



**SUBURBAN
RAIL LOOP
EAST**

SRL East Draft Structure Plan

Contaminated Land Memorandum & Technical Report

Suburban Rail Loop

PREPARED FOR SUBURBAN RAIL LOOP AUTHORITY

SRL EAST DRAFT STRUCTURE PLAN – POTENTIALLY CONTAMINATED LAND MEMORANDUM

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This document is based on the information available, and the assumptions made, as at the date of the document. For further information, please refer to the assumptions, limitations and uncertainties set out in the methodology section of this document.

This document should be read in full and no excerpts are to be taken as representative of the findings.

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Glossary and abbreviations

TERM	MEANING
EAO	Environmental Audit Overlay
Intersection (GIS)	Calculation of the geometric intersection of any number of features (classes or layers) that are common to all inputs.
PCL	Potentially contaminated land
HPCL	High potential for contaminated land
MPCL	Medium potential for contaminated land
PSA	Planning scheme amendment
Property	Present day cadastral unit
Sensitive use	Sensitive land use is defined within Ministerial Direction No. 1 and includes residential use, child care centres, kindergartens, pre-school centres, primary schools, children's playgrounds, and secondary schools.
Site	Source of potentially contaminated land (may be a historical cadastral unit)

1. Introduction

As part of the Suburban Rail Loop (SRL) East project, Draft Structure Plans (Structure Plans) and planning scheme amendments (PSAs) are being prepared for the neighbourhoods surrounding the new underground stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill.

The purpose of this report is to identify the potentially contaminated land (PCL) within each Structure Plan Area, where SRLA has identified that the draft PSA for the Structure Plan Area allows land to be used for a sensitive use where previously it was prohibited.

This analysis has been informed by an earlier assessment in SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) (Appendix A), which identified all of the potentially contaminated land in the Structure Plan Areas based on desktop searches of publicly available information.

The legislative and policy context underpinning this report is presented in Section 4 of SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025), Appendix A.

The outcome of this report is the provision of a list of *properties* (a present day indivisible cadastral unit) within each of the Structure Plan Areas where a planned change of land use to a sensitive land use is coincident with the identification of a *site* (an historical cadastral unit or units which may be divisible) of potential contamination.

2. Methodology

2.1 Sensitive land use change areas

The Suburban Rail Loop Authority (SRLA) as the Planning Authority has sought an assessment of potentially contaminated land targeting locations within the Structure Plan Areas where it has identified land which:

- is currently zoned such that a sensitive use, children’s playground or secondary school is prohibited (i.e. Section 3 uses);
- is proposed for rezoning to allow for a sensitive use, children’s playground or secondary school allow Section 1 or 2 uses in the draft planning scheme amendment; and
- is not currently subject to an Environmental Audit Overlay (EAO).

For the purpose of this assessment, land meeting these criteria has been called “sensitive land use change area”. “Sensitive land use” is defined according to Ministerial Direction No. 1 (MD1), which includes residential use, child care centre, kindergarten, pre-school centre, and primary school. Additionally, children’s playground and secondary school are also considered sensitive land uses in this assessment.

Only land within the Structure Plan Areas that is nominated for the type of change that MD1 refers to, i.e. that would potentially create risk to human health or the environment due to contamination where a sensitive use is proposed to be introduced, has been assessed for potential contamination.

2.2 Contaminated land identification methodology

The methodology for identifying potentially contaminated land (PCL) within the Structure Plan Areas is summarised in Section 2 of SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) and described in detail in Appendix A.

Potentially contaminated land described within this report has been identified by determining which sites identified in SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A (sourced from a review of publicly available information) are located within the sensitive land use change areas identified by the method described in Section 2.1 for each Structure Plan Area.

In this way it is possible to identify where sensitive land use change areas may be impacted by PCL.

“Sites” in the context of this document are the spatial representation of a potentially contaminating activity identified in the relevant historical record or dataset of potentially contaminating activities. In many instances, the spatial representation of a site differs from present day cadastral boundaries or land status. This difference is typically a result of subdivision and/or change in land use over the time between the potentially contaminating activity and present-day.

The presentation of findings within this document has been narrowed to identify sensitive land use change areas in accordance with the methodology presented in the appendices of SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025); where a sensitive land use change area within a Structure Plan Area has been identified as either of the following:

- regulated contaminated land;
- high potential for contamination (HPCL); or
- medium potential for contamination (MPCL).

HPCL and MPCL has been identified within the Structure Plan Areas by identifying land uses described in Table 2 of Planning Practice Note 30 (PPN 30) in the historical records reviewed.

The PCL for the sensitive land use change areas for the Structure Plan Areas are presented in Section 4.

2.3 Conversion from sites to properties

Finally, the land and sites identified in Section 2.2 are converted to properties. This distinction is required as PCL presented in the reporting are presented ex-situ from the historical record, where cadastre and property boundaries are often different to those of the present day. This conversion is completed by determining the geometric intersection of each of the types of sites identified as potentially contaminated with present day properties.

The findings of these conversions are presented in Section 5.

3. Assumptions and Limitations

Each of the assumptions and limitations outlined in Section 2.1 of Technical Report F.1 apply to this report and should be considered before any reliance on the information within. In addition to those assumptions and limitations, the following should also be considered when reviewing this report.

3.1 Scope

To support the PSA approach to land contamination issues, the AJM Joint Venture (AJM-JV) was requested to identify the number of properties which have been identified as PCL in the sensitive land use change areas based on the draft PSAs. The PCL presented in this report document is a subset of the PCL identified in the Structure Plan Areas and consequently, this document should not be considered as representative of all potential contamination within the Structure Plan Areas.

The sensitive land use change areas are based on the proposed zone boundaries and planning controls for the draft PSAs and any changes to either may impact the number of properties identified with PCL.

Review of potentially contaminated land in full within each of the Structure Plan Areas is available in SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) (provided as Appendix A to this report).

3.2 Site identification

Consideration of the determination of a MPCL designation of sites has been completed following guidance in PPN30. MPCL designation in this instance is made where a property adjoins a specific HPCL use (per Table 2 of PPN30). In doing so, PPN30 provides consideration for the potential migration over time of contaminants through the environment from the site of a contaminating activity to another location. However, the consideration of the adjoining properties is completed in accordance with present day property boundaries, not those which are contemporary to the potentially contaminating activity.

There is a potential uncertainty using this approach in PPN30 due to the differences between historical boundaries and current property boundaries, particularly where the site which hosted the potentially contaminating activity and / or the surrounding land has been sub-divided in the time since a potentially contaminating activity was undertaken. Additionally, over time, contamination may move beyond the boundaries of the source property.

Consequently, there is a degree of uncertainty in the delineation of potentially contaminated land identified through the application of Table 2 of PPN30 within the areas assessed, particularly in the MPCL properties which have been subdivided in the time since an historical potentially contaminating activity was undertaken.

4. SRL East Structure Plan Areas

The following sections identify sensitive land use change areas and PCL for each of the Structure Plan Areas. In reviewing the PCL in these sections, the following should be considered:

- Regulated potentially contaminated land is that which is already subject to regulatory intervention in the form of an Environmental Audit without a Certificate of Environmental Audit or a Priority Site designation.
- HPCL are sites identified through historical use as having been a site for a potentially contaminating activity presented in Table 2 of PPN30.
- MPCL are sites identified through their adjacency to a specific HPCL potentially contaminating activity, presented in the third column of Table 2 in PPN30.

Full findings for PCL for each of the Structure Plan Areas is provided in SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A.

4.1 Cheltenham Structure Plan Area

The Cheltenham Structure Plan Area surrounds the SRL station at Cheltenham in the cities of Kingston and Bayside. Refer to SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A for the extent of the Cheltenham Structure Plan Area.

4.1.1 SENSITIVE LAND USE CHANGE AREAS

The sensitive land use change areas in the Cheltenham Structure Plan Area are presented in Figure 4.1. Currently, these areas are zoned **Commercial 2 Zone (C2Z)**, pursuant to the Kingston and Bayside planning schemes, which prohibits Accommodation (other than Caretaker’s house and Residential hotel). The proposed Precinct Zone schedule for these areas will allow Accommodation, creating the opportunity to introduce sensitive uses in the purple mapped areas.

