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.

LOTS 1 & 2 ARE THE RESULT OF THIS SURVEY

Survey:- This plan is based on survey.

To be completed where applicable.

This survey has been connected to permanent marks no(s).

In proclaimed Survey Area no.

Easement Information

Legend: A- Appurtenant Easement E- Encumbering Easement R- Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	PIPELINE OR ANCILLARY PURPOSES	3	THIS PLAN-SECTION 136 OF THE WATER ACT 1989	CENTRAL GIPPSLAND REGION WATER AUTHORITY

LTO use only

Statement of Compliance / Exemption Statement

Received



Date 29 / 5 / 00

LTO use only

PLAN REGISTERED

TIME 11-10 (AM)

DATE 20 / 6 / 2000

[Signature]
Assistant Registrar of Titles

Sheet 1 of 3 Sheets

ROSS & WORTH PTY. LTD.
LAND & ENGINEERING SURVEYORS

45 SMITH STREET WARRAGUL 56232257

* 26 CONTINGENT ST. TRAFALGAR 56331577

213B PRINCES HIGHWAY MORWELL 51341368

LICENSED SURVEYOR PETER JULIAN MARX

SIGNATURE _____ DATE / /

REF 3417a DRG No. 3417aps1.LCD VERSION 01

DATE / /

COUNCIL DELEGATE SIGNATURE

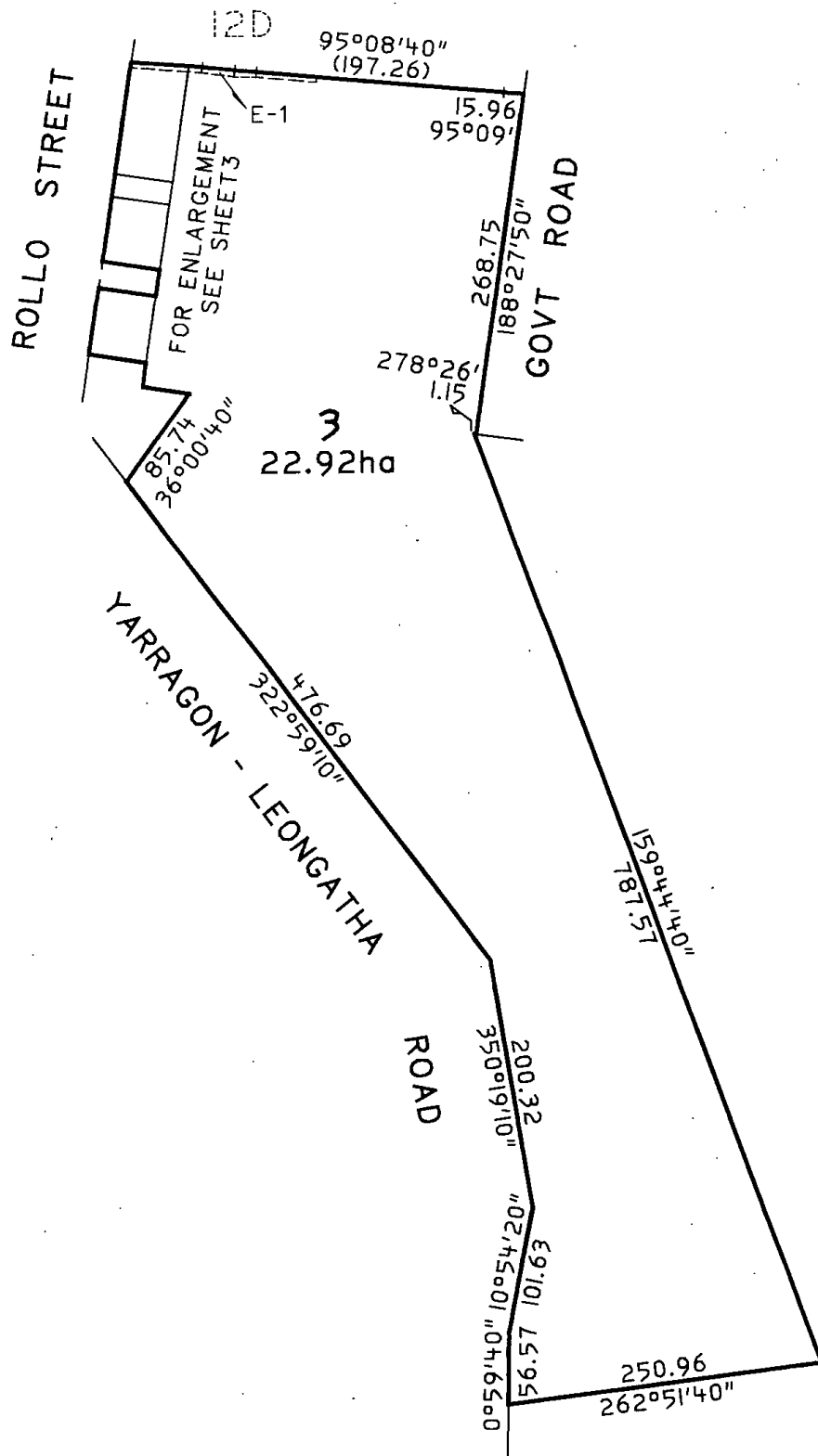
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 429755C



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45 SMITH STREET WARRAGUL 56232257

* 26 CONTINGENT ST. TRAFALGAR 56331577

213B PRINCES HIGHWAY MORWELL 51341368

SHEET 2 OF 3 SHEETS

ORIGINAL
SHEET SCALE
SIZE

SCALE

40 0 40 80 120 160

A3 1:4000

LENGTHS ARE IN METRES

LICENSED SURVEYOR PETER JULIAN MARX

SIGNATURE.....

DATE / /

REF 3417a

DRG No. 3417aps1.LCD

VERSION 01

DATE / /

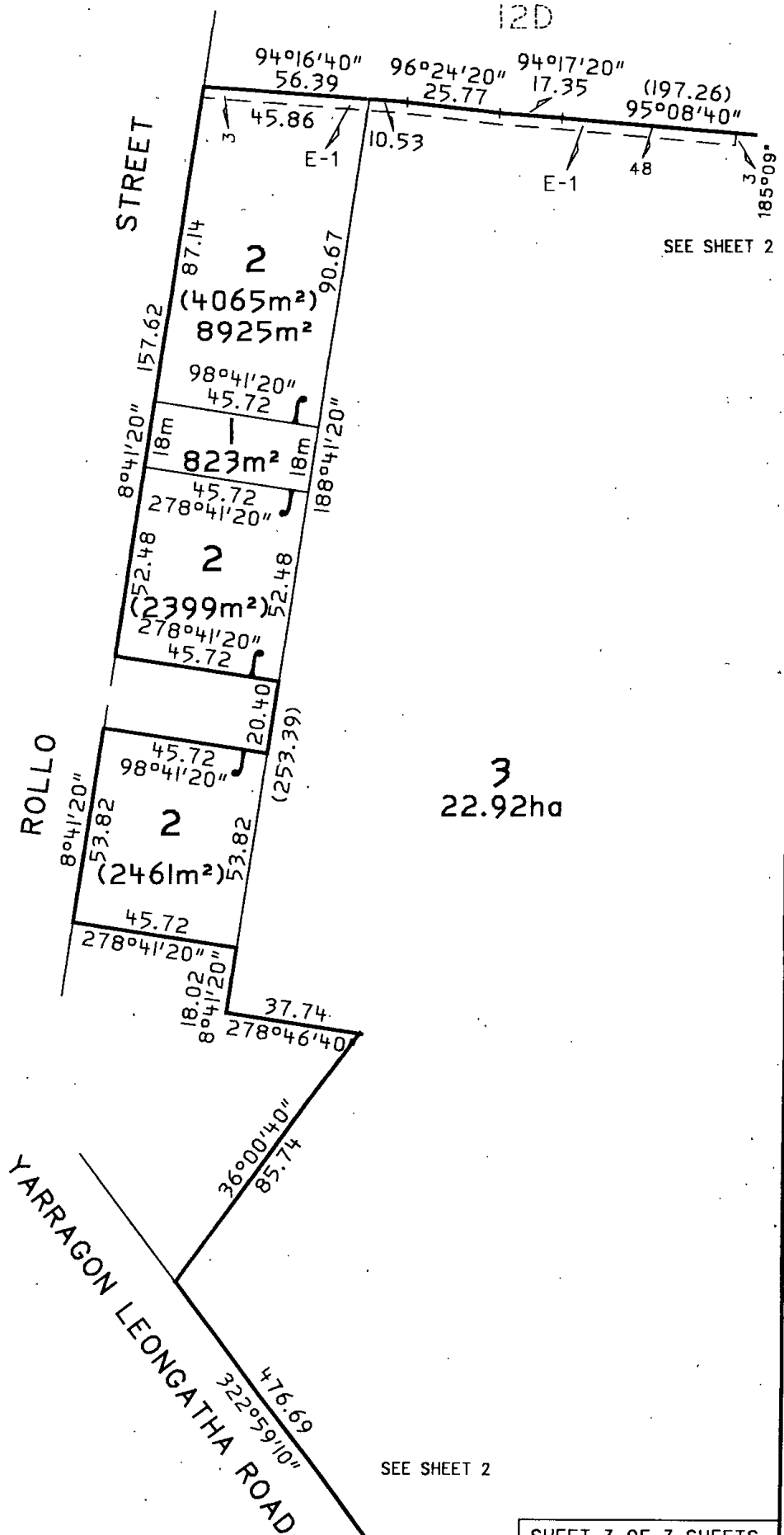
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PLAN OF SUBDIVISION

Stage No.

Plan Number

PS 429755C



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45 SMITH STREET WARRAGUL 56232257

* 26 CONTINGENT ST. TRAFALGAR 56331577

213B PRINCES HIGHWAY MORWELL 51341368

ORIGINAL
SHEET SCALE
SIZE
A3 1:1250

SCALE
12.5 0 12.5 25 37.5 50

LENGTHS ARE IN METRES

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SIGNATURE..... DATE / /

REF 3417a

DRG No. 3417aps2.LCD

VERSION 01

SHEET 3 OF 3 SHEETS

DATE / /
COUNCIL DELEGATE SIGNATURE

LOT 2 ON PS308336A
Vol:10130 Fol:554

LOT 3 ON PS429755C
Vol:10526 Fol:303

LOT 1 ON TP365740G
Vol:04672 Fol:365

STAGE 1: 25 LOTS = 100 TO 124, RESERVE
STAGE 2: 27 LOTS = 200 TO 226
STAGE 3: 28 LOTS = 300 TO 327
STAGE 4: 11 LOTS = 400 TO 410
STAGE 5: 30 LOTS = 500 TO 529, RESERVE & RESERVE (PART)
STAGE 6: 40 LOTS = 600 TO 639
STAGE 7: 17 LOTS = 700 TO 716, RESERVE
STAGE 8: 35 LOTS = 800 TO 834, RESERVE (PART)
STAGE 9: 26 LOTS = 900 TO 925, RESERVE (PART)
STAGE 10: 13 LOTS = 1000 TO 1012, RESERVE (PART)
STAGE 11: 7 LOTS = 1100 TO 1106
STAGE 12: 22 LOTS = 1200 TO 1221
STAGE 13: 10 LOTS = 1300 TO 1309, RESERVE (PART)
STAGE 14: 16 LOTS = 1400 TO 1415, RESERVE & RESERVE (PART)
STAGE 15: LOT A = AGED CARE/LIFE STYLE VILLAGE

TOTAL NUMBER OF LOTS = 307 RESIDENTIAL AND LOTS A

307 Lots @ 808m² average

LAND BUDGET			
	SITE AREA	45.12ha	
	LAND USES	AREA	% SITE
	RESERVE ENCUMBERED	2.31ha	5.1%
	LOCAL ROADS	9.11ha	20.2%
	RESERVE UNENCUMBERED	5.86ha	13.0%
	307 RESIDENTIAL BLOCKS	24.82ha	55.0%
	LOT A=AGED CARE OR LIFESTYLE VILLAGE	3.02ha	6.7%
	TOTAL AREA	45.12ha	100.0%
RESIDENTIAL = 9 LOTS PER ha			

- TREES OUTSIDE THE SITE
- TREE TO BE REMOVED
- STRZELECKI GUM TO BE RETAINED
- STRZELECKI GUM TO BE REMOVED
- RESERVE UNENCUMBERED
- ENCUMBERED RESERVE
- POSSIBLE AGED CARE OR LIFESTYLE VILLAGE
- STAGE BOUNDARY
- RIVER

DIMENSIONS HEREON ARE SUBJECT TO SURVEY.
THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES.
FEATURES & CONTOURS SHOWN HEREON HAVE BEEN TAKEN FROM SURVEY CARRIED OUT BY MILLAR & MERRIGAN ON 18/02/2018.
REF: 21892F1
CONTOUR VERTICAL INTERVAL 0.20 METRES.