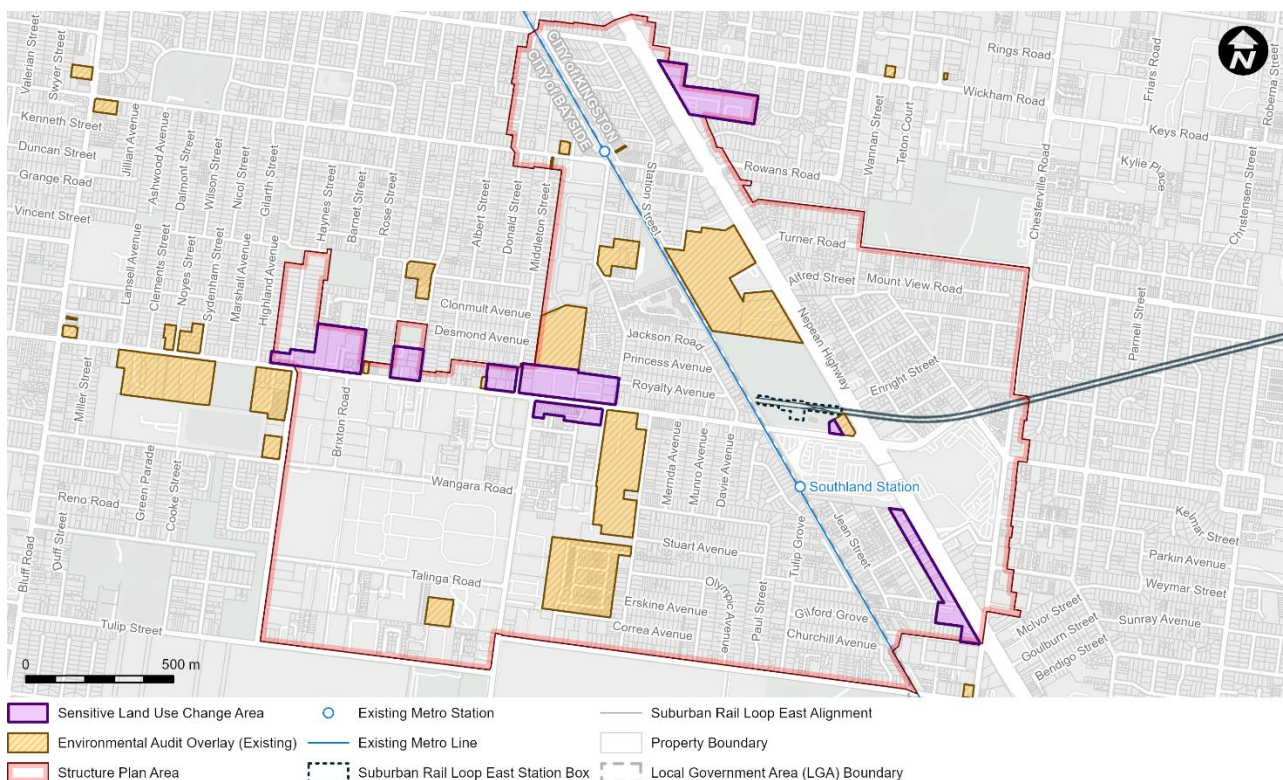


FIGURE 4.1 ‘SENSITIVE LAND USE CHANGE AREAS’ IN CHELTENHAM STRUCTURE PLAN AREA

4.1.2 POTENTIALLY CONTAMINATED LAND WITHIN SENSITIVE LAND USE CHANGE AREAS IN CHELTENHAM

Findings presented in the following subsections and Figure 4.2 below relate only to those sites identified within the sensitive land use change areas of the Structure Plan Area.

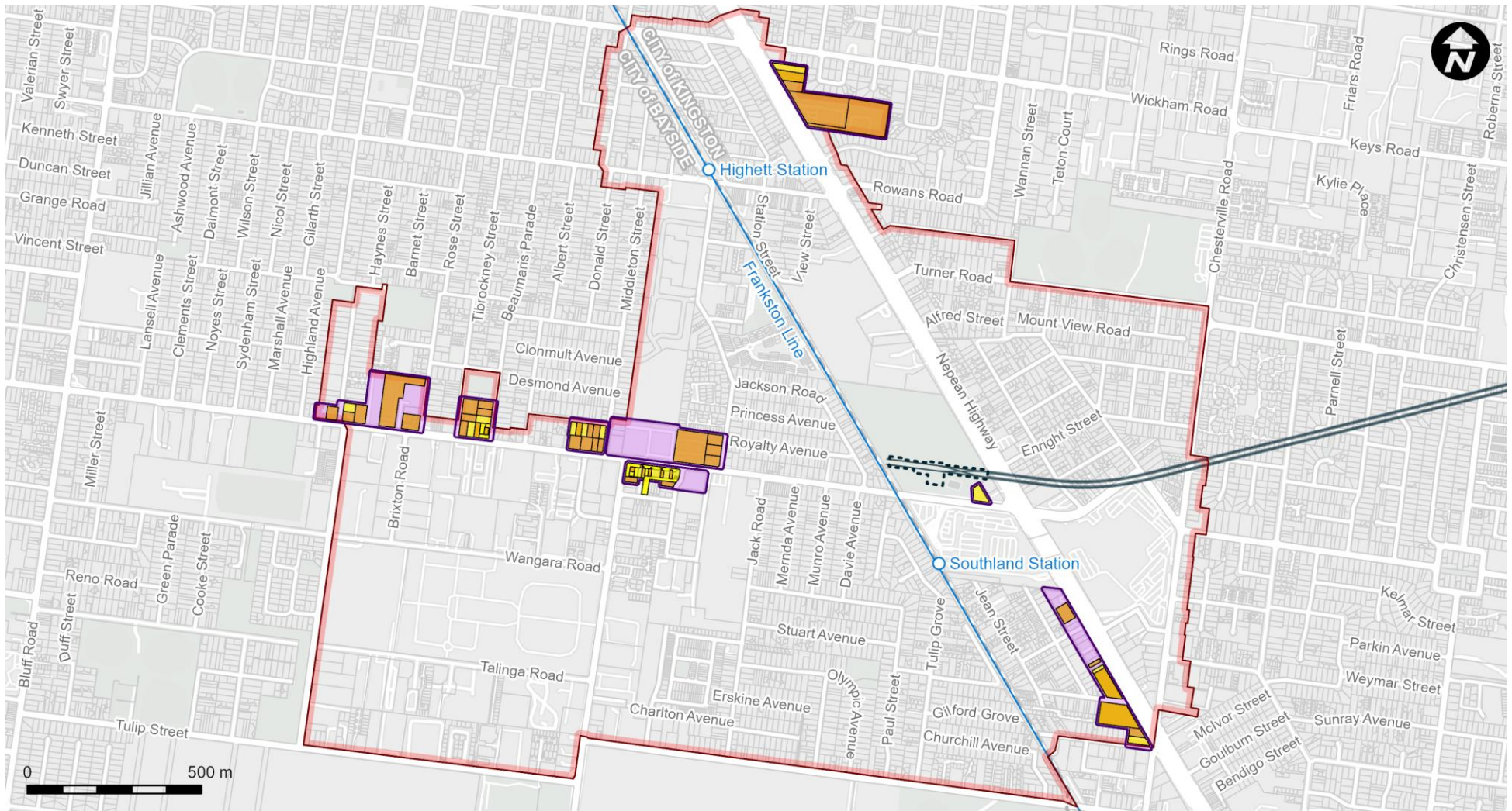


FIGURE 4.2 POTENTIALLY CONTAMINATED LAND - CHELTENHAM SENSITIVE LAND USE CHANGE AREAS

4.1.2.1 Regulated potentially contaminated land

One audited site is located within the sensitive land use change areas of the Cheltenham Structure Plan Area. Its details are presented below in Table 4.1.

TABLE 4.1 AUDITED SITES IN THE CHELTENHAM STRUCTURE PLAN AREA

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
74971-5	09/04/20	328 Bay Road, Cheltenham	53X Statement

This audit is summarised in Table 4.2 below. The summary provides the sources of contamination, the impacts of the contamination and the requirements and outcomes of the audit. The 'Site Uses Considered (Highest)' row outlines the most sensitive land use designations which could be applied to the site following the completion of the environmental audit.

TABLE 4.2 AUDIT SUMMARIES FOR SITES AUDITED IN THE SENSITIVE LAND USE CHANGE AREAS IN THE CHELTENHAM STRUCTURE PLAN AREA

CATEGORY	DETAILS	INFORMATION
Site Details	CARMS	74971-5
	Address	328 Bay Road, Cheltenham
	Date Completed	N/A
	Site history	Grazier, furniture manufacturing, boat/yacht storage/building/repairs, chemical handling, storage and distribution, acid storage, drum storage area, disposal pit for waste lead acid batteries.
Activities	Site Use	Vacant and unoccupied since 2018
	Contamination	Heavy metals, TCE, chromium VI, benzene, ethylbenzene, arsenic, DNAPL, chloroform, trichloroethene, tetrachloroethene, cis 1,2 dichloroethene, vinyl chloride, 1,2 dichlorobenzene, trihalomethanes, TRH C6-C10, nitrate, nitrite, fluoride, asbestos
	Media Contaminated	Soil, groundwater, soil vapour.
Audit Details	Action	Clean up notice. Statement of environmental audit issued. Site has a EMP and GQMP, site is over a GQRUZ
	Audit Findings	Asbestos contaminated fill remains on site and will be managed by the EMP, groundwater contamination exists under the site and will be managed by a groundwater quality restricted use zone and the GQMP.
	Further work / requirements	Implementation of environmental management plan and groundwater quality management plan.
	Certificate of Enviro. Audit?	No
	Site Uses Considered (highest)	Commercial

4.1.2.2 Potentially contaminated land – high potential

46 HPCL sites are located within the sensitive land use change areas of the Cheltenham Structure Plan Area. Their details are presented below in Table 4.3.

TABLE 4.3 HIGH POTENTIAL FOR CONTAMINATED LAND - CHELTENHAM

MAPID	SITE	PRIMARY MATCH	SECONDARY MATCH
CTM009	Cheltenham Timber & Building Supplies, 1184 Nepean H'way, Cheltenham., 3192	Timber Products Manufacture	NA
CTM015	Ausdig Sales & Service Pty. Ltd., 16 Advantage Rd., Highett 3190	Building Trades Products Manufacture	NA
CTM020	Topkote Pty. Ltd., 9 Graham Rd., Highett. 3190	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
CTM022	Mentone Motors Pty. Ltd., 1212 Nepean H'way., Mentone. 3194	Automotive repair/engine works	NA
CTM023	BBC Hardware Highett, 245 Bay Rd Highett 3190	Building Trades Products Manufacture	Timber Products Manufacture
CTM029	Vega Displays Pty Ltd., 321 Bay Rd., Cheltenham	Printing	Automotive repair/engine works
CTM032	Botterill, J. & Sons., 6 Advantage Rd., Highett. 3190	Boat building/maintenance	NA
CTM036	Caltex Oil (Australia) Pty. Limited., Cnr. Bay & Graham Rds., Highett	Service stations/fuel storage	Automotive repair/engine works
CTM056	Miss Print, 253 Bay Rd., Sandringham. 3191.	Printing	Building Trades Products Manufacture
CTM080	Evan Evans Blinds Pty. Ltd., 235 Bay Rd., Sandringham. 3191	Building Trades Products Manufacture	NA
CTM082	Cheetah Engineering Pty. Ltd., 22 Mary Ave., Highett. 3190	Mechanical Engineering	Automotive repair/engine works
CTM083	Sandringham Automotive Engineers, 24 Mary Ave. Highett. 3190	Automotive repair/engine works	Metal finishing and treatments
CTM087	Hi-Roll Bearings, 2 Tibrockney St, Highett 3190	Building Trades Products Manufacture	NA
CTM093	Austral Plastics Pty. Ltd., 390 Reserve Rd., Cheltenham. 3192	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
CTM111	Kaufmann, W., Diemakers Pty. Ltd., 20 Mary Highway, Highett	Metal finishing and treatments	Fibreglass reinforced plastic manufacture
CTM115	Seletto, Frederick, & Co., 310 Bay Rd., Cheltenham	Timber Products Manufacture	Building Trades Products Manufacture
CTM119	Duracrete Pty. Ltd., 347-353 Bay Rd., Cheltenham	Concrete batching	Cement manufacture
CTM125	Panelfast Bodyworks, 388 Reserve Rd., Cheltenham. 3192	Automotive repair/engine works	NA
CTM129	Pears Mike Automotive Repairs Pty. Ltd., 3 Beaumaris Pde., Highett. 3190	Automotive repair/engine works	NA
CTM131	Phasefale Safely Controls Pty Ltd, 8 Advantage Rd., Highett 3190	Electrical components manufacture	Building Trades Products Manufacture
CTM132	Pioneer-Plastamatic Pty. Ltd., 3 Graham Rd., Highett. 3190	Fibreglass reinforced plastic manufacture	Vehicle Manufacture
CTM135	Bennett A. B., 289 Bay Rd., Cheltenham.3192	Metal finishing and treatments	NA
CTM141	P, M.P. Plating Co. Pty. Ltd., 313 Bay Rd., Cheltenham. 3192	Electroplating	Building Trades Products Manufacture
CTM142	Roger's Car Body Works, 323 Bay Rd., Cheltenham. 3192	Metal finishing and treatments	Vehicle Manufacture

MAPID	SITE	PRIMARY MATCH	SECONDARY MATCH
CTM143	Boon Industries, 5 Beaumaris Pde., Highett. 3190	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
CTM144	Coates Bros. (Graphic Arts Div.), 283 Bay Rd., Cheltenham. 3192.	Printing	Chemical manufacturing
CTM153	Stephens Jim Pty Ltd, 4 Tibrockney St Highett 3190	Concrete batching	NA
CTM157	Hammer's Chemical Products, 285 Bay Rd., Cheltenham	Chemical manufacturing	Ceramic works
CTM170	Advantage Service Station, Cnr. Advantage & Bay Rds., Highett., 3100	Service stations/fuel storage	NA
CTM214	Rodrigues Fabrics, 1121 Nepean Highway., Highett	Printing	NA
CTM232	Merritt & Morris Cigarette Distributing Service., 1123A Nepean H'way, Moorabbin. 3189	Building Trades Products Manufacture	NA
CTM243	Ramler, H. &Co. Pty. Ltd., 318 Bay Rd., Cheltenham. 3192	Metal finishing and treatments	NA
CTM258	Bay Road Fences., 229 Bay Rd., Sandringham. 3191	Metal finishing and treatments	Building Trades Products Manufacture
CTM282	Maxart Pty. Ltd., 317 Bay Rd., Cheltenham. 3192	Building Trades Products Manufacture	Textile operations
CTM289	Cheltenham Motor Servicentre, 1196 Nepean H'way., Cheltenham., 3192	Service stations/fuel storage	Automotive repair/engine works
CTM292	Regan, W. R., 1164 Nepean H'way., Cheltenham. 3192	Scrap metal recovery	NA
CTM300	Victorian Resistor Co. Pty. Ltd., 308 Bay Rd., Cheltenham. 3192	Electrical components manufacture	Building Trades Products Manufacture
CTM312	Highett Motors, 1119 Nepean Highway., Highett	Automotive repair/engine works	Metal finishing and treatments
CTM321	Mentone Motors Pty. Ltd., 1214 Nepean H'way., Cheltenham., 3192	Automotive repair/engine works	NA
CTM327	Red Lion Equipment Pty. Ltd., 21-23 Hamlet St., Cheltenham	Electrical components manufacture	NA
CTM330	Shell Oil Cheltenham, Cnr. Bay & Reserve Rds., 3192	Service stations/fuel storage	NA
CTM339	Watkins, J. R., Co., 1123 Nepean Highway., Highett	Toiletries, Detergents, Manufacture etc	Food preparation/Processing
CTM340	Watkins, J. R. & Co., 1125 Nepean H'way, Highett. 3190	Toiletries, Detergents, Manufacture etc	NA
CTM362	Timber Industries Pty. Ltd., 312-316 Bay Rd., Cheltenham	Building Trades Products Manufacture	NA
CTM378	Lukey, L. F., 1a Jean St., Cheltenham	Metal finishing and treatments	NA
CTM380	Regal Plastics Pty. Ltd., 5 Graham Rd., Highett	Fibreglass reinforced plastic manufacture	NA

4.1.2.3 Potentially contaminated – medium potential

14 unique sites were identified with a medium potential for contamination due to adjacency to specific high potential for contamination land uses. Their details are provided below in Table 4.4.

TABLE 4.4 MEDIUM POTENTIAL FOR CONTAMINATION - CHELTENHAM

MPCL	ADJACENT TO	PRIMARY MATCH	SECONDARY MATCH
308A BAY ROAD CHELTENHAM 3192	CTM300	Electrical components manufacture	Building Trades Products Manufacture
2 ADVANTAGE ROAD SANDRINGHAM 3191	CTM170	Service stations/fuel storage	
1/289 BAY ROAD CHELTENHAM 3192	CTM157	Chemical manufacturing	Ceramic works
302 BAY ROAD CHELTENHAM 3192	CTM300	Electrical components manufacture	Building Trades Products Manufacture
289 BAY ROAD CHELTENHAM 3192	CTM157	Chemical manufacturing	Ceramic works
1 BEAUMARIS PARADE HIGHETT 3190	CTM129	Automotive repair/engine works	
1 BEAUMARIS PARADE HIGHETT 3190	CTM157	Chemical manufacturing	Ceramic works
16-20 MARY AVENUE HIGHETT 3190	CTM082	Mechanical Engineering	Automotive repair/engine works
16-20 MARY AVENUE HIGHETT 3190	CTM141	Electroplating	Building Trades Products Manufacture
26 MARY AVENUE HIGHETT 3190	CTM083	Automotive repair/engine works	Metal finishing and treatments
1117-1119 NEPEAN HIGHWAY HIGHETT 3190	CTM312	Automotive repair/engine works	Metal finishing and treatments
1188 NEPEAN HIGHWAY CHELTENHAM 3192	CTM289	Service stations/fuel storage	Automotive repair/engine works
1216 NEPEAN HIGHWAY CHELTENHAM 3192	CTM321	Automotive repair/engine works	
302-306 BAY ROAD CHELTENHAM 3192	CTM300	Electrical components manufacture	Building Trades Products Manufacture
302-306 BAY ROAD CHELTENHAM 3192	CTM330	Service stations/fuel storage	
2/302-306 BAY ROAD CHELTENHAM 3192	CTM330	Service stations/fuel storage	
1190-1212 NEPEAN HIGHWAY CHELTENHAM 3192	CTM289	Service stations/fuel storage	Automotive repair/engine works
1190-1212 NEPEAN HIGHWAY CHELTENHAM 3192	CTM321	Automotive repair/engine works	
285-287 BAY ROAD CHELTENHAM 3192	CTM144	Printing	Chemical manufacturing
285-287 BAY ROAD CHELTENHAM 3192	CTM157	Chemical manufacturing	Ceramic works

4.2 Clayton Structure Plan Area

The Clayton Structure Plan Area surrounds the SRL station at Clayton in the cities of Monash and Kingston. Refer to SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A for the extent of the Clayton Structure Plan Area.

4.2.1 SENSITIVE LAND USE CHANGE AREAS

The identified sensitive land use change areas in the Clayton Structure Plan Area are presented in Figure 4.3.

The sensitive land use change area in the City of Monash, located on Browns Road, is currently zoned **Industrial 1 Zone (IN1Z)**, pursuant to the Monash Planning Scheme, which prohibits Accommodation (other than Caretaker’s house). Additionally, Education centre (other than a primary or secondary school) is classified as a Section 2 use within IN1Z, which requires a permit. This indicates that a Primary or Secondary

school is a Section 3 use under IN1Z and therefore prohibited. The area in the City of Kingston, immediately south of Centre Road, is zoned **Commercial 2 Zone (C2Z)**, pursuant to the Kingston Planning Scheme, which prohibits Accommodation (other than Caretaker's house and Residential hotel).

The proposed Precinct Zone schedule for these areas will allow Accommodation as well as Primary and Secondary schools, creating the opportunity to introduce sensitive uses in the purple mapped areas.