3	Recalculated layout		AHW	GL	21/11/2020
2	Layout updated		AHW		13/10/2020
1	Prepared for town planning purposes		AHW	ME	24.01.2019
No.	Revision Description		Drawn	App'd	Date

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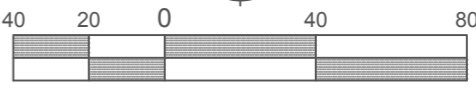
FOR APPROVAL

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Land Development Consultants

Civil Engineering
Land Surveying
Landscape Architecture
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PROPOSED SUBDIVISION PLAN

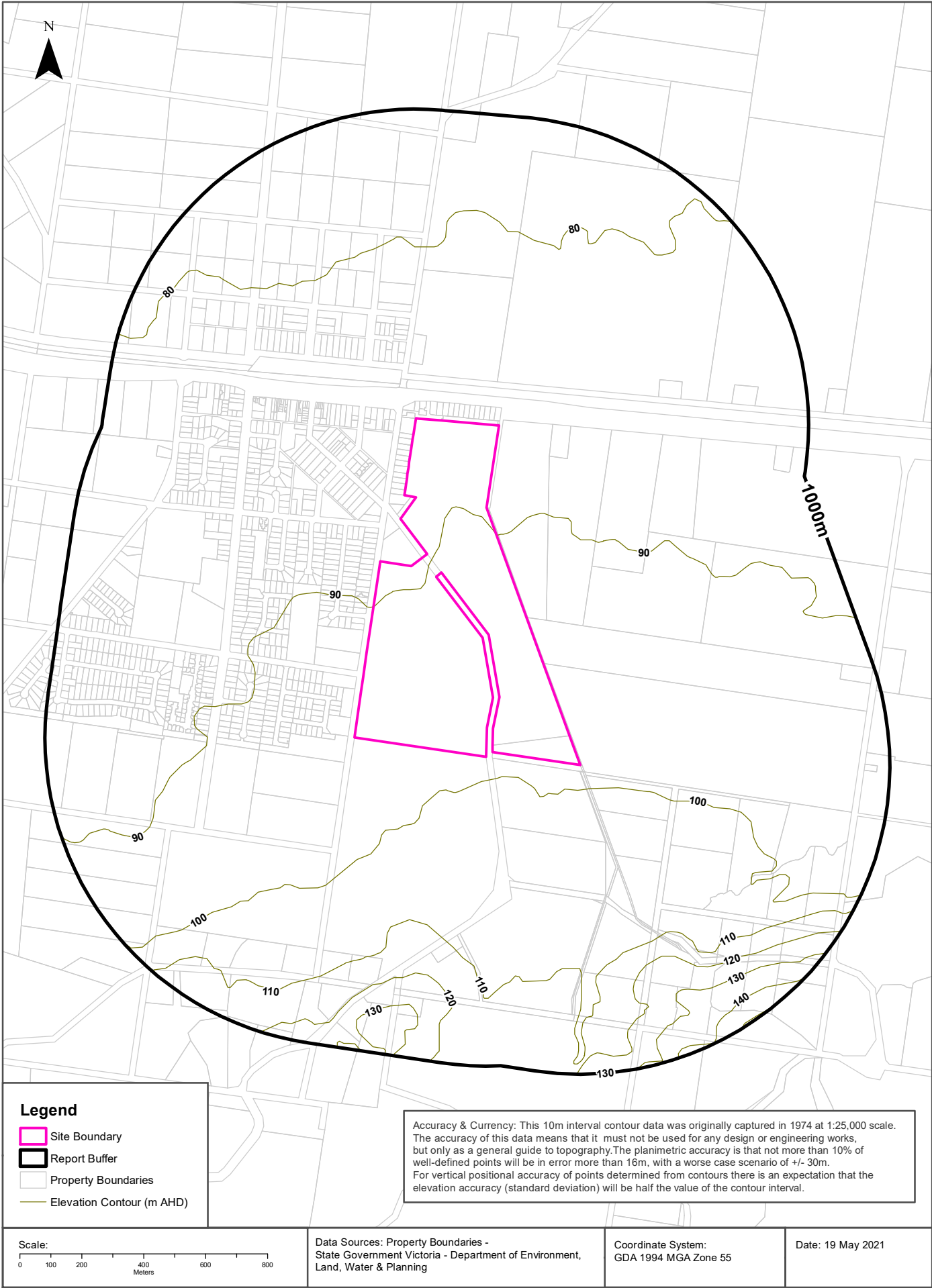
PART 63 YARRAGON-LEONGATHA ROAD, YARRAGON
BAW BAW SHIRE COUNCIL

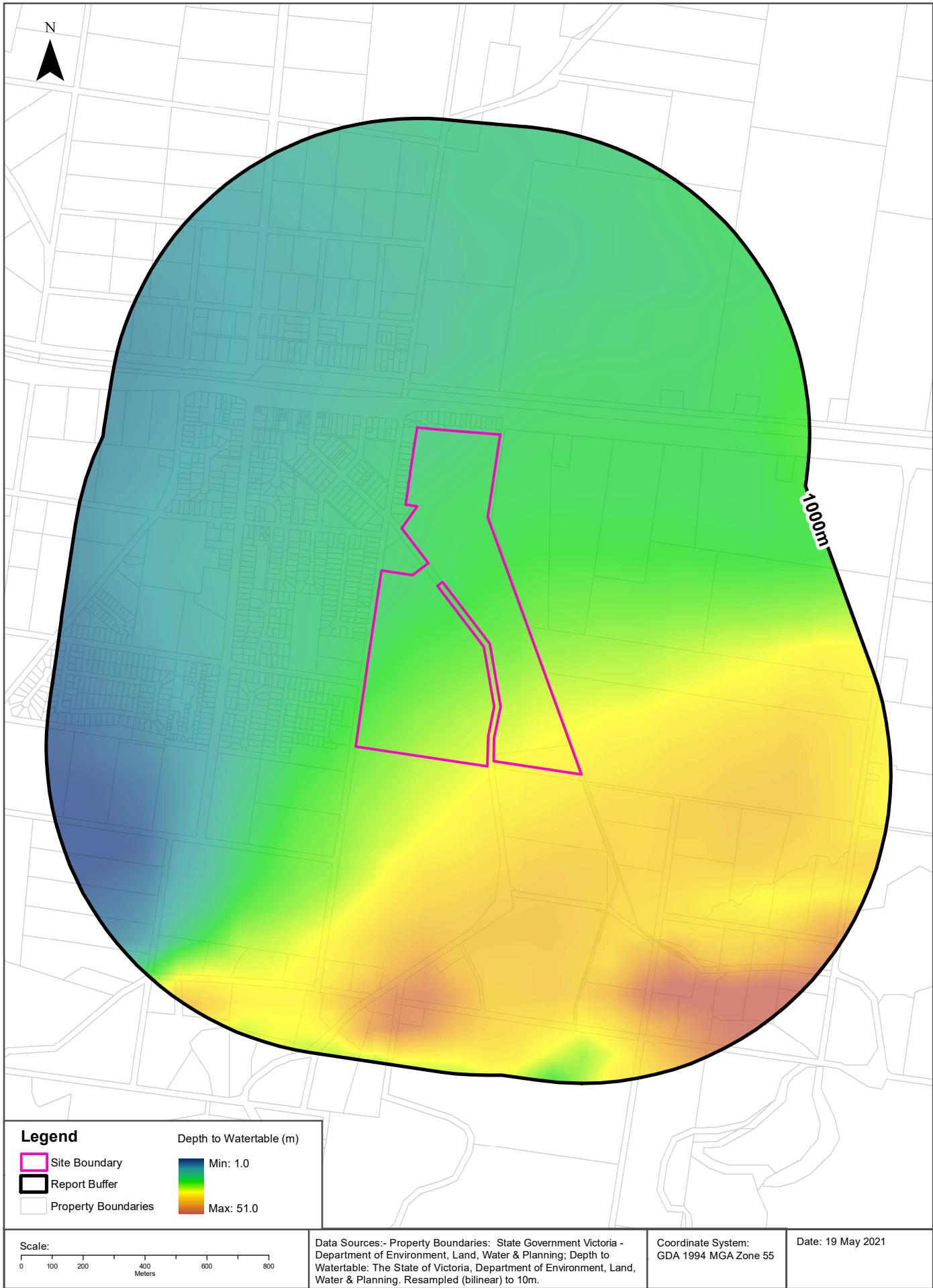
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VERSION 3
SHEET 1 OF 1

APPENDIX B – ENVIRONMENTAL BACKGROUND

Elevation Contours (m AHD) 10m Interval at 1:25,000

63 Yarragon-Leongatha Road, Yarragon, VIC 3823





Hydrogeology & Groundwater

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Porous, extensive highly productive aquifers	0m	Onsite

Hydrogeology Map of Australia: Commonwealth of Australia (Geoscience Australia)

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Groundwater Salinity

On-site Groundwater Salinity:

Groundwater Salinity	Percent Of Site Area
1,000 - 3,500 mg/l	100

Depth to Watertable

On-site Depth to Watertable:

Depth to Watertable	Percent Of Site Area
20 to 50 metres	58
10 to 20 metres	42

Surface Elevation

Approximate on-site Surface Elevation:

Surface Elevation
85 AHDm to 100 AHDm

Basement Elevation

Approximate on-site Basement Elevation:

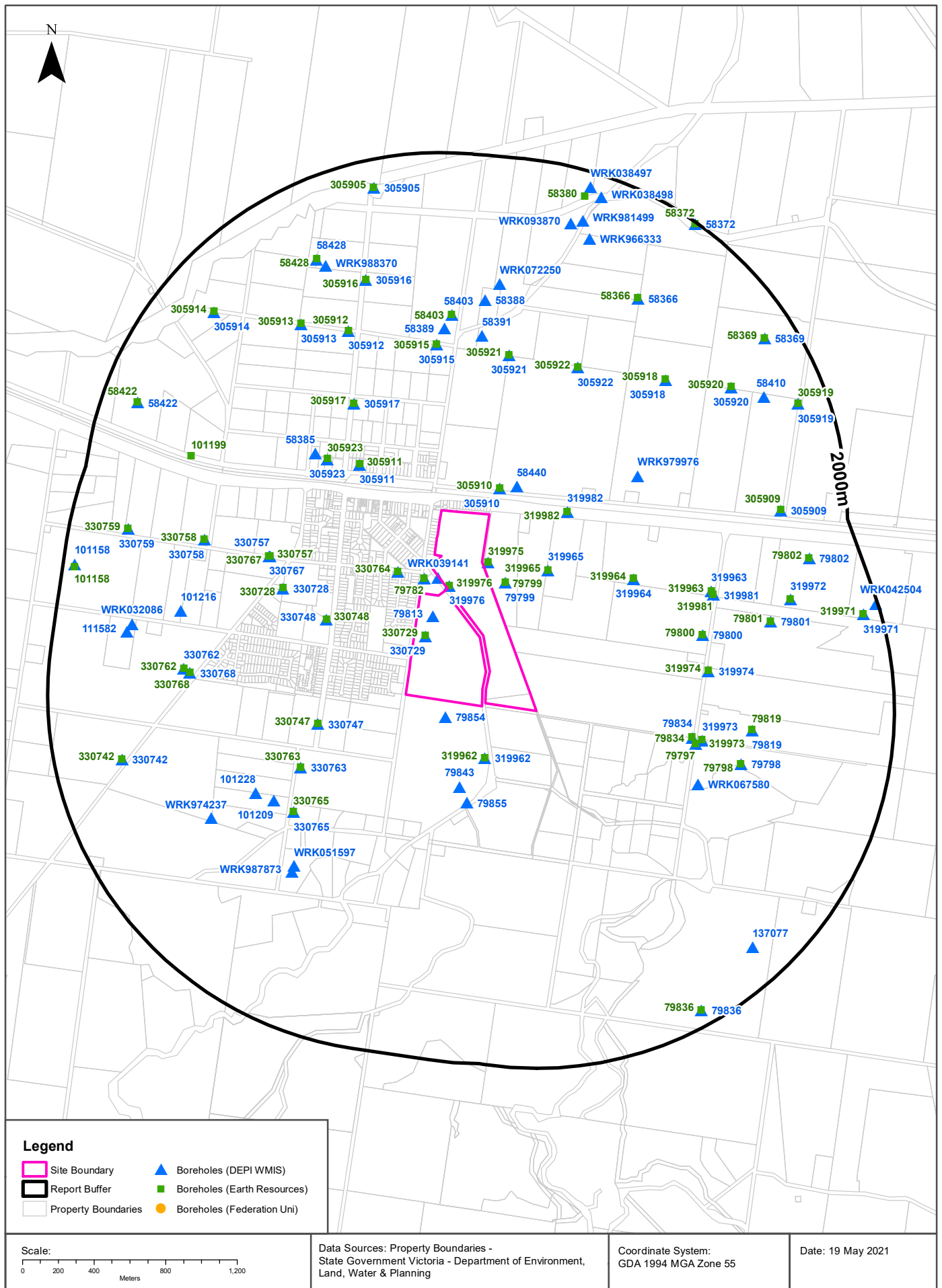
Basement Elevation - Basement Rocks comprise Lower Palaeozoic basement rocks that form the highlands and the crystalline basement; and Mesozoic rocks of the Otway and Gippsland basins both outcropping and subsurface
-216 AHDm to -177 AHDm

Groundwater Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning

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Groundwater Boreholes

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Groundwater Boreholes

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Boreholes (DELWP WMIS)

Boreholes from the Department of Environment, Land, Water & Planning's Water Measurement Information System, within the dataset buffer:

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
79813	Domestic					1970-01-01	0	Onsite
330729	Non Groundwater					1917-12-31	0	Onsite
319976	Non Groundwater					1982-05-05	0	Onsite
WRK039141	Urban	0.00m-12.00m YELLOW AND GREY CLAY 12.00m-32.00m SANDY YELLOW/GREY CLAY 32.00m-34.00m SAND 34.00m-36.00m MEDIUM SAND 36.00m-42.00m LIGNIOUS CLAY AND COAL 42.00m-48.00m MEDIUM SAND 48.00m-78.00m COAL AND SAND SEAMS 78.00m-95.00m LIGNIOUS CLAY AND COAL 95.00m-100.00m BASALT 100.00m-101.00m COAL 101.00m-105.00m BASALT 105.00m-106.50m COAL 106.50m-118.00m BASALT	-0.30m-95.50m INNER LINING - CASING = Not Known 95.50m-118.00m INNER LINING - SCREEN = Not Known			1988-01-01	3	North West
319975	Non Groundwater					1982-05-03	31	North
79782	Domestic, Stock					1964-12-31	69	North West
79799	Not Known					1954-04-28	82	North East
79854	Domestic, Stock					1988-01-01	89	South
305910	Non Groundwater					1982-04-06	156	North
330764	Non Groundwater					1982-04-08	174	North West
58440	Domestic, Stock	0.00m-0.30m TOPSOIL 0.30m-20.80m GREY YELLOW AND BROWN CLAY 20.80m-21.60m SAND FINE TO COARSE 21.60m-22.80m CLAY SANDY 22.80m-24.10m SAND COARSE 24.10m-24.60m CLAY SANDY 24.60m-69.00m COAL WITH LEGNEOUS CLAY LAYERS 69.00m-81.30m CLAY GREY SANDY GREEN AND HARD 81.30m-83.00m BASALT, DECOMPOSED BLUE GREEN 83.00m-87.80m BASALT FRESH 87.80m-91.10m BASALT VESICULAR	-0.30m-11.40m INNER LINING - CASING = Pvc 81.30m-91.10m INNER LINING - SCREEN = Pvc			1990-01-28	220	North
319962	Non Groundwater					1982-02-12	291	South
319965	Non Groundwater					1982-04-12	329	North East
319982	Non Groundwater					1983-03-05	435	North East