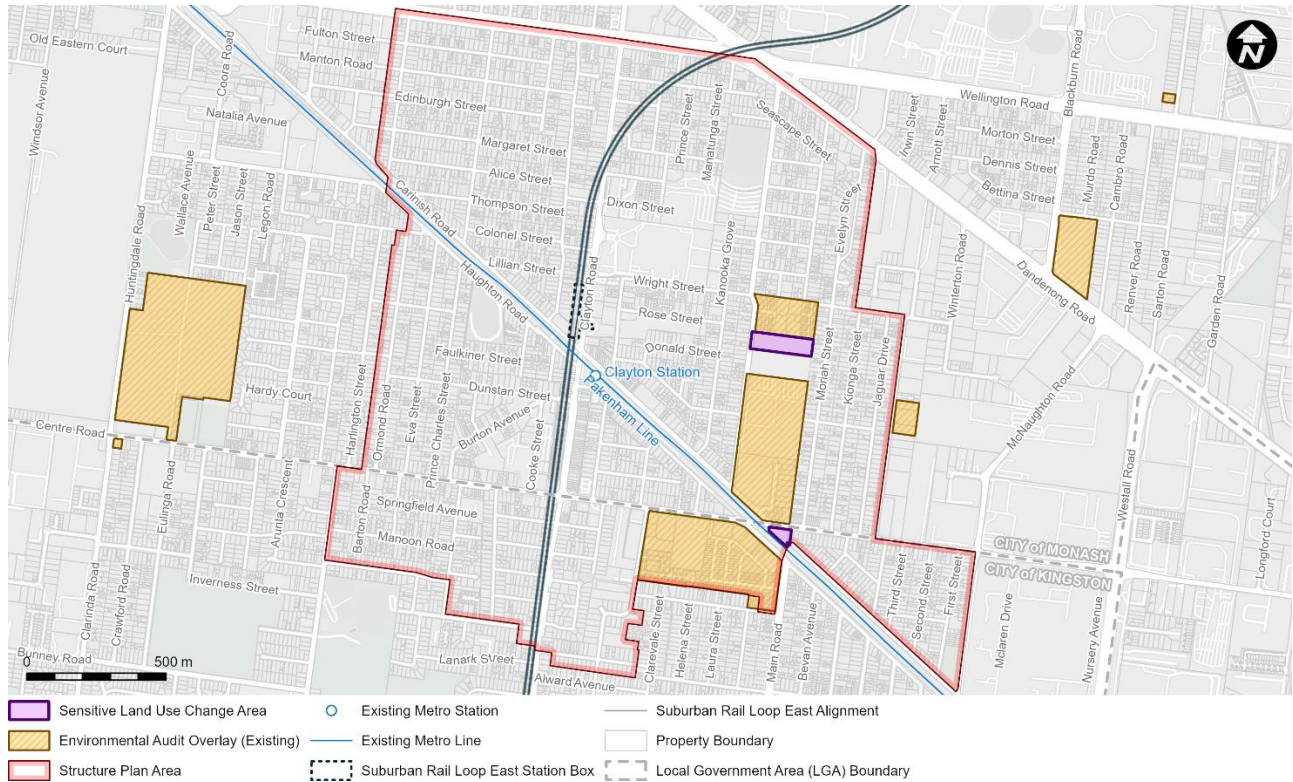


FIGURE 4.3 'SENSITIVE LAND USE CHANGE AREAS' IN CLAYTON STRUCTURE PLAN AREA

4.2.2 POTENTIALLY CONTAMINATED LAND WITHIN SENSITIVE LAND USE CHANGE AREAS IN CLAYTON

Findings presented in the following subsections and Figure 4.4 relate only to those sites identified within the sensitive land use change areas of the Structure Plan Area.

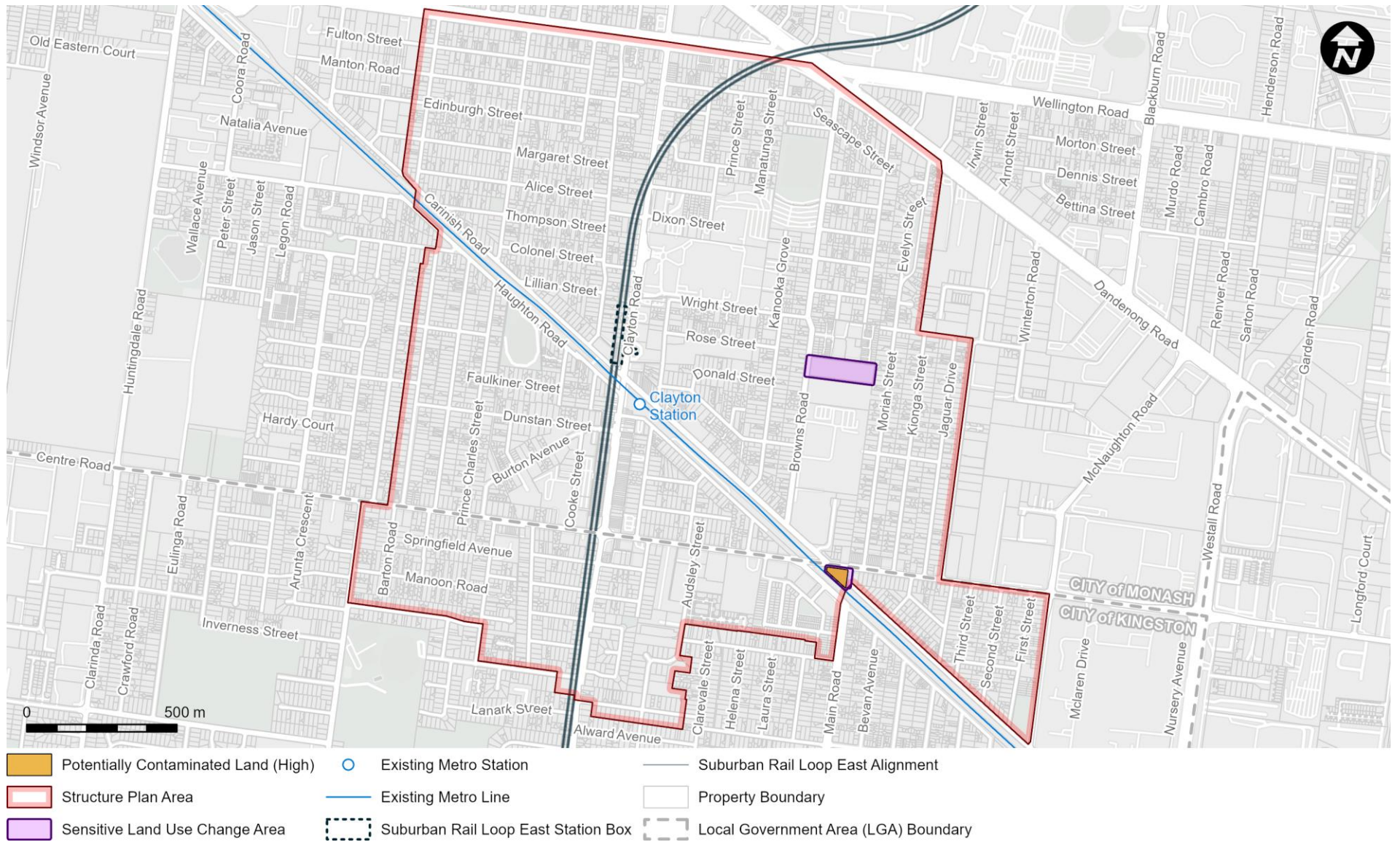


FIGURE 4.4 POTENTIALLY CONTAMINATED LAND - CLAYTON SENSITIVE LAND USE CHANGE AREAS

4.2.2.1 Regulated potentially contaminated land

No regulated contaminated land is located within the sensitive land use change areas of the Clayton Structure Plan Area.

4.2.2.2 Potentially contaminated land – high potential

One HPCL site is located within the sensitive land use change areas of the Clayton Structure Plan Area. Its details are presented in Table 4.5.

TABLE 4.5 HIGH POTENTIAL FOR CONTAMINATED LAND - CLAYTON

MAPID	SITE	PRIMARY MATCH	SECONDARY MATCH
CLY035	Delta Clayton Service Station, 1418 Centre Rd. Clayton. 3168	Service stations/fuel storage	NA

4.2.2.3 Potentially contaminated – medium potential

No medium potential for contamination sites were identified within the sensitive land use change areas of the Clayton Structure Plan Area.

4.3 Monash Structure Plan Area

The Monash Structure Plan Area surrounds the SRL station at Monash in the City of Monash. Refer to SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A for the extent of the Monash Structure Plan Area.

4.3.1 SENSITIVE LAND USE CHANGE AREAS

The sensitive land use change areas in the Monash Structure Plan Area are presented in Figure 4.5.

The sensitive land use change area immediately north of Dandenong Road is currently zoned **Commercial 2 Zone (C2Z)**, pursuant to the Monash Planning Scheme, which prohibits Accommodation (other than Caretaker's house and Residential hotel). The area north of Normanby Road is currently zoned **Special Use Zone Schedule 6 (SUZ6)**, which also prohibits Accommodation (other than Caretaker's house). Additionally, Education centre (other than a Primary or Secondary school) is classified as a Section 2 use within SUZ6, which requires a permit. This indicates that a Primary or Secondary school is a Section 3 use under SUZ6 and therefore prohibited.

The proposed Precinct Zone schedule for these areas will allow Accommodation as well as Primary and Secondary school, creating the opportunity to introduce sensitive uses in the purple mapped areas.

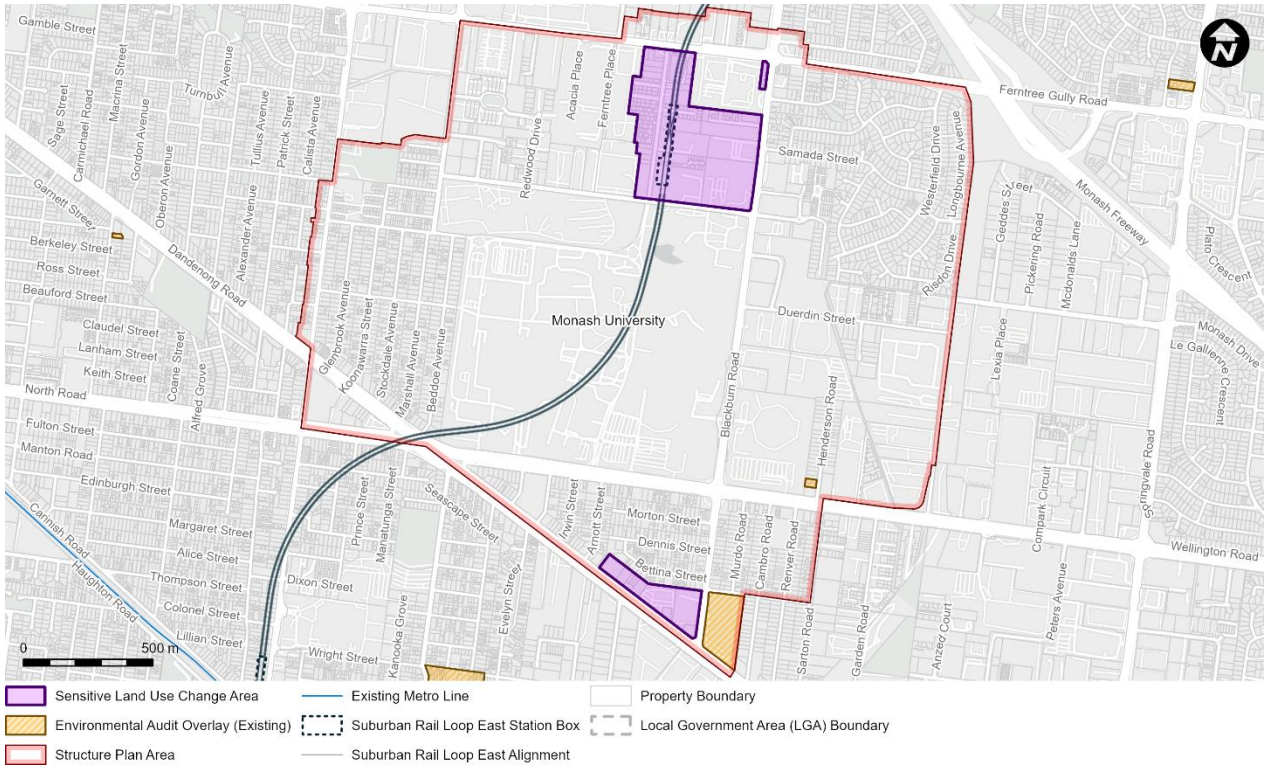


FIGURE 4.5 'SENSITIVE LAND USE CHANGE AREAS' IN MONASH STRUCTURE PLAN AREA

4.3.2 POTENTIALLY CONTAMINATED LAND WITHIN SENSITIVE LAND USE CHANGE AREAS IN MONASH

Findings presented in the following subsections and in Figure 4.6 relate only to those sites identified within the sensitive land use change areas of the structure plan area.

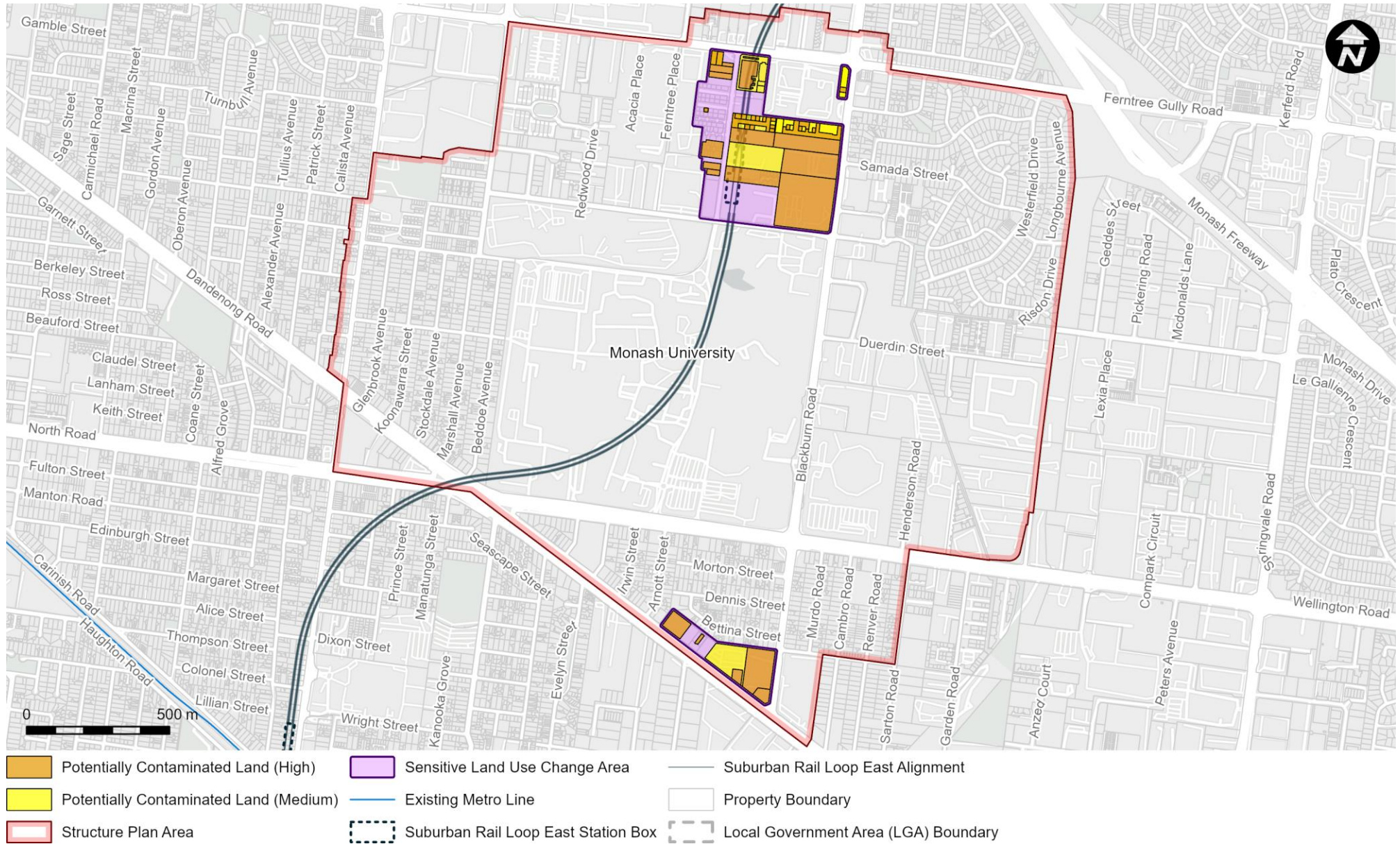


FIGURE 4.6 POTENTIALLY CONTAMINATED LAND - MONASH SENSITIVE LAND USE CHANGE AREAS

4.3.2.1 Regulated potentially contaminated land

No regulated contaminated land is located within the sensitive land use change areas of the Monash Structure Plan Area.

4.3.2.2 Potentially contaminated land – high potential

36 HPCL sites are located within the sensitive land use change areas of the Monash Structure Plan Area. Their details are presented below in Table 4.6.

TABLE 4.6 HIGH POTENTIAL FOR CONTAMINATED LAND - MONASH

MAPID	SITE	PRIMARY MATCH	SECONDARY MATCH
MON002	Notting Hill Joinery & Timber Co. Pty. Ltd., 346 Ferntree Gully Rd., Clayton North. 3168	Timber Products Manufacture	NA
MON004	Allaw Technologies Pty Ltd, 9/585 Blackburn Rd Clayton North 3168	Building Trades Products Manufacture	NA
MON006	Architectural Products A'asia Pty Ltd, 7/26 Howleys Rd Notting Hill 3168	Glass manufacture	NA
MON009	Holec Pty Ltd, 5/585 Blackburn Rd Notting Hill 3168	Electrical components manufacture	NA
MON011	Audio Telex Communications Pty. Ltd., Unit 4/26 Howleys Rd., Notting Hill 3168	Building Trades Products Manufacture	NA
MON012	Stanpol Joinery, 7 Howleys Rd., Clayton North. 3168	Timber Products Manufacture	Building Trades Products Manufacture
MON017	Bailey Controls Australia Pty Ltd, 7/585 Blackburn Rd Notting Hill 3168	Building Trades Products Manufacture	NA
MON021	Pioneer Concrete (Vic.) Pty. Ltd., 43 Howleys Rd., Clayton North. 3168	Concrete batching	Building Trades Products Manufacture
MON026	Bushells Pty. Ltd., 71 Normanby Rd., Notting Hill. 3168	Food preparation/Processing	Building Trades Products Manufacture
MON033	Consolidated Bearing Company, Unit 2/26 Howleys Rd., Notting Hill. 3168.	Metal finishing and treatments	NA
MON035	Covers Australia Pty. Ltd., 9 Howleys Rd., Notting Hill. 3168	Printing	Vehicle Manufacture
MON036	Customtone Kitchens Victoria, 2065 Dandenong Rd., Clayton 3168	Timber Products Manufacture	Building Trades Products Manufacture
MON037	Roslan Service Station, 585 Blackburn Rd., Clayton North., 3168	Service stations/fuel storage	Building Trades Products Manufacture
MON043	Cooper, J. R. (Notting Hill) Pty. Ltd., 585-597 Blackburn Rd., Clayton North,	Paint and Ink Manufacture	Automotive repair/engine works
MON046	Mr. Muffler., 577 Blackburn Rd., Clayton. 3168	Automotive repair/engine works	NA
MON049	Exicom Australia Pty. Ltd., 15/26 Howleys Rd., Notting Hill 3168	Building Trades Products Manufacture	NA
MON051	F.M.C. (Aust.) Ltd., 50 Howleys Rd., Clayton. 3168	Building Trades Products Manufacture	NA
MON055	Vapormatic Co. (Aust.) Pty. Ltd., 49 Howleys Rd., Notting Hill. 3168.	Building Trades Products Manufacture	NA
MON056	Fuel Zone 3., 344 Ferntree Gully Rd., Notting Hill 3168	Service stations/fuel storage	Printing
MON057	Dumac Engineering Pty. Ltd., 51 Howleys Rd., Notting Hill 3168	Mechanical Engineering	Building Trades Products Manufacture
MON061	Specialty Press Ltd., The., 611 Blackburn Rd., North Clayton. 3168	Printing	Pulp or paper works