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
79843	Domestic, Stock	0.00m-0.40m TOPSOIL 0.40m-1.00m HARD GREY CLAY 1.00m-5.00m HARD RED & WHITE CLAY 5.00m-9.00m HARD YELLOW & GREY CLAY 9.00m-11.00m VOLCANIC CLAY 11.00m-14.00m HARD GREY CLAY 14.00m-22.00m LIGNEOUS CLAY & WOOD 22.00m-40.00m GREY CLAY 40.00m-51.00m LIGNEOUS CLAY 51.00m-55.00m DECOMPOSED BASALT 55.00m-58.00m HARD BASALT	0.00m-55.50m INNER LINING - CASING = Not Known 55.50m-58.00m INNER LINING - SCREEN = Not Known			1988-02-24	463	South
330748	Non Groundwater					1982-04-01	496	West
330747	Non Groundwater					1982-03-31	517	South West
305911	Non Groundwater					1982-04-12	522	North West
79855	Domestic, Stock					1988-01-01	546	South
305923	Non Groundwater					1983-03-01	698	North West
330763	Non Groundwater					1982-04-14	714	South West
319964	Non Groundwater					1982-04-09	762	East
330728	Non Groundwater					1892-12-31	762	West
305917	Non Groundwater					1982-04-17	769	North West
58385	Domestic, Stock					1970-12-31	772	North West
WRK979976							856	North East
330757	Non Groundwater					1982-04-05	865	West
330767	Non Groundwater					1983-02-24	871	West
79834	Domestic, Stock		0.00m-44.00m INNER LINING - CASING = Pvc 44.00m-48.75m INNER LINING - SCREEN = Pvc		44.00m-48.75m Sand	1983-01-08	884	South East
305921	Non Groundwater					1982-04-20	897	North
330765	Non Groundwater					1982-04-13	905	South West
79797	Not Known					1952-05-09	909	South East
305915	Non Groundwater					1982-04-16	926	North
319973	Non Groundwater					1982-05-01	940	South East
101209	Domestic, Stock	0.00m-0.30m TOPSOIL 0.30m-11.50m ORANGE AND GREY SANDY CLAY 11.50m-15.50m GREY SANDY CLAY 15.50m-19.00m RED ORANGE AND GREY SANDY CLAY 19.00m-19.30m MEDIUM TO COARSE SAND	0.00m-18.50m INNER LINING - CASING = Pvc 18.50m-19.30m INNER LINING - SCREEN = Pvc		18.50m-19.30m Sand	1989-01-25	943	South West
305922	Non Groundwater					1983-04-20	958	North East
319974	Non Groundwater					1982-05-02	986	East
WRK067580	Dairy					2011-05-05	992	South East
58391	Stock					1970-01-01	993	North

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
101228	Domestic, Stock	0.00m-0.20m TOP SOIL 0.20m-1.30m SOFT CLAY 1.30m-2.00m COFFEE ROCK 2.00m-14.50m ORANGE & GREY CLAY 14.50m-17.00m RED, ORANGE & GREY SANDY CLAY 17.00m-17.30m COARSE SAND & QUARTZ 17.30m-21.00m RED, GREY & ORANGE SANDY CLAY 21.00m-22.00m RED SANDY CLAY 22.00m-27.00m RED, ORANGE & GREY SANDY CLAY 27.00m-35.00m LIGHT BLUE SANDY CLAY 35.00m-44.00m COAL & WOOD 44.00m-46.00m MEDIUM SAND & WOOD 46.00m-50.20m FINE TO MEDIUM SAND 50.20m-51.00m BROWN CLAY VOLCANIC	-0.60m-46.00m INNER LINING - CASING = Pvc 46.00m-50.20m INNER LINING - SCREEN = Pvc 50.20m-51.00m INNER LINING - CASING = Pvc		46.00m-50.20m Sand	1990-11-15	1001	South West
58389	Domestic, Stock					1970-01-01	1017	North
79800	Not Known					1954-05-17	1017	East
58403	Stock		0.00m-57.91m INNER LINING - CASESCRN = Not Known			1972-08-02	1094	North
305912	Non Groundwater					1982-04-12	1128	North
WRK051597	Domestic & Stock	0.00m-0.50m top soil 0.50m-30.00m clay 30.00m-45.00m mudstone 45.00m-50.00m brown coal 50.00m-60.00m basalt	0.00m-30.00m INNER LINING - CASING = Steel 30.00m-52.00m INNER LINING - CASING = Steel 52.00m-58.00m INNER LINING - SLOT = Slotted Steel		0.00m-30.00m Clay 30.00m-52.00m Mudstone 52.00m-58.00m Basalt 58.00m-60.00m Basalt	2010-01-18	1143	South West
319963	Non Groundwater					1982-04-08	1147	East
319981	Non Groundwater					1983-03-03	1150	East
WRK987873							1178	South West
79798	Not Known					1952-05-23	1181	South East
58388	Domestic, Stock					1970-01-01	1193	North
330768	Non Groundwater					1983-02-25	1210	West
79819	Stock		0.00m-64.01m INNER LINING - CASING = Pvc 64.01m-74.98m INNER LINING - SCREEN = Pvc		64.01m-74.98m Lignite	1972-07-01	1211	East
305918	Non Groundwater					1982-04-17	1238	North East
330758	Non Groundwater					1982-04-05	1243	West
330762	Non Groundwater					1982-04-07	1247	West
WRK974237	Domestic & Stock	0.00m-0.35m topsoil 0.35m-1.30m grey clay 1.30m-1.60m coffee rock 1.60m-18.50m mottled clay 18.50m-29.00m red & white clay 29.00m-33.00m sandy clay 33.00m-36.00m lignious clay 36.00m-39.00m grey clay 39.00m-44.00m plastisine clay 44.00m-45.50m lignious clay & wood 45.50m-48.00m course sand 48.00m-49.00m lignious clay	0.30m-45.00m INNER LINING - CASING = Pvc 0.00m-45.00m OUTER LINING - GRAVEL = Cement			2006-07-19	1286	South West
WRK072250	Domestic & Stock	0.00m-0.40m SOIL 0.40m-20.00m CLAY 20.00m-29.00m COAL 29.00m-39.00m COAL 39.00m-48.00m BASALT	0.50m-43.00m INNER LINING - CASING = Pvc 0.00m-42.00m OUTER LINING - GRAVEL = Cement		0.50m-43.00m Basalt	2013-02-28	1289	North
305913	Non Groundwater					1982-04-13	1302	North West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
101216	Domestic, Stock	0.00m-1.00m TOPSOIL 1.00m-19.20m CLAY GREY BROWN ORANGE 19.20m-21.00m COAL CLAYEY AND WOODY 21.00m-21.50m CLAY LIGNEOUS 21.50m-22.00m CLAY GREY 22.00m-22.50m COAL SANDY 22.50m-23.30m SAND FINE AND MED 23.30m-24.20m COAL AND WOOD 24.20m-27.50m CLAY GREY LIG AND WOODY	9.40m-22.50m INNER LINING - CASING = Pvc 22.50m-23.30m INNER LINING - SCREEN = Pvc 23.30m-27.50m INNER LINING - CASING = Pvc		22.50m-23.30m Sand	1990-02-26	1310	West
305916	Non Groundwater					1982-04-16	1355	North
79801	Not Known					1954-05-31	1400	East
58366	Domestic & Stock, Not Known	0.00m-2.00m CLAY 2.00m-6.00m SANDSTONE 6.00m-20.00m WHITE SAND 20.00m-27.00m YELLOW SAND 27.00m-29.00m ORANGE SAND 29.00m-36.50m DRY LIMESTONE 36.50m-55.00m LIMESTONE	0.00m-41.00m INNER LINING - CASING = Steel			2001-09-06	1465	North East
WRK988370		0.00m-0.50m SAND CLAY 0.50m-12.00m CLAY 12.00m-19.30m COARSE SAND CLAY 19.30m-19.50m ROCK 19.50m-21.00m SAND 21.00m-22.50m CLAY 22.50m-31.50m COAL 31.50m-32.50m SAND 32.50m-33.00m CLAY 33.00m-41.20m SANDY COAL 41.20m-49.50m BASSALT	0.00m-19.50m INNER LINING - CASING = Pvc 19.50m-41.20m INNER LINING - CASING = Pvc 0.00m-19.50m OUTER LINING - GRAVEL = Cement 19.50m-49.50m OUTER LINING - GRAVEL = Cement			2009-04-14	1510	North
305920	Non Groundwater					1982-04-19	1526	North East
319972	Non Groundwater					1982-04-30	1546	East
58428	Stock		0.00m-28.46m INNER LINING - CASING = Galvanised Iron 31.00m-32.00m INNER LINING - SCREEN = Galvanised Iron			1983-11-29	1567	North
WRK032086	Dairy, Stock					1800-01-01	1568	West
111582	Domestic, Stock	0.00m-0.50m TOP SOIL 0.50m-4.00m GREY & ORANGE CLAY 4.00m-10.00m GREY, ORANGE & RED CLAY 10.00m-13.00m GREY SANDY CLAY 13.00m-18.00m BROWN COAL & WOOD 18.00m-37.00m BROWN COAL & WOOD & GREY CLAY 37.00m-41.00m GREY CLAY, COAL & WOOD 41.00m-43.00m BLACK CLAY, COAL & WOOD 43.00m-47.50m BLUE CLAY 47.50m-53.20m BASALT	-0.20m-48.28m INNER LINING - CASING = Pvc 48.28m-53.20m INNER LINING - SCREEN = Pvc			1991-12-19	1592	West
330742	Non Groundwater					1982-02-03	1625	West
305909	Non Groundwater					1982-03-30	1628	East
WRK966333	Domestic & Stock	0.00m-0.25m HARD RED GRAVEL 0.25m-1.00m HARD GREY CLAY 1.00m-4.50m MOTTLED CLAY 4.50m-6.00m GREY CLAY 6.00m-14.00m HARD ORANGE AND GREY CLAY 14.00m-23.00m VOLCANIC CLAY 23.00m-26.00m LIGNIOUIS CLAY COAL & WOOD 26.00m-33.00m VOLCANIC CLAY 33.00m-37.00m BASALT	0.00m-3.00m INNER LINING - CASING = Wire Wrp Brnze 3.00m-33.50m INNER LINING - CASING = Pvc 0.00m-23.00m OUTER LINING - GRAVEL = Cement 23.00m-33.00m OUTER LINING - GRAVEL = Gravel			2005-05-02	1641	North
58410	Domestic, Stock		0.00m-64.61m INNER LINING - CASING = Not Known 64.61m-66.44m INNER LINING - SCREEN = Not Known			1976-02-09	1669	North East
330759	Non Groundwater					1982-04-06	1672	West
305914	Non Groundwater					1982-04-16	1685	North West

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
WRK093870	Domestic & Stock	0.00m-0.30m TOP SOIL 0.30m-1.00m GREYCLAY 1.00m-13.00m GREY AND ORANGE CLAY 13.00m-22.00m VOLCANIC CLAY 22.00m-27.50m COAL 27.50m-38.20m DECOMPOSED BASALT 38.20m-42.00m BASALT WITH FRACTURES	0.00m-6.00m INNER LINING - CASING = Pvc 6.00m-39.00m INNER LINING - CASING = Pvc 0.00m-38.20m OUTER LINING - GRAVEL = Cement			2016-07-19	1689	North
WRK981499	Domestic & Stock	0.00m-0.35m TOP SOIL 0.35m-2.00m MOTTLED CLAY 2.00m-3.30m HARD CEMENTED CLAY 3.30m-15.00m ORANGE & GREY CLAY 15.00m-17.00m HARD GREY SANDY CLAY 17.00m-19.00m GREEN CLAY 19.00m-63.00m LIGNIOUS CLAY COAL & WOOD 63.00m-65.00m BLUE VOLCANIC CLAY 65.00m-68.00m BASALT WITH GOOD FRACTURES	0.00m-3.50m INNER LINING - CASING = Steel 0.00m-65.00m OUTER LINING - GRAVEL = Not Known		65.00m-68.00m Basalt	2008-04-22	1723	North
79802	Not Known					1960-03-17	1724	East
137077	Domestic, Dairy, Stock	0.00m-0.35m TOP SOIL 0.35m-4.00m ORANGE & GREY CLAY 4.00m-12.00m VOLCANIC CLAY 12.00m-14.20m DECOMPOSED BASALT 14.20m-14.60m WEATHERED BASALT 14.60m-29.00m DECOMPOSED BASALT 29.00m-43.00m BASALT	-0.50m-29.50m INNER LINING - CASING = Pvc 29.50m-37.00m INNER LINING - SCREEN = Pvc 37.00m-43.00m INNER LINING - SCREEN = Slotted Pvc		29.50m-37.00m Basalt	1998-12-28	1790	South East
58422	Domestic, Stock		0.00m-36.80m INNER LINING - CASING = Not Known 36.80m-39.21m INNER LINING - SCREEN = Not Known		36.80m-39.21m Basalt	1982-09-27	1800	North West
58369	Not Known					1954-01-22	1827	North East
305919	Non Groundwater					1982-04-17	1832	North East
305905	Non Groundwater					1982-03-10	1843	North
WRK038498	Domestic, Dairy, Stock					1970-12-31	1880	North
319971	Non Groundwater					1982-04-29	1906	East
79836	Not Known					1982-11-04	1911	South East
WRK038497	Domestic, Dairy, Stock					1970-12-31	1916	North
101158	Not Known					1954-05-25	1934	West
WRK042504							1988	East
58372	Not Known					1956-12-31	1990	North East

Boreholes WMIS Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning
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Groundwater Boreholes

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Boreholes (Earth Resources Database)

Boreholes from the Earth Resources dataset, within the dataset buffer:

Bore Id	Bore Type	Company	Usage	Method	Status	Drill Date	Depth	Elevation	Accuracy (m)	Dist (m)	Direct
319976		Private Individual/Corporation		Rotary (diamond/drag bit)		05/05/1982	100.00	89.70	10	0	Onsite
330729		Department of Manufacturing & Industry Development				07/07/1917	93.60	79.60	10	0	Onsite
319975		Private Individual/Corporation		Rotary (diamond/drag bit)		03/05/1982	100.00	88.50	10	31	North
79782		Department of Manufacturing & Industry Development	Domestic & Stock water supply			20/08/1964	289.87	87.70	10	69	North West
79799		Private Individual/Corporation				28/04/1954	46.94		300	81	North East
305910		Private Individual/Corporation		Rotary (diamond/drag bit)		06/04/1982	86.30	84.80	10	158	North
330764		Private Individual/Corporation		Rotary (diamond/drag bit)		08/04/1982	83.00	85.20	10	175	North West
319962		Private Individual/Corporation		Rotary (diamond/drag bit)		12/02/1982	321.20	103.60	10	290	South
319965		Private Individual/Corporation		Rotary (diamond/drag bit)		12/04/1982	97.00	88.60	10	329	North East
319982		Private Individual/Corporation		Rotary (diamond/drag bit)		09/03/1983	82.50	85.70	10	432	North East
330748		Private Individual/Corporation		Rotary (diamond/drag bit)		01/04/1982	79.00	87.00	10	497	West
330747		Private Individual/Corporation		Rotary (diamond/drag bit)		31/03/1982	99.00	91.90	10	517	South West
305911		Private Individual/Corporation		Rotary (diamond/drag bit)		12/04/1982	73.10	81.10	10	522	North West
305923		Private Individual/Corporation		Rotary (diamond/drag bit)		01/03/1983	61.30	81.10	10	699	North West
330763		Private Individual/Corporation		Rotary (diamond/drag bit)		14/04/1982	108.00	93.00	10	713	South West
319964		Private Individual/Corporation		Rotary (diamond/drag bit)		09/04/1982	83.00	89.70	10	761	East
330728		Department of Manufacturing & Industry Development		Rotary (diamond/drag bit)		08/03/1893	391.36	79.60	10	764	West
305917		Private Individual/Corporation		Rotary (diamond/drag bit)		17/04/1982	59.00	78.30	10	771	North West

Bore Id	Bore Type	Company	Usage	Method	Status	Drill Date	Depth	Elevation	Accuracy (m)	Dist (m)	Direct
330757		Private Individual/Corporation		Rotary (diamond/drag bit)		05/04/1982	76.00	83.70	10	865	West
330767		Private Individual/Corporation		Rotary (diamond/drag bit)		24/02/1983	64.80	83.70	10	871	West
79834		Private Individual/Corporation	Domestic & Stock water supply	Percussion (cable)		08/01/1983	48.75		100	881	South East
305921		Private Individual/Corporation		Rotary (diamond/drag bit)		20/04/1982	53.00	77.20	10	899	North
330765		Private Individual/Corporation		Rotary (diamond/drag bit)		13/04/1982	119.00	100.30	10	905	South West
79797		Private Individual/Corporation				09/05/1952	59.74		300	907	South East
305915		Private Individual/Corporation		Rotary (diamond/drag bit)		16/04/1982	53.00	76.50	10	928	North
319973		Private Individual/Corporation		Rotary (diamond/drag bit)		01/05/1982	135.00	95.60	10	938	South East
305922		Private Individual/Corporation		Rotary (diamond/drag bit)		20/04/1982	59.00	79.20	10	959	North East
319974		Private Individual/Corporation		Rotary (diamond/drag bit)		02/05/1982	128.00	91.10	10	984	East
79800		Private Individual/Corporation				17/05/1954	60.96		300	1015	East
58403		Private Individual/Corporation	Stock/Poultry water supply			02/08/1972	57.90		300	1094	North
305912		Private Individual/Corporation		Rotary (diamond/drag bit)		12/04/1982	51.00	75.60	10	1130	North
319963		Private Individual/Corporation		Rotary (diamond/drag bit)		08/04/1982	110.00	87.10	10	1147	East
319981		Private Individual/Corporation		Rotary (diamond/drag bit)		08/03/1983	92.00	87.40	10	1149	East
79798		Private Individual/Corporation				23/05/1952	50.60		300	1179	South East
79819		Private Individual/Corporation	Stock/Poultry water supply	Percussion (cable)		01/07/1972	74.98		300	1208	East
330768		Private Individual/Corporation		Rotary (diamond/drag bit)		25/02/1983	57.60	82.30	10	1211	West
305918		Private Individual/Corporation		Rotary (diamond/drag bit)		17/04/1982	59.00	79.00	10	1238	North East
330758		Private Individual/Corporation		Rotary (diamond/drag bit)		05/04/1982	61.00	81.30	10	1245	West
330762		Private Individual/Corporation		Rotary (diamond/drag bit)		07/04/1982	65.00	82.20	10	1248	West
305913		Private Individual/Corporation		Rotary (diamond/drag bit)		13/04/1982	49.00	74.80	10	1305	North West
305916		Private Individual/Corporation		Rotary (diamond/drag bit)		16/04/1982	43.00	73.80	10	1357	North
79801		Private Individual/Corporation				31/05/1954	62.48		300	1399	East

Bore Id	Bore Type	Company	Usage	Method	Status	Drill Date	Depth	Elevation	Accuracy (m)	Dist (m)	Direct
101199		Private Individual/Corporation	Domestic & Stock water supply	Percussion (cable)		18/03/1982	10.10		100	1430	North West
58366		Private Individual/Corporation				17/12/1956	43.59		300	1465	North East
305920		Private Individual/Corporation		Rotary (diamond/drag bit)		19/04/1982	68.00	76.70	10	1526	North East
319972		Private Individual/Corporation		Rotary (diamond/drag bit)		30/04/1982	119.00	83.90	10	1545	East
58428		Private Individual/Corporation	Stock/Poultry water supply	Percussion (cable)		29/11/1983	37.10		100	1567	North
330742		Private Individual/Corporation		Rotary (diamond/drag bit)		03/02/1982	240.80	86.60	10	1626	West
305909		Private Individual/Corporation		Rotary (diamond/drag bit)		30/03/1982	102.00	81.10	10	1627	East
330759		Private Individual/Corporation		Rotary (diamond/drag bit)		06/04/1982	51.00	78.90	10	1673	West
305914		Private Individual/Corporation		Rotary (diamond/drag bit)		16/04/1982	38.00	75.20	10	1688	North West
79802		Private Individual/Corporation				17/03/1960	89.00		300	1722	East
58422		Private Individual/Corporation	Stock/Poultry water supply	Percussion (cable)		27/09/1982	39.21		100	1802	North West
58369		Private Individual/Corporation				22/01/1954	31.69		300	1825	North East
305919		Private Individual/Corporation		Rotary (diamond/drag bit)		17/04/1982	82.00	75.70	10	1831	North East
305905		Private Individual/Corporation		Rotary (diamond/drag bit)		10/03/1982	174.50	72.20	10	1844	North
58380		Private Individual/Corporation	Domestic & Stock water supply			31/12/1970	21.95		100	1855	North
319971		Private Individual/Corporation		Rotary (diamond/drag bit)		29/04/1982	137.00	81.40	10	1904	East
79836		Private Individual/Corporation		Percussion (cable)	Abandoned	04/11/1982	7.00		100	1909	South East
101158		Private Individual/Corporation				25/05/1954	40.84		300	1934	West
58372		Private Individual/Corporation				31/12/1956	30.78		300	1989	North East

Boreholes Earth Resources Data Source: © The State of Victoria, Department of Economic Development, Jobs, Transport and Resources 2015. Creative Commons Attribution 3.0 Australia

Boreholes (Federation University)

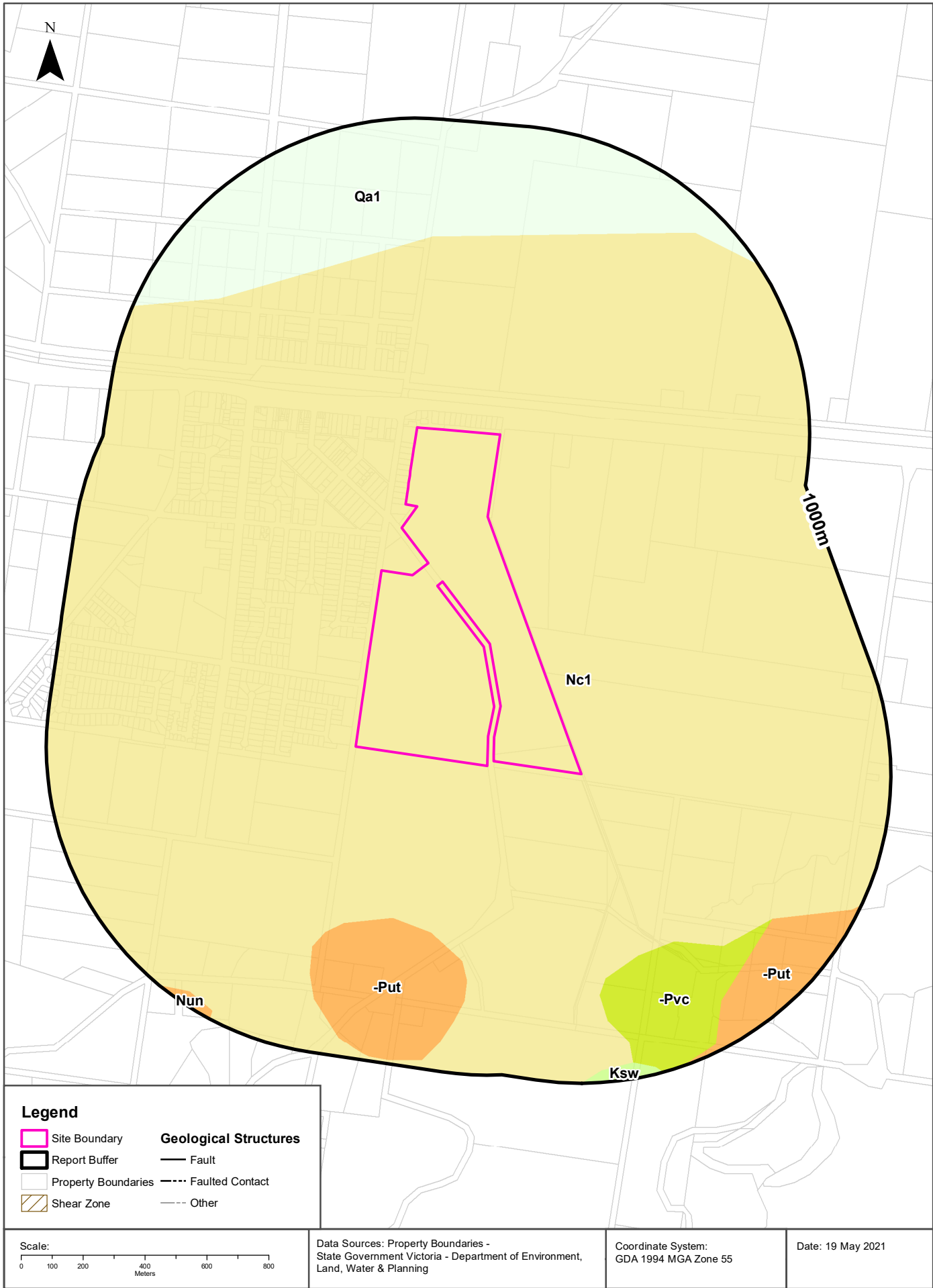
Boreholes from the Federation University Australia dataset, within the dataset buffer:

Bore Id	Authority	Type	Uses	Initial TD	Log	Dist (m)	Direct
N/A	No records within buffer						

Boreholes FedUni Data Source: © Federation University Australia

Geology 1:250,000

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Geology

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Geological Units

What are the Geological Units onsite?

Symbol	Name	Description	Geological Age	Lithology	Dataset
Nc1	incised colluvium (Nc1): generic	Silt, sand, gravel: generally poorly sorted and poorly rounded except within channels cut into colluvial material; dissected to variable degrees	Pliocene to Holocene	silt material (significant); sand (significant); gravel material (significant)	1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Name	Description	Geological Age	Lithology	Dataset
Ksw	Wonthaggi Formation(Ksw): generic	Lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial	Early Cretaceous to Early Cretaceous	sandstone (major proportion); siltstone (minor proportion); conglomerate (minor proportion); coal (minor proportion)	1:250,000
Nc1	incised colluvium (Nc1): generic	Silt, sand, gravel: generally poorly sorted and poorly rounded except within channels cut into colluvial material; dissected to variable degrees	Pliocene to Holocene	silt material (significant); sand (significant); gravel material (significant)	1:250,000
Nun	Neerim Volcanic Group(Nun): generic	Basaltic lava flows: olivine tholeiite, alkali olivine basalt, K-hawaiite, with minor nephelinite, basanite and nepheline hawaiite	Oligocene to Burdigalian	tholeiitic basalt (significant); alkali basalt (significant); hawaiite (significant); nephelinite (minor proportion)	1:250,000
-Put	Thorpdale Volcanic Group (-Put): Generic	Tholeiitic and alkalic basalt; minor nephelinite, basanite, nepheline hawaiite, hawaiite, mugearite, nepheline mugearite, tuff, interbedded sandstone and silcrete.	Paleocene to Miocene	tholeiitic basalt (significant); alkali basalt (significant); nephelinite (minor proportion); basanite (minor proportion)	1:250,000
-Pvc	Childers Formation (-Pvc): Childers Formation	Sandstone, conglomerate, clay, sand, gravel; fluvial deposits	Eocene to Eocene	sandstone (significant); conglomerate (significant); clay lithology (significant); sand (significant)	1:250,000
Qa1	alluvium(Qa1): generic	Gravel, sand, silt: variably sorted and rounded; generally unconsolidated; includes deposits of low terraces; alluvial floodplain deposits	Pleistocene to Holocene	gravel material (significant); sand (significant); silt material (significant)	1:250,000

Geology Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources
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Geology

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Geological Structures

What are the Geological Faults or Faulted Contacts onsite?

Map Id	Type	Name	Contact	Positional Accuracy	Dataset
No features					1:250,000

What are the Dykes, Marker Beds and Veins onsite?

Map Id	Type	Name	Description	Positional Accuracy	Dataset
No Data Coverage					

What are the Shear Zones onsite (1:250,000 scale)?

Map Id	Type	Name	Description	Positional Accuracy	Dataset
No features					1:250,000

What are the Geological Faults or Faulted Contacts within the dataset buffer?