MAPID	SITE	PRIMARY MATCH	SECONDARY MATCH
MON063	Caltex Oil (Australia) Pty. Limited., 2097 Dandenong Rd., Clayton North	Service stations/fuel storage	Automotive repair/engine works
MON064	Hoya Lens Melbourne., Unit 5/26 Howleys Rd., Notting Hill. 3168	Building Trades Products Manufacture	NA
MON066	Industrial Pyrometers., Unit 10/26 Howleys Rd., Notting Hill. 3168	Building Trades Products Manufacture	NA
MON070	Leisure Unlimited Australia Pty. Ltd., Unit 1/26 Howleys Rd., Notting Hill 3168	Metal finishing and treatments	Building Trades Products Manufacture
MON073	Macnaught Industries Pty Ltd., 5 Howleys Road, Notting Hill 3168	Building Trades Products Manufacture	NA
MON077	Meteor Industrial Finishers Pty. Ltd., 32 Howleys Rd., Notting Hill. 3168	Metal coating / electroplating	NA
MON092	Pretronics (Aust) Pty Ltd, Unit 11/26 Howleys Rd Notting Hill 3168	Building Trades Products Manufacture	NA
MON098	S & Y Specialised Plating Pty Ltd, Unit 8/26 Howleys Rd Notting Hill 3168	Electroplating	Metal finishing and treatments
MON100	Selbys Scientific Ltd., 352 Ferntree Gully Rd.,Notting Hill 3168	Chemical storage	Mining and extractive industries
MON108	Telephone Systems Int. Pty Ltd, 3/585 Blackburn Rd., Notting Hill 3168	Building Trades Products Manufacture	NA
MON110	Tri-Fixx Pty. Ltd., 16/26 Howleys Rd., Notting Hill. 3168.	Building Trades Products Manufacture	NA
MON120	Big Sister Distributors Pty. Ltd., 669 Blackburn Rd., Clayton. 3168	Food preparation/Processing	Building Trades Products Manufacture
MON123	Comalco Fabricators Ltd., 599 Blackburn Rd., Clayton North.	Metal finishing and treatments	Building Trades Products Manufacture
MON124	Customtone Kitchens, 2051 Dandenong Rd., Clayton. 3168.	Building Trades Products Manufacture	NA
MON147	Superblast Pty. Ltd , 28 Howleys Rd., Clayton North. 3168.	Abrasive blasting	Metal coating / electroplating
MON159	Arnold's Transport Service Station, Cnr. Princes Highway. & Blackburn Rd., Clayton	Service stations/fuel storage	NA

4.3.2.3 Potentially contaminated – medium potential

21 unique sites were identified with a medium potential for contamination due to adjacency to a specific high potential for contamination land use. Their details are provided below in Table 4.7.

TABLE 4.7 MEDIUM POTENTIAL FOR CONTAMINATION - MONASH

MPCL	ADJACENT TO	PRIMARY MATCH	SECONDARY MATCH
1/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON147	Abrasive blasting	Metal coating / electroplating
26-30 HOWLEYS ROAD NOTTING HILL 3168	MON147	Abrasive blasting	Metal coating / electroplating
585-589 BLACKBURN ROAD NOTTING HILL 3168	MON147	Abrasive blasting	Metal coating / electroplating
2/567-577 BLACKBURN ROAD NOTTING HILL 3168	MON046	Automotive repair/engine works	
1/398-400 FERNTREE GULLY ROAD NOTTING HILL 3168	MON046	Automotive repair/engine works	
398-400 FERNTREE GULLY ROAD NOTTING HILL 3168	MON046	Automotive repair/engine works	

MPCL	ADJACENT TO	PRIMARY MATCH	SECONDARY MATCH
2/398-400 FERNTREE GULLY ROAD NOTTING HILL 3168	MON046	Automotive repair/engine works	
567-577 BLACKBURN ROAD NOTTING HILL 3168	MON046	Automotive repair/engine works	
352-368 FERNTREE GULLY ROAD NOTTING HILL 3168	MON100	Chemical storage	Mining and extractive industries
2/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168	MON100	Chemical storage	Mining and extractive industries
3/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168	MON100	Chemical storage	Mining and extractive industries
4/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168	MON100	Chemical storage	Mining and extractive industries
2/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON009	Electrical components manufacture	
6/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON009	Electrical components manufacture	
9/26-30 HOWLEYS ROAD NOTTING HILL 3168	MON098	Electroplating	Metal finishing and treatments
26-30 HOWLEYS ROAD NOTTING HILL 3168	MON098	Electroplating	Metal finishing and treatments
40-48 HOWLEYS ROAD NOTTING HILL 3168	MON077	Metal coating / electroplating	
26-30 HOWLEYS ROAD NOTTING HILL 3168	MON077	Metal coating / electroplating	
1/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON043	Paint and Ink Manufacture	Automotive repair/engine works
2/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON043	Paint and Ink Manufacture	Automotive repair/engine works
6/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON043	Paint and Ink Manufacture	Automotive repair/engine works
8/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON043	Paint and Ink Manufacture	Automotive repair/engine works
4/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON043	Paint and Ink Manufacture	Automotive repair/engine works
10/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON043	Paint and Ink Manufacture	Automotive repair/engine works
585-589 BLACKBURN ROAD NOTTING HILL 3168	MON043	Paint and Ink Manufacture	Automotive repair/engine works
344 FERNTREE GULLY ROAD NOTTING HILL 3168	MON056	Service stations/fuel storage	Printing
1/585-589 BLACKBURN ROAD NOTTING HILL 3168	MON037	Service stations/fuel storage	Building Trades Products Manufacture
2071-2091 DANDENONG ROAD CLAYTON 3168	MON063	Service stations/fuel storage	Automotive repair/engine works
40-48 HOWLEYS ROAD NOTTING HILL 3168	MON037	Service stations/fuel storage	Building Trades Products Manufacture
585-589 BLACKBURN ROAD NOTTING HILL 3168	MON037	Service stations/fuel storage	Building Trades Products Manufacture

4.4 Glen Waverley Structure Plan Area

The Glen Waverley Structure Plan Area surrounds the SRL station at Glen Waverley in the City of Monash. Refer to SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A for the extent of the Glen Waverley Structure Plan Area.

4.4.1 SENSITIVE LAND USE CHANGE AREAS

No sensitive land use change areas have been identified in the Glen Waverley Structure Plan Area. However Figure 4.7 shows the existing EAOs within the Glen Waverley Structure Plan Area.

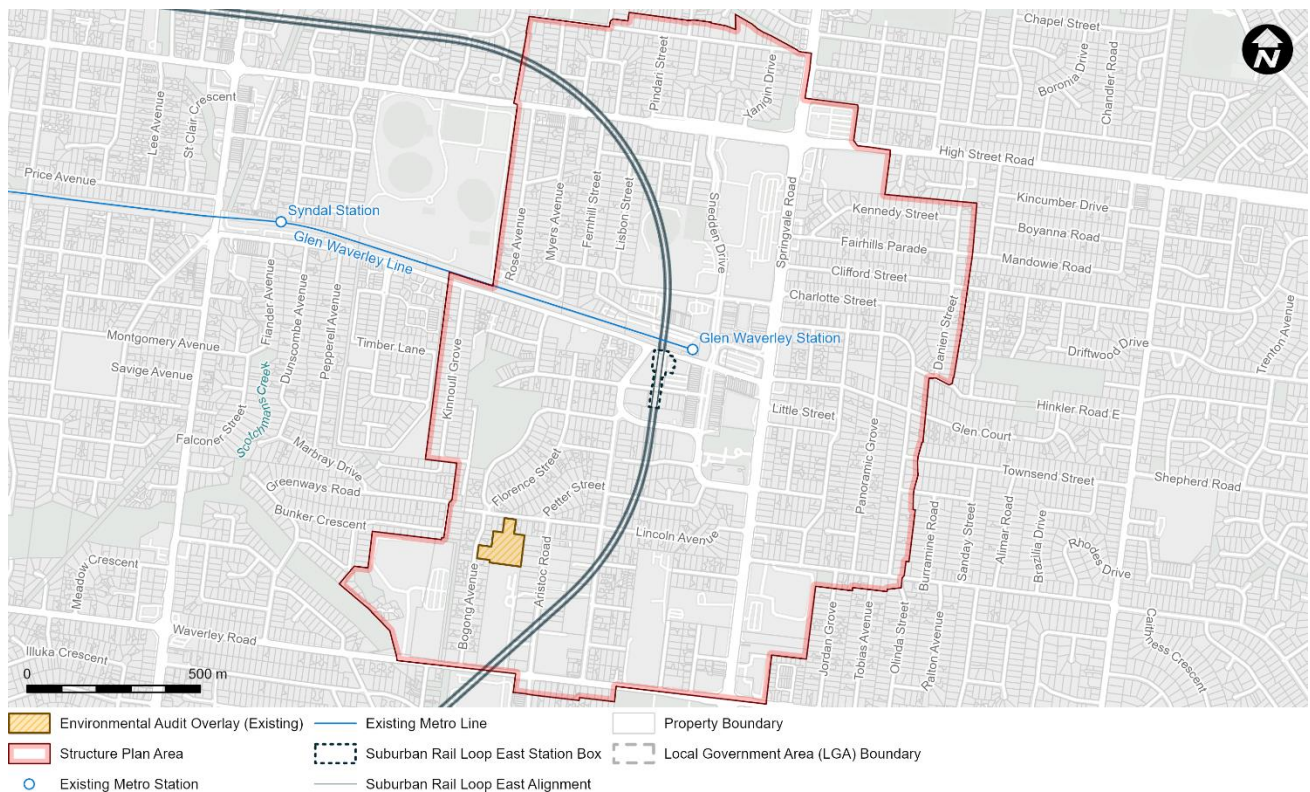


FIGURE 4.7 EXISTING EAO IN GLEN WAVERLEY STRUCTURE PLAN AREA

4.4.2 POTENTIALLY CONTAMINATED LAND WITHIN SENSITIVE LAND USE CHANGE AREAS IN GLEN WAVERLEY

Full findings of potentially contaminated land within the Glen Waverley Structure Plan Area are presented in SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A. As no sensitive land use change areas have been identified in the Glen Waverley Structure Plan Area, no potentially contaminated land is identified for within sensitive land use change areas in the Glen Waverley Structure Plan Area.

4.5 Burwood Structure Plan Area

The Burwood Structure Plan Area surrounds the SRL station at Burwood. The Structure Plan Area is mainly located in the City of Whitehorse, with the southern portion south of Highbury Road extending into the City of Monash. Refer to SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A for the extent of the Burwood Structure Plan Area.

4.5.1 SENSITIVE LAND USE CHANGE AREAS

The sensitive land use change areas in the Burwood Structure Plan Area are presented in Figure 4.8.