Map Id	Type	Name	Contact	Positional Accuracy	Dataset
No features					1:250,000

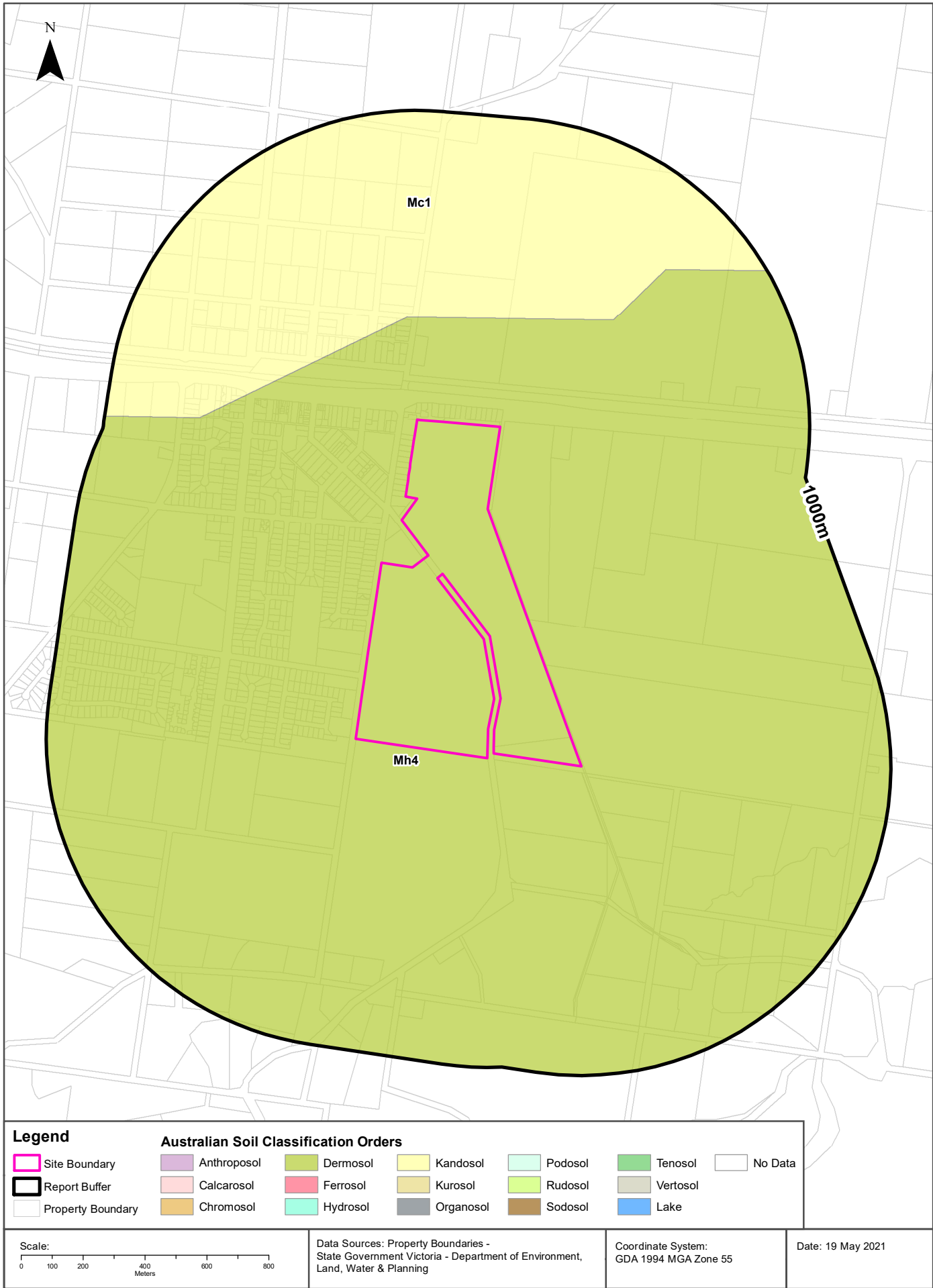
What are the Dykes, Marker Beds and Veins within the dataset buffer?

Map Id	Type	Name	Description	Positional Accuracy	Dataset
No Data Coverage					

What are the Shear Zones within the dataset buffer (1:250,000 scale)?

Map Id	Type	Name	Description	Positional Accuracy	Dataset
No features					1:250,000

Geology Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources
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Soil Landscapes

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

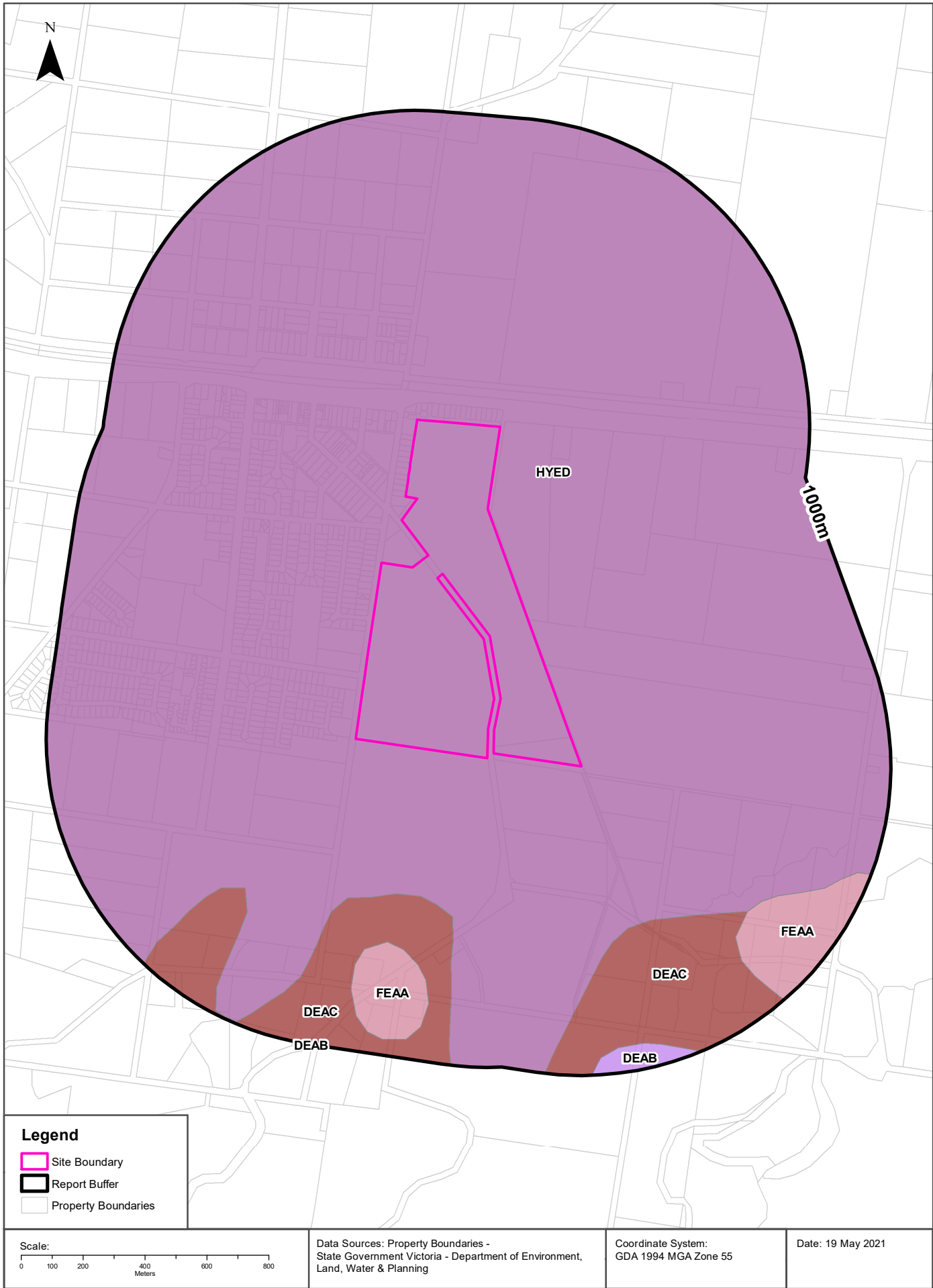
Atlas of Australian Soils

Australian soil types within the dataset buffer:

Symbol	Soil Order	Map Unit Description	Distance
Mh4	Dermosol	Mountainous: steep hill slopes of brown friable porous earths (Gn4.31) in association with mottled friable porous earths (Gn4.51) and minor, localized, areas of red friable porous earths (Gn4.11) and other (Gn) soils; dissected by narrow, incised, stream valleys of undescribed soils.	0m
Mc1	Kandosol	River floodplains and terrace remnants: floodplains with high seasonal water-table, largely of undescribed soils, but including wet earths (Gn2.8), other undescribed soils on terrace remnants.	314m

Atlas of Australian Soils: CSIRO

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Soils Landscapes

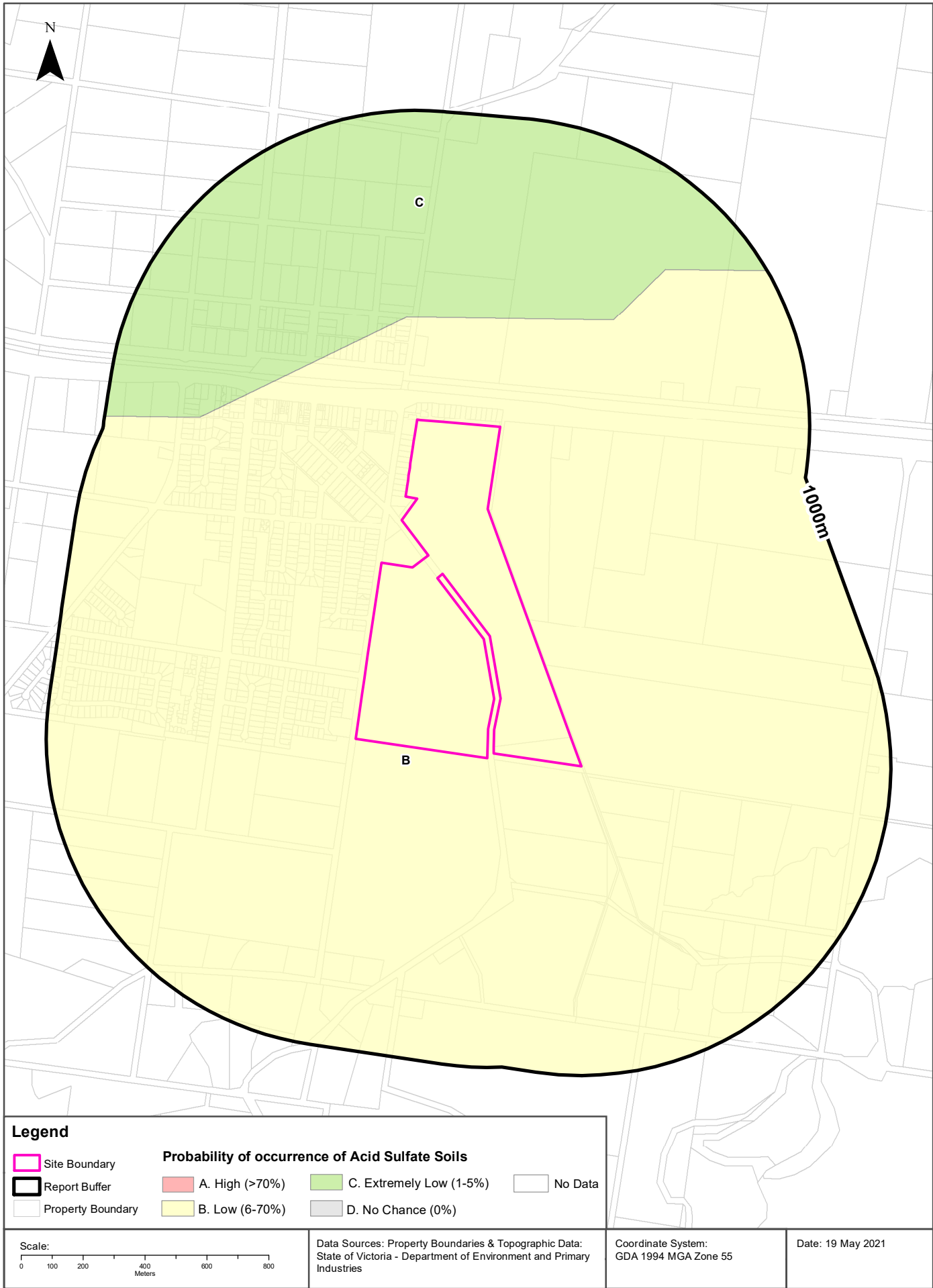
63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Victorian Soil Type Mapping

Victorian Soil Types within the dataset buffer:

Symbol	Description	Distance
HYED	Redoxic Hydrosols	0m
DEAC	Yellow Dermosols	472m
FEAA	Red Ferrosols	633m
DEAB	Brown Dermosols	916m

Victorian Soil Type Mapping Data Source: Department of Economic Development, Jobs, Transport and Resources
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Acid Sulfate Soils

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

PROBCLASS	Description	Distance
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	314m

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Acid Sulfate Soils

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Coastal Acid Sulfate Soils

What are the on-site Coastal Acid Sulfate Soil types?

Coastal Acid Sulfate Soil Types
There are no Acid Sulfate areas onsite

What are the Coastal Acid Sulfate Soil types within the dataset buffer?