The area immediately north of Highbury Road and part of the area south of Burwood Freeway are zoned **Industrial 1 Zone (IN1Z)** and **Industrial 3 Zone (IN3Z)**, pursuant to the Whitehorse Planning Scheme. Both zones prohibit Accommodation (other than Caretaker’s house). Additionally, Education centre (other than a primary or secondary school) is classified as a Section 2 use within IN1Z and IN3Z, which requires a permit. This indicates that a Primary or Secondary school is a Section 3 use under both zones and therefore prohibited. The remaining areas mapped on either side of Burwood Highway are zoned **Commercial 2 Zone**

(C2Z), pursuant to the Whitehorse Planning Scheme, which prohibit Accommodation (other than Caretaker's house and Residential hotel).

The proposed Precinct Zone schedule for these areas will allow Accommodation as well as Primary and Secondary school, creating the opportunity to introduce sensitive uses in the purple mapped areas.

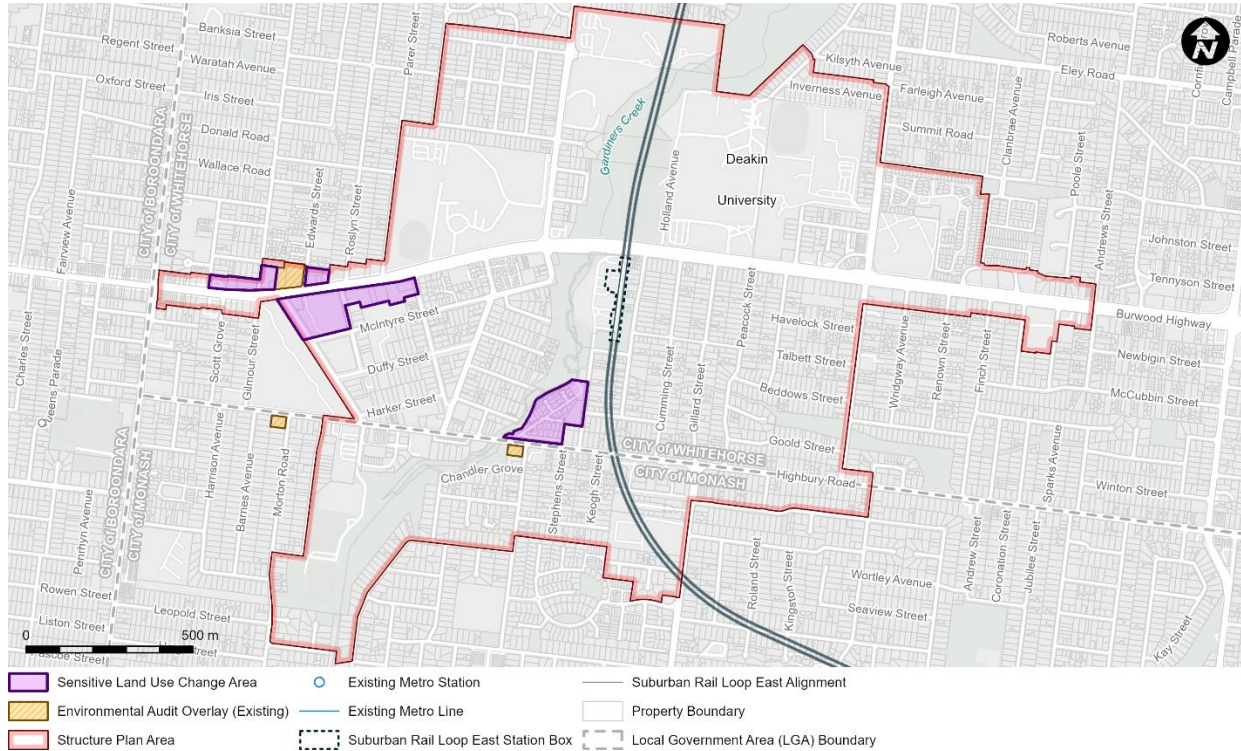


FIGURE 4.8 'SENSITIVE LAND USE CHANGE AREAS' IN BURWOOD STRUCTURE PLAN AREA

4.5.2 POTENTIALLY CONTAMINATED LAND WITHIN SENSITIVE LAND USE CHANGE AREAS IN BURWOOD

Findings presented in the following subsections and Figure 4.9 relate only to those sites identified within the sensitive land use change areas of the Structure Plan Area.

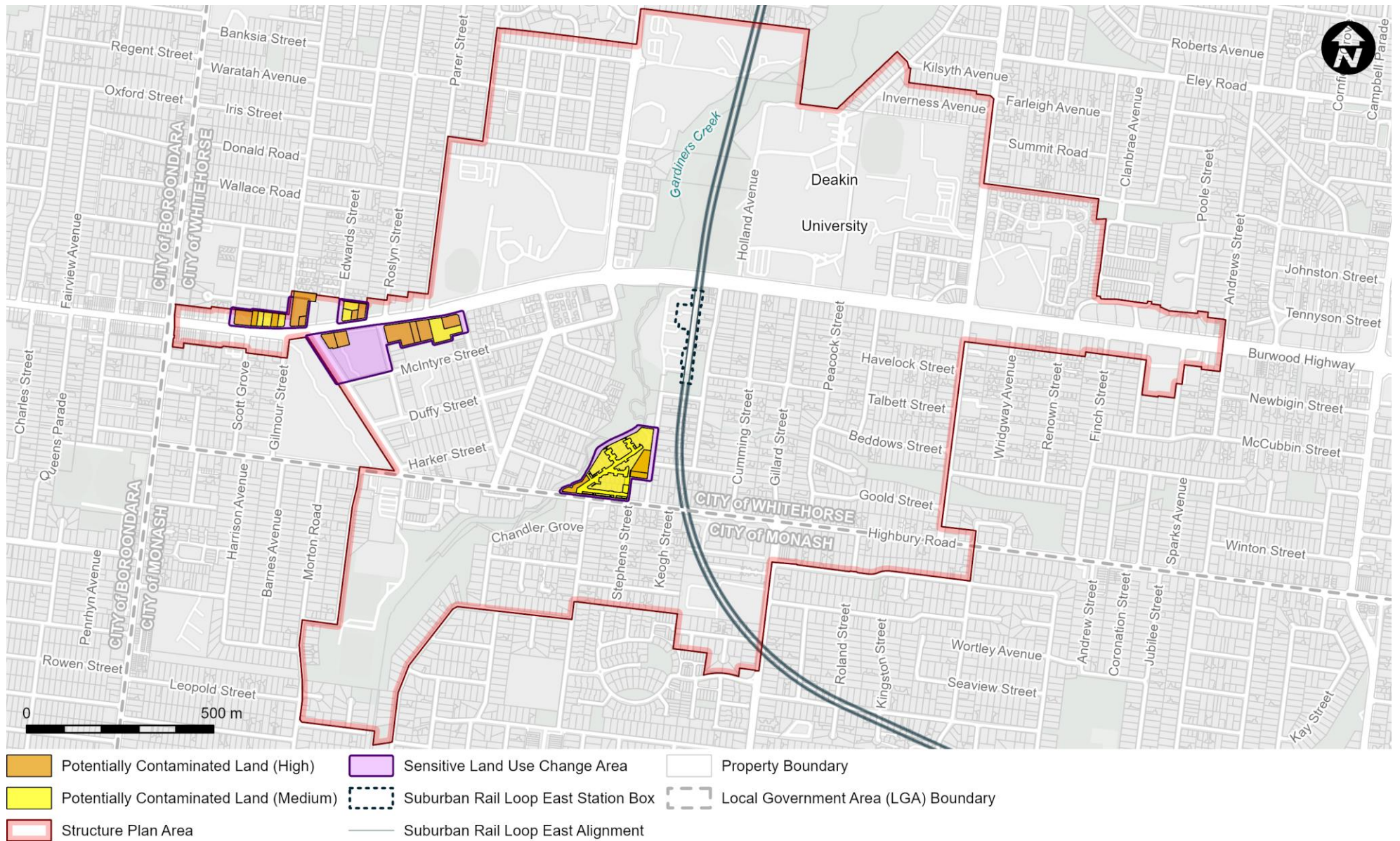


FIGURE 4.9 POTENTIALLY CONTAMINATED LAND - BURWOOD SENSITIVE LAND USE CHANGE AREAS

4.5.2.1 Regulated potentially contaminated land

No regulated contaminated land is located within the sensitive land use change areas of the Burwood Structure Plan Area.

4.5.2.2 Potentially contaminated land – high potential

20 HPCL sites are located within the sensitive land use change areas of the Burwood Structure Plan Area. Their details are presented below in Table 4.8.