Coastal Acid Sulfate Soil Types	Distance	Direction
There are no Acid Sulfate areas within the report buffer		

Coastal Acid Sulfate Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning
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APPENDIX C – AERIAL PHOTOGRAPHS

Aerial Imagery 2021

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Legend

- Site Boundary
- Buffer 150m

Scale:
0 75 150 225 300
Meters

Data Sources: Aerial Imagery © Aerometrex Pty Ltd

Coordinate System:
GDA 1994 MGA Zone 55

Date: 19 May 2021

Aerial Imagery 2017

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



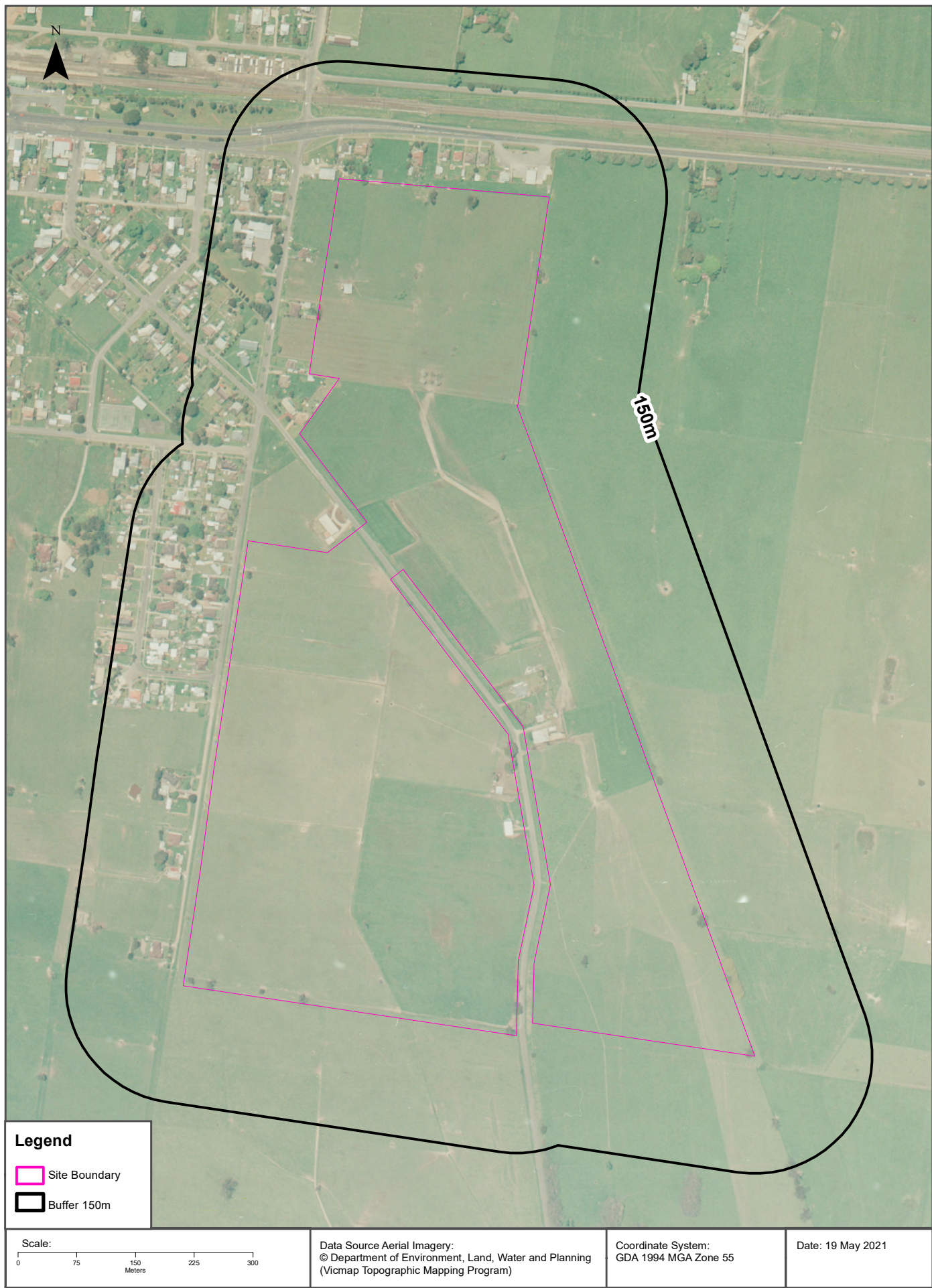
Aerial Imagery 2010

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Aerial Imagery 1991

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Aerial Imagery 1987

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Aerial Imagery 1983

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Aerial Imagery 1978

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Aerial Imagery 1970

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Legend

- Site Boundary
- Buffer 150m

Scale:
0 75 150 225 300
Meters

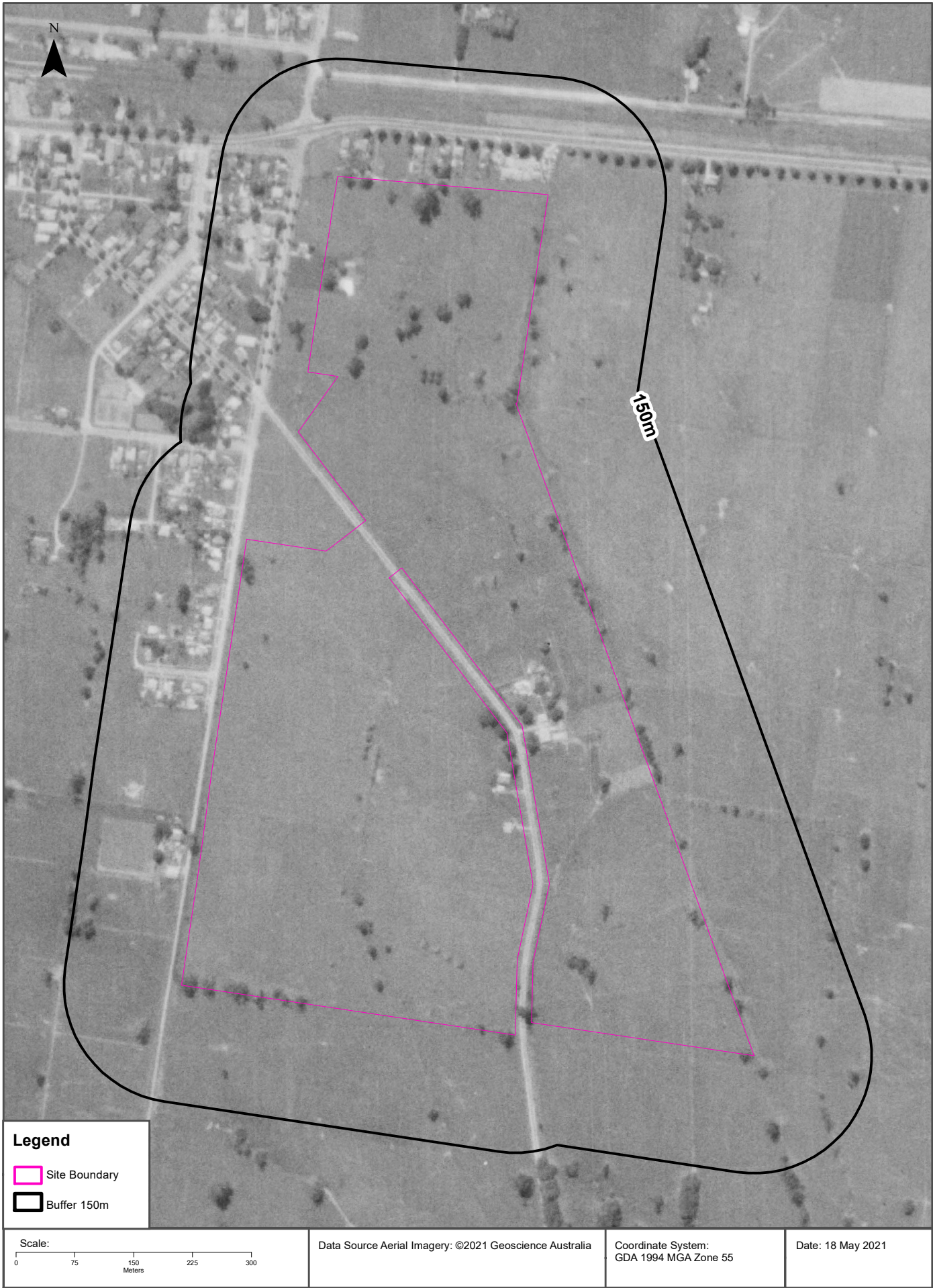
Data Source Aerial Imagery:
© Department of Environment, Land, Water and Planning
(Vicmap Topographic Mapping Program)

Coordinate System:
GDA 1994 MGA Zone 55

Date: 19 May 2021

Aerial Imagery 1967

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Aerial Imagery 1959

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Legend

- Site Boundary
- Buffer 150m

Scale:
0 75 150 225 300
Meters

Data Source Aerial Imagery:
© Department of Environment, Land, Water and Planning
(Vicmap Topographic Mapping Program)

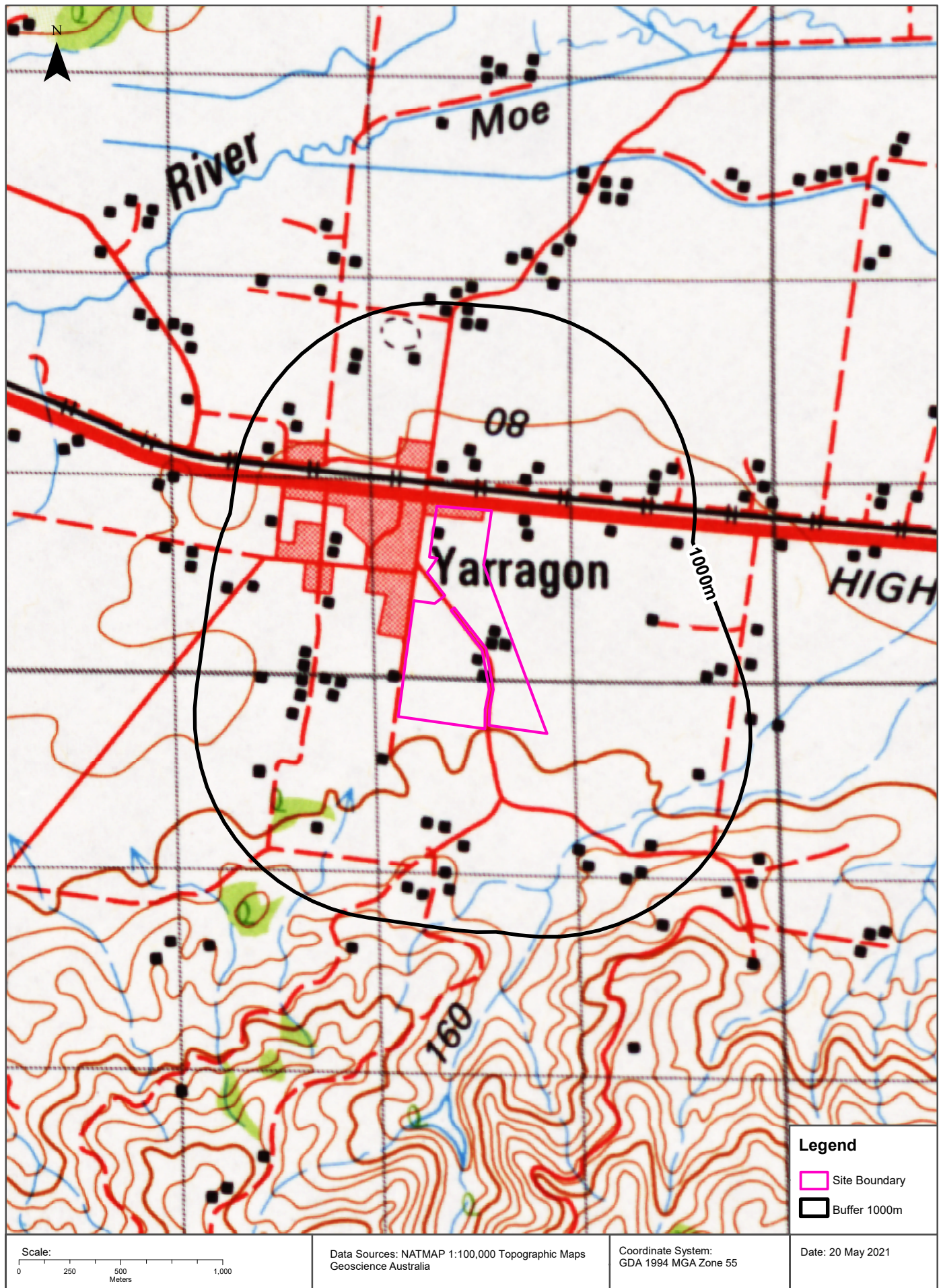
Coordinate System:
GDA 1994 MGA Zone 55

Date: 19 May 2021

APPENDIX D – HISTORICAL MAPS

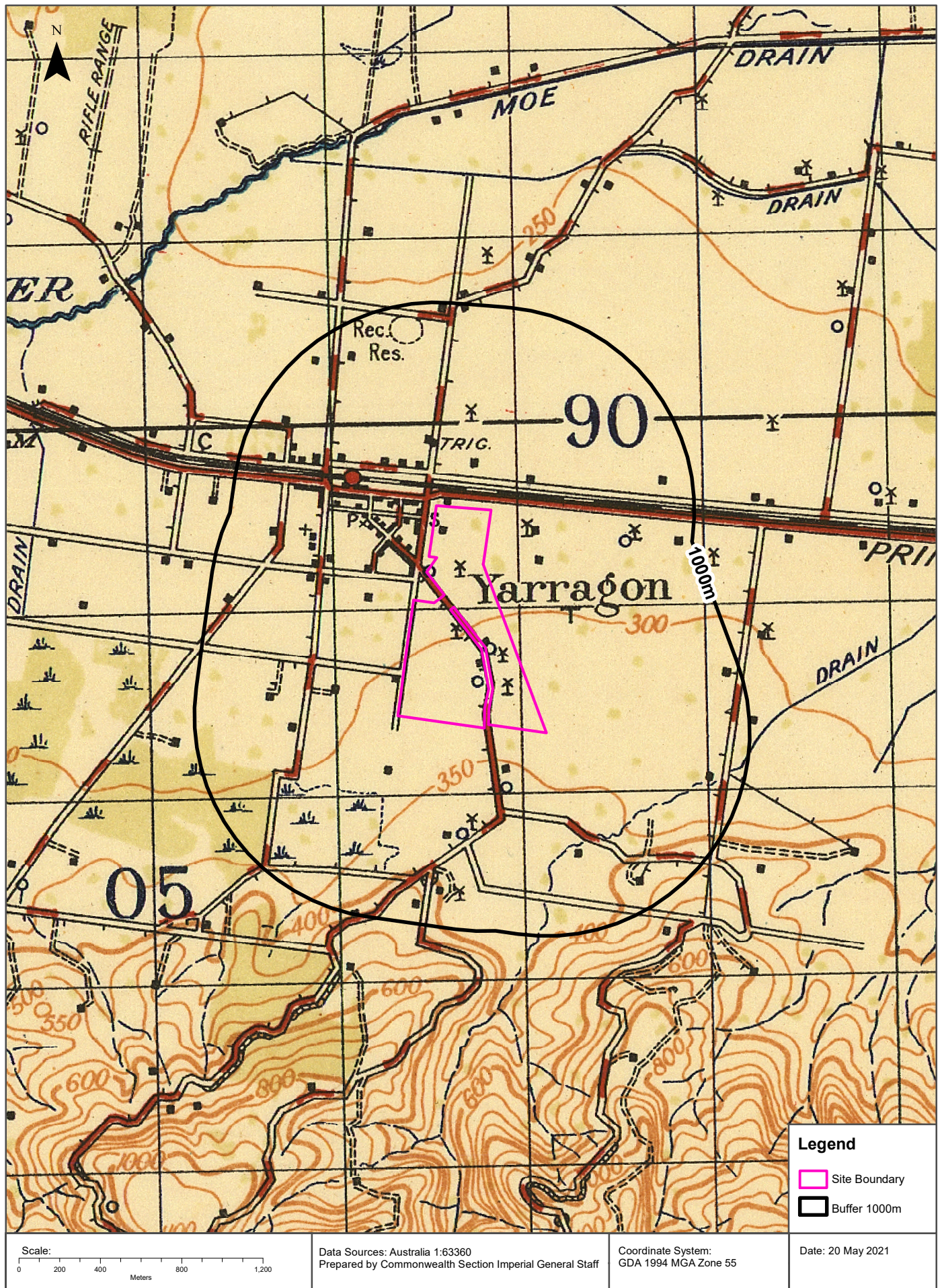
Historical Map 1974

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Historical Map c.1940

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



APPENDIX E – OTHER INFORMATION

EPA Priority Sites & Pollution Notices

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Current EPA Priority Sites Register

Sites on the current EPA priority sites register that exist within the dataset buffer:

Notice No	Address	Suburb	Issue	Loc Conf	Dist (m)	Direction
N/A	No records in buffer					

Priority Sites Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Former EPA Priority Sites & Other Pollution Notices

Sites within the dataset buffer that have been issued a Pollution Notice:

Note. Due to pollution notices being revoked and removed from published lists this is not an exhaustive list of all past pollution notices.

Notice No	Notice Type	Company	Address	Suburb	Status	Issue	Date Issued	Loc Conf	Dist	Dir
N/A	No records in buffer									

Pollution Notice Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

PFAS Investigation & Management Programs

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

EPA PFAS Site Investigations

Sites being investigated by the EPA for PFAS contamination within the dataset buffer:

Map ID	Site Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Records

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

EPA Environmental Audits

EPA environmental audit records that exist within the dataset buffer:

Note. Please click on CARMS No. to activate a hyperlink to online documentation. If link does not work, documentation may still be accessible via the EPA Interaction Portal.

CARMS No	Transaction No	Site	Address	Suburb	Date Complete	Audit Category	Loc Conf	Distance	Direction
N/A	No records in buffer								

Environmental Audit Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

EPA Records

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

EPA Groundwater Zones with Restricted Uses

EPA GQRUZ records that exist within the dataset buffer:

Note. Please click on CARMS No. to activate a hyperlink to online documentation.

CARMS No	EPA Id	Site History	Site Address	Restricted Uses	Status	Loc Conf	Distance	Direction
N/A	No records in buffer							

Environmental GQRUZ Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

EPA Activities

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

EPA Licensed Activities

EPA licensed activities that exist within the dataset buffer:

Trans No	Licence No	Licence Type	Organisation	Premise Ref	Premise Address 1	Premise Address 2	Activities	Loc Conf	Dist (m)	Direction
N/A	No records in buffer									

Licensed Activity Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Former EPA Licensed Activities

Former EPA licensed activities that exist within the dataset buffer:

Licence No	Organisation	Premise Address	Suburb	Activities	Loc Conf	Dist (m)	Direction
N/A	No records in buffer						

Former Licensed Activity Data Custodian: State Government Victoria - Environmental Protection Authority (EPA)

EPA Works Approvals

EPA works approvals that exist within the dataset buffer:

Transaction No	Status	Approval No	Organisation	Premise Address	Suburb	Scheduled Categories	Loc Conf	Dist (m)	Direction
N/A	No records in buffer								

Works Approvals Data Custodian: State Government Victoria - Environment Protection Authority (EPA)

Waste Management Facilities & Landfills

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist (m)	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Australian Government Geoscience Australia

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Statewide Waste and Resource Recovery Infrastructure Plan Facilities

Statewide Waste and Resource Recovery Infrastructure Plan Facilities within the dataset buffer:

Map Id	Owner	Site Name	Address	Suburb	Category	Sub Category	Loc Conf	Distance	Direction
N/A	No records in buffer								

SWRRIPF Data Source: State Government Victoria - Department of Sustainability

EPA Prescribed Industrial Waste

EPA Prescribed Industrial Waste treaters, disposers and permitted transporters within the dataset buffer:

Map Id	Company Name	Address	Suburb	Treatment /Disposal	Transport	Accredited Agent	EPA List Status	Loc Conf	Dist' (m)	Direct
N/A	No records in buffer									

Prescribed Industrial Waste Data Source: State Government Victoria - Environment Protection Authority (EPA)

Waste Management Facilities & Landfills

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

EPA Victorian Landfill Register

EPA Victorian Landfill Register sites within the dataset buffer:

Landfill Register No.	Site	Address	Operating Status	Est. Year Of Closure	Waste type	Loc Conf	Dist' (m)	Direction
No records in buffer								

EPA Victorian Landfill Register Data Source: State Government Victoria - Environment Protection Authority (EPA)

Former Gasworks and Liquid Fuel Facilities

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Former Gasworks

Former Gasworks identified from various historical sources within the dataset buffer:

Note - As this is a dataset collated from various historical sources, it is not an exhaustive list of all former Gasworks

Map Id	Site Name	Date Opened	Year Closed	Location Confidence	Distance	Direction
N/A	No records in buffer					

Former Gasworks Data Source: Collated from various historical sources

National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist (m)	Direction
N/A	No records in buffer										

National Liquid Fuel Facilities Data Source: Geoscience Australia

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Historical Mining Activity - Shafts

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Historical Mining Activity - Shafts

Mine Shaft Locations were collected by a variety of methods from 1869 in some areas of the state, mainly concentrating in Ballarat and Bendigo. In places a shaft may be recorded multiple times with a different source. In cases where several shaft locations are shown close together (generally with separations less than stated position errors) and they have different sources, it is possible that one shaft has been mapped several times. In cases where several shaft locations are shown close together but they have the same information source, it is possible that each shaft location represents a different shaft on the ground.

Historical Mine Shafts within the dataset buffer:

Map Id	Name	Source	Depth (m)	Collar (ft)	Fill/Cap Method	Location Desc	Location Accuracy	Distance	Direction
N/A	No records in buffer								

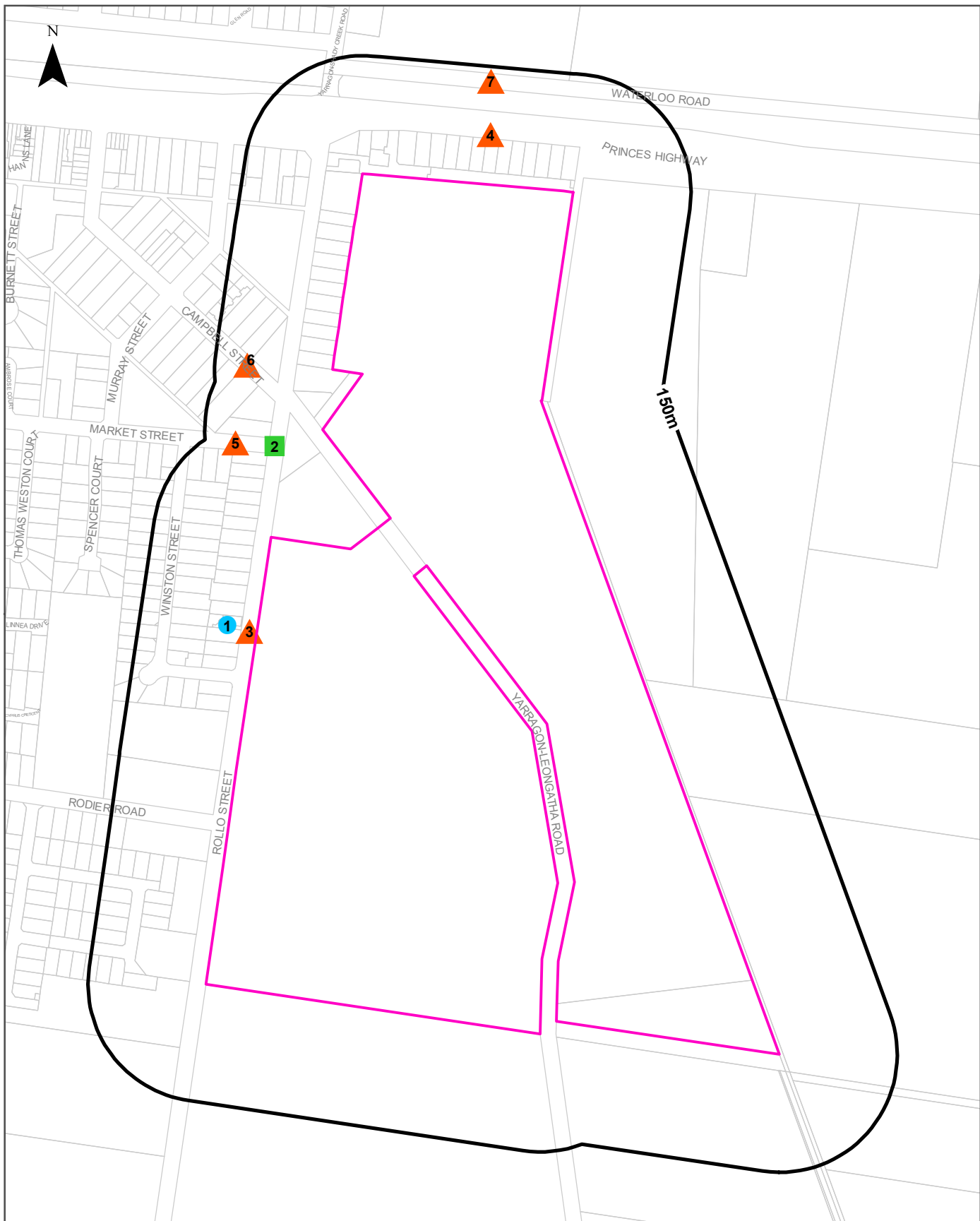
Historical Mining Activity Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources

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APPENDIX F – HISTORICAL BUSINESS DIRECTORIES

Historical Business Directories

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



<p>Legend</p> <ul style="list-style-type: none">Site BoundaryBuffer 150mProperty BoundaryBusiness directory records mapped to a specific premiseBusiness directory records mapped to a road intersectionBusiness directory records mapped to a road corridorBusiness directory records mapped to a general area	<p>Scale:</p> <p>0 90 180 270 360 Meters</p> <p>Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Sands & McDougall's Directory - Digitised by State Library Victoria Property Boundaries © State Government Victoria - Dept. of Environment, Land, Water & Planning 2021</p>	<p>Coordinate System: GDA 1994 MGA Zone 55</p> <p>Date: 19 May 2021</p>
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Historical Business Directories

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Business Directory Records 1905-1991 Premise or Road Intersection Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1980, 1970, 1960, 1950, 1945, 1925 & 1905, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Not Listed	Blakes Panel Works., 33 Rollo St., Yarragon. 3823	154216	1980	Premise Match	20m	West
2	DOMESTIC, INDUSTRIAL & FARM CONSTRUCTION ETC.	B. & E. Roberts., Cnr. Market And Rollo Streets, Yarragon Yarragon	51845	1970	Road Intersection	65m	North West

Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of Victoria (Digitised by State Library Victoria)

Business Directory Records 1905-1991

Road or Area Matches

Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1980, 1970, 1960, 1950, 1945, 1925 & 1905, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
3	Not Listed	Ireland, E.C. & M.J. Mtr.Gar., Rollo St., Yarragon. 3823	154223	1980	Road Match	0m
	CARAVANS FOR HIRE	Manley. D. S., Rollo St. Yarragon	136597	1950	Road Match	0m
4	Not Listed	Anz Banking Group Ltd., Main St., Yarragon. 3823	154215	1980	Road Match	23m
	Not Listed	Chaproniere, B.S. & E.M. Mtr. Gar., Princes H'Way., Yarragon. 3823	154217	1980	Road Match	23m
	Not Listed	Commercial Banking Co. Of Sydney Ltd., Princes H'Way., Yarragon. 3823	154218	1980	Road Match	23m
	Not Listed	Commercial Hotel., Princes H'Way., Yarragon. 3823	154219	1980	Road Match	23m
	Not Listed	Giles. V.R. Btchr., Princes H'Way., Yarragon. 3823	154221	1980	Road Match	23m
	Not Listed	Mobil Service Station & Café., Princes H'Way., Yarragon. 3823	154226	1980	Road Match	23m
	Not Listed	State Savings Bank Of Victoria., Princes H'Way., Yarragon. 3823	154234	1980	Road Match	23m
	Not Listed	Stott, L.M. T. V. Srvc., Main St., Yarragon. 3823	154236	1980	Road Match	23m
	CLUBS AND SPORTS BODIES	Badminton Club Yarragon	51815	1970	Road Match	23m
	BANKS	C.B.C. Savings Bank Ltd., Princes Hwy. Yarragon	51800	1970	Road Match	23m
	CONFECTIONERY, FRUIT SHOPS & MILK BARS	Collis, D. E. & J. W., Princes Hwy. Yarragon	51822	1970	Road Match	23m
	BANKS	Commercial Banking Co. of Sydney Ltd., Princes Hwy. Yarragon	51801	1970	Road Match	23m
	HOTELS-LICENSED	Commercial Hotel., Princes H'wy. Yarragon	51835	1970	Road Match	23m
	BUTCHERS	Giles, V. R., Princes H'wy. Yarragon	51806	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Gill's Garage., Princes H'wy. Yarragon	51842	1970	Road Match	23m
	REAL ESTATE AGENTS	Hay, W. J., Princes Hwy. Yarragon	51851	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	King, A. G. & D. E.. Mobilgas Service Station & Café., Princes Hwy. Yarragon	51843	1970	Road Match	23m
	CAFES & TEAROOMS	King, A. G. & D. E.. Mobilgas Service Station & Café., Princes Hwy. Yarragon	51808	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Seventy Two Mile Garage., Princes Hwy. Yarragon	51844	1970	Road Match	23m
	CARRIERS & CARTAGE CONTRACTORS	Standing, J., Princes Highway Yarragon	51810	1970	Road Match	23m
	BANKS	State Savings Bank of Victoria., Princes H'wy. Yarragon	51802	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Visser's Caltex Service Station., Princes Hwy. Yarragon	51846	1970	Road Match	23m
	GROCERS & GENERAL STOREKEEPERS	Williams, R.. Stores., Princes Hwy. Yarragon	51833	1970	Road Match	23m
	GRAIN. SEED & PRODUCE MERCHANTS	Williams. R., Stores., Princes Hwy. Yarragon	51831	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Wise, W. J. & J. L., Princes Hwy. Yarragon	51847	1970	Road Match	23m
	BAKERS & PASTRYCOOKS	Yarragon Bakery (Austral Co.), Princes Hwy. Yarragon	51798	1970	Road Match	23m

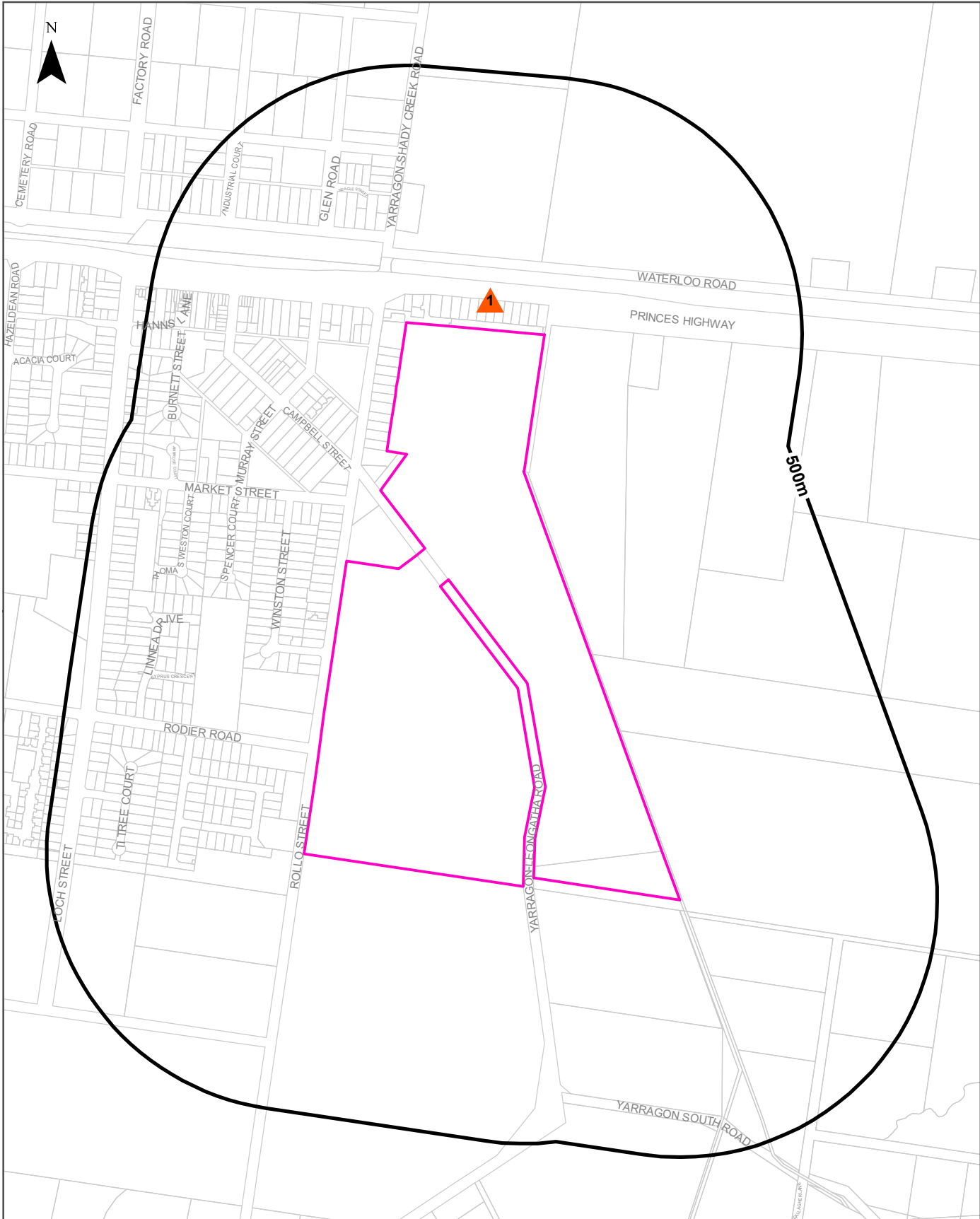
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors., Main St. Yarragon	51848	1970	Road Match	23m
	BANKS	Australia & New Zealand Bank Ltd., Princes, Yarragon	128426	1960	Road Match	23m
	ELECTRICAL CONTRACTORS	Chalker, A. F., Princes Highway, Yarragon	128450	1960	Road Match	23m
	RADIO & ELECTRICAL SALES & SERVICE	Chalker, A. F., Princes Highway, Yarragon	128474	1960	Road Match	23m
	CONFECTIONERY, MILK BARS	Collis, D. E. & J. W. Princes Hwy., Yarragon	128446	1960	Road Match	23m
	HOTELS-LICENSED	Commercial Hotel, Princes H'wy., Yarragon	128460	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Gill's Garage, Princes H'wy., Yarragon	128466	1960	Road Match	23m
	BUTCHERS	Green, L., Princes Hwy., Yarragon	128431	1960	Road Match	23m
	GROCERS & GENERAL STOREKEEPERS	Hurst, P. J. & S. H., Princes Hwy., Yarragon	128457	1960	Road Match	23m
	BANKS	H'wy. Commercial Banking Co. of Sydney Ltd., Princes Highway, Yarragon	128427	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	King, A. G. & D. H., Mobilgas Service Station & Cafe, Princes Hwy., Yarragon	128467	1960	Road Match	23m
	RADIO & ELECTRICAL SALES & SERVICE	Scott, L. M., Princes Hwy., Yarragon	128475	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Seventy Two Mile Garage, Princes Hwy., Yarragon	128468	1960	Road Match	23m
	CARRIERS & CARTAGE CONTRACTORS	Standing, J., Princes Highway, Yarragon	128435	1960	Road Match	23m
	BANKS	State Savings Bank of Victoria, Princes H'wy., Yarragon	128428	1960	Road Match	23m
	CAFES & TEAROOMS	Station & Cafe, Princes Hwy., Yarragon	128434	1960	Road Match	23m
	MOTOR HIRE SERVICES	Tarragon Hire Cars, Princes Highway, Yarragon	128471	1960	Road Match	23m
	REAL ESTATE AGENTS	Trickey, R. L., Princes Highway, Yarragon	128476	1960	Road Match	23m
	MUSIC TEACHERS	Waldron, B. E., Princes H'wy., Yarragon	128472	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Wells, F. W. & G. L., Princes Hwy., Yarragon	128469	1960	Road Match	23m
	CARRIERS & CARTAGE CONTRACTORS	Wells, Follett & Sims, Princes H'wy., Yarragon	128436	1960	Road Match	23m
	GRAIN. SEED & PRODUCE MERCHANTS	Williams, R., Stores, Princes Hwy., Yarragon	128455	1960	Road Match	23m
	GROCERS & GENERAL STOREKEEPERS	Williams, R., Stores, Princes Hwy., Yarragon	128458	1960	Road Match	23m
	BAKERS & PASTRYCOOKS	Yarragon Bakery (E. J. & K. Smyth), Princes H'wy., Yarragon	128425	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors, Main St., Yarragon	128470	1960	Road Match	23m
	BANKS	Bank of Australasia, Princes Highway., Yarragon	136590	1950	Road Match	23m
	BUILDER AND CONTRACTOR	C. & R. Ireland Bros Prince's Highway Yarragon	130539	1950	Road Match	23m
	ELECTRICAL CONTRACTORS	Chalker. A. F., Princes Highway Yarragon	136616	1950	Road Match	23m
	RADIO & ELECTRICAL SALES & SERVICE	Chalker. A. F., Princes Highway Yarragon	136638	1950	Road Match	23m
	BANKS	Commercial Banking Co. of Sydney Ltd., Princes Highway Yarragon	136591	1950	Road Match	23m
	HOTELS-LICENSED	Commercial Hotel, Princes Highway., Yarragon	136627	1950	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Gill's Garage, Princes Highway., Yarragon	136629	1950	Road Match	23m
	MOTOR HIRE SERVICES	Gill's Garage, Princes Highway., Yarragon	136632	1950	Road Match	23m
	GROCERS & GENERAL STOREKEEPERS	Hurst. P. J., Princes Highway Yarragon	136622	1950	Road Match	23m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	BUILDERS & BUILDING CONTRACTORS	Ireland. C & R., Bros Princes Highway Yarragon	136593	1950	Road Match	23m
	REAL ESTATE AGENTS	Ireland. R, J., Princes Highway Yarragon	136640	1950	Road Match	23m
	CONFECTIONERY-FRUIT SHOPS & MILK BARS	Johnson's Cafe, Princes Highway., Yarragon	136611	1950	Road Match	23m
	CHEMISTS	Lamb's Pharmacy, Princes Highway., Yarragon	136603	1950	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Seventy Two Mile Garage (O. A. Matthews, Propr.), Princes Highway., Yarragon	136630	1950	Road Match	23m
	CARRIERS & CARTAGE CONTRACTORS	Standing, J., Princes Highway Yarragon	136600	1950	Road Match	23m
	RADIO & ELECTRICAL SALES & SERVICE	Stott. L, M., Princes Highway Yarragon	136639	1950	Road Match	23m
	DRAPERS	Stott. L, V., Princes Highway Yarragon	136614	1950	Road Match	23m
	GROCERS & GENERAL STOREKEEPERS	Stott. L, V., Princes Highway Yarragon	136623	1950	Road Match	23m
	FENCING & GATE SUPPLIES	Trickey. R, L., Princes Highway Yarragon	136617	1950	Road Match	23m
	REAL ESTATE AGENTS	Trickey. R, L., Princes Highway Yarragon	136641	1950	Road Match	23m
	GROCERS & GENERAL STOREKEEPERS	Williams Stores Pty Ltd., Princes Highway Yarragon	136621	1950	Road Match	23m
	DRAPERS	Williams Stores Pty. Ltd., Princes Highway Yarragon	136615	1950	Road Match	23m
	GRAIN, SEED & PRODUCE MERCHANTS	Williams Stores Pty. Ltd., Princes Highway Yarragon	136620	1950	Road Match	23m
	GROCERS & GENERAL STOREKEEPERS	Williams Stores Pty. Ltd., Princes Highway Yarragon	136624	1950	Road Match	23m
	BUTCHERS	Yarragon Butchery, Princes Highway., Yarragon	136595	1950	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors, Princes Highway., Yarragon	136631	1950	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors., Main St. Yarragon	136628	1950	Road Match	23m
5	Not Listed	Follett, A.L. Carrier., Market St., Yarragon. 3823	154220	1980	Road Match	68m
	CARRIERS & CARTAGE CONTRACTORS	Follett, A. L., Market St. Yarragon	51809	1970	Road Match	68m
	BUILDERS AND BUILDING CONTRACTORS	Roberts, B. and E., Market St. Yarragon	51805	1970	Road Match	68m
6	CARRIERS & CARTAGE CONTRACTORS	Wilson. H, W., Campbell St. Yarragon	136602	1950	Road Match	70m
	MOTOR HIRE SERVICES	Yarragon Hire Cars., Campbell St. Yarragon	136633	1950	Road Match	70m
7	BLACKSMITHS & FARRIERS	Cornish, A. F., Waterloo Rd. Yarragon	51803	1970	Road Match	121m
	ENGINEERS-GENERAL	Cornish, A. F., Waterloo Rd. Yarragon	51825	1970	Road Match	121m
	BLACKSMITHS & FARRIERS	Cornish, A. F., Waterloo Rd., Yarragon	128429	1960	Road Match	121m
	ENGINEERS--GENERAL	Cornish, A. F., Waterloo Rd., Yarragon	128451	1960	Road Match	121m
	BLACKSMITHS & FARRIERS	Cornish. A, F., Waterloo Rd. Yarragon	136592	1950	Road Match	121m

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Dry Cleaners, Motor Garages & Service Stations

63 Yarragon-Leongatha Road, Yarragon, VIC 3823



Legend		Scale: 0 140 280 420 560 Meters	Coordinate System: GDA 1994 MGA Zone 55
Site Boundary	Business directory records mapped to a specific premise		Date: 19 May 2021
Buffer 500m	Business directory records mapped to a road intersection		
Property Boundary	Business directory records mapped to a road corridor		
	Business directory records mapped to a general area		

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Property Boundaries © State Government Victoria - Dept. of Environment, Land, Water & Planning 2021

Historical Business Directories

63 Yarragon-Leongatha Road, Yarragon, VIC 3823

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from Sands & McDougall's Directories and UBD Business Directories, mapped to a premise or road intersection within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
	No records in buffer						

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Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, mapped to a road or an area within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	MOTOR GARAGES & SERVICE STATIONS	Gill's Garage., Princes H'wy. Yarragon	51842	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	King, A. G. & D. E.. Mobilgas Service Station & Café., Princes Hwy. Yarragon	51843	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Seventy Two Mile Garage., Princes Hwy. Yarragon	51844	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Visser's Caltex Service Station., Princes Hwy. Yarragon	51846	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Wise, W. J. & J. L., Princes Hwy. Yarragon	51847	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors., Main St. Yarragon	51848	1970	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Gill's Garage, Princes H'wy., Yarragon	128466	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	King, A. G. & D. H., Mobilgas Service Station & Cafe, Princes Hwy., Yarragon	128467	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Seventy Two Mile Garage, Princes Hwy., Yarragon	128468	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Wells, F. W. & G. L., Princes Hwy., Yarragon	128469	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors, Main St., Yarragon	128470	1960	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Gill's Garage, Princes Highway., Yarragon	136629	1950	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Seventy Two Mile Garage (O. A. Matthews, Propr.), Princes Highway., Yarragon	136630	1950	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors, Princes Highway., Yarragon	136631	1950	Road Match	23m
	MOTOR GARAGES & SERVICE STATIONS	Yarragon Motors., Main St. Yarragon	136628	1950	Road Match	23m

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