TABLE 4.8 HIGH POTENTIAL FOR CONTAMINATED LAND- BURWOOD

MAPID	SITE	PRIMARY MATCH	SECONDARY MATCH
BUR005	Vulrange Distributors Pty. Ltd., 125 Highbury Rd., Burwood. 3125	Building Trades Products Manufacture	Printing
BUR009	Shell Oil Burwood, 117 Burwood Rd., 3125	Service stations/fuel storage	Automotive repair/engine works
BUR021	Barrett Bros. Cordials Pty. Ltd., 118 Burwood Rd., Burwood. 3125	Food preparation/Processing	Concrete batching
BUR022	Jdp Printing Consultant Pty. Ltd. 140 Burwood H'way. Burwood. 3125	Printing	NA
BUR047	Mono Pumps Ltd., 132 Burwood Rd., Burwood	Building Trades Products Manufacture	Ceramic works
BUR060	Acme Engineering Co. Pty. Ltd., 1 Millicent St., Burwood	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
BUR085	Lacey, R. Panel Works Pty. Ltd., 133 Highbury Rd., Burwood. 3125	Automotive repair/engine works	NA
BUR086	Fillers, K. & H. & Co. Pty. Ltd., 5 Sinnott St., Burwood., 3125	Automotive repair/engine works	NA
BUR103	Penfold Mazda, 21 McIntyre St. Burwood. 3125	Automotive repair/engine works	NA
BUR104	Shell Burwood Self Service., 69 Burwood H'Way., Burwood.3125	Service stations/fuel storage	Automotive repair/engine works
BUR105	Penfold Mazda, 59 Burwood H Way Burwood 3125	Automotive repair/engine works	NA
BUR109	Molds Builders' Supplies, 77 Burwood Rd., Burwood	Paint and Ink Manufacture	Timber Products Manufacture
BUR115	Repco Universal Group., 2 Somers St., Burwood.	Vehicle Manufacture	Building Trades Products Manufacture
BUR119	Amphion Service Station, 53 Burwood Rd., Burwood., 3125	Service stations/fuel storage	NA
BUR176	Finger, W. L., 121 Burwood H'way., Burwood. 3125	Concrete batching	NA
BUR181	Halliday Electric Co., 136 Burwood H'way., Burwood. 3124	Electrical components manufacture	NA
BUR243	Supertherm Plumbing Industries Pty. Ltd., 112 Burwood Rd., Burwood.	Building Trades Products Manufacture	NA
BUR244	Grace, T. M., 127 Highbury Rd., Burwood	Textile operations	NA
BUR258	Smart-N-Ezy Doors., 9 Sinnott St., Burwood. 3125	Metal finishing and treatments	NA
BUR262	Amoco Australia Pty. Limited., Cnr. Burwood Rd. & Cromwell St., Burwood East	Service stations/fuel storage	NA

4.5.2.3 Potentially contaminated – medium potential

13 unique sites were identified as having a medium potential for contamination in the sensitive land use change areas of the Burwood Structure Plan Area due to their adjacency to specific high potential for contamination sites. Their details are provided below in Table 4.9.

TABLE 4.9 MEDIUM POTENTIAL FOR CONTAMINATION - BURWOOD

MPCL	ADJACENT TO	PRIMARY MATCH	SECONDARY MATCH
127 Highbury Road Burwood 3125	BUR086	Automotive repair/engine works	
1/5-13 Sinnott Street Burwood 3125	BUR086	Automotive repair/engine works	
2/5-13 Sinnott Street Burwood 3125	BUR086	Automotive repair/engine works	
4/5-13 Sinnott Street Burwood 3125	BUR086	Automotive repair/engine works	
5/5-13 Sinnott Street Burwood 3125	BUR086	Automotive repair/engine works	
6/5-13 Sinnott Street Burwood 3125	BUR086	Automotive repair/engine works	
3/5-13 Sinnott Street Burwood 3125	BUR086	Automotive repair/engine works	
59-61 Burwood Highway Burwood 3125	BUR105	Automotive repair/engine works	
59-61 Burwood Highway Burwood 3125	BUR119	Service stations/fuel storage	
63 Burwood Highway Burwood 3125	BUR104	Service stations/fuel storage	Automotive repair/engine works
115 Burwood Highway Burwood 3125	BUR009	Service stations/fuel storage	Automotive repair/engine works
142 Burwood Highway Burwood 3125	BUR262	Service stations/fuel storage	
2 Edwards Street Burwood 3125	BUR009	Service stations/fuel storage	Automotive repair/engine works

4.6 Box Hill Structure Plan Area

The Box Hill Structure Plan Area surrounds the SRL station at Box Hill in the City of Whitehorse. Refer to SRL East Draft Structure Plan – Land Contamination Technical Report (AJM-JV, 2025) Appendix A for the extent of the Box Hill Structure Plan Area.

4.6.1 SENSITIVE LAND USE CHANGE AREAS

The sensitive land use change areas in the Box Hill Structure Plan Area are presented in Figure 4.10.

The mapped area is currently zoned **Industrial 3 Zone (IN3Z)**, pursuant to the Whitehorse Planning Scheme, which prohibits Accommodation (other than Caretaker’s house). Additionally, Education centre (other than a primary or secondary school) is classified as a Section 2 use within IN3Z, which requires a permit. This indicates that a Primary or Secondary school is a Section 3 use under IN3Z and therefore prohibited.

The proposed Precinct Zone schedule for this area will allow Accommodation as well as Primary and Secondary school, creating the opportunity to introduce sensitive uses in the purple mapped area.

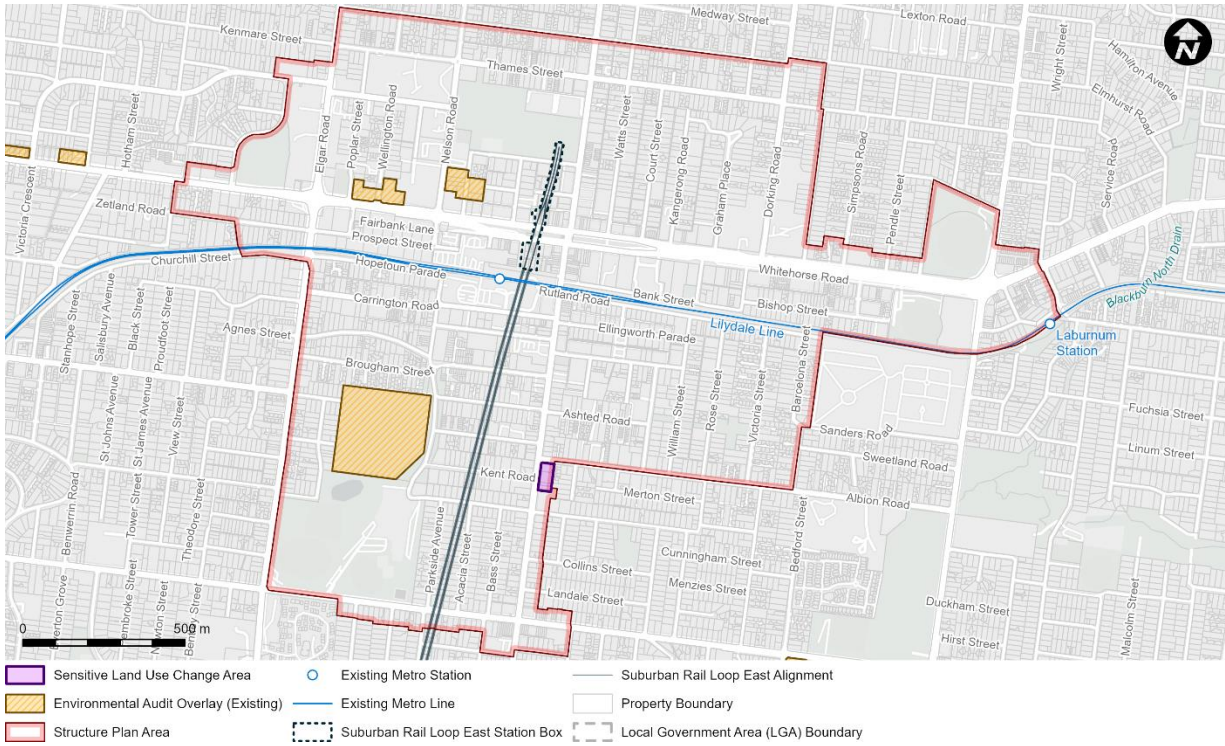


FIGURE 4.10 'SENSITIVE LAND USE CHANGE AREAS' IN BOX HILL STRUCTURE PLAN AREA

4.6.2 POTENTIALLY CONTAMINATED LAND WITHIN SENSITIVE LAND USE CHANGE AREAS IN BOX HILL

Findings presented in the following subsections and Figure 4.11 relate only to those sites identified within the sensitive land use change areas of the Structure Plan Area.



FIGURE 4.11 POTENTIALLY CONTAMINATED LAND – BOX HILL SENSITIVE LAND USE CHANGE AREAS

4.6.2.1 Regulated potentially contaminated land

No regulated contaminated land is located within the sensitive land use change areas of the Box Hill Structure Plan Area.

4.6.2.2 Potentially contaminated land – high potential

Four sites are located within the sensitive land use change areas of the Box Hill Structure Plan Area. Their details are presented below in Table 4.10.

TABLE 4.10 HIGH POTENTIAL FOR CONTAMINATED LAND – BOX HILL

MAPID	SITE	PRIMARY MATCH	SECONDARY MATCH
BOX016	Tara Press., 480 Station St., Box Hill. 3128	Printing	Building Trades Products Manufacture
BOX046	Carrington Press., 484 Station St., Box Hill. 3128	Printing	Cement manufacture
BOX068	Ampol Box Hill, 500 Station St., Box Hill. 3128	Service stations/fuel storage	Automotive repair/engine works
BOX160	Malvern Blind Supply Pty. Ltd., 482a Station St., Box Hill	Building Trades Products Manufacture	NA

4.6.2.3 Potentially contaminated – medium potential

One unique site is identified as having a medium potential for contamination in the sensitive land use change areas of the Box Hill Structure Plan Area due to its adjacency to a specific high potential for contamination site. Its details are provided below in Table 4.11.

TABLE 4.11 MEDIUM POTENTIAL FOR CONTAMINATION – BOX HILL

MPCL	ADJACENT TO	PRIMARY MATCH	SECONDARY MATCH
500 STATION STREET BOX HILL 3128	BOX068	Service stations/fuel storage	Automotive repair/engine works

5. Findings

Findings of the number of properties within the PCL sites and sensitive land use change areas for each of the Structure Plan Areas identified in Section 4 are presented in the sub-sections below and summarised in Table 5.1.

The total number of properties has been determined through conversion of PCL sites into properties based on present day cadastral data, as explained in Section 2.3.

TABLE 5.1 FINDINGS SUMMARY – SENSITIVE LAND USE CHANGE AREAS

STRUCTURE PLAN AREA	SITES IDENTIFIED	PROPERTIES AFFECTED
Cheltenham	61	109
Clayton	1	1
Monash	57	91
Glen Waverley	0	0
Burwood	33	72
Box Hill	5	7
Total	157	280

5.1 Cheltenham Structure Plan Area

109 properties were identified within the PCL sites located on sensitive land use change areas of the Cheltenham Structure Plan Area. The addresses for these properties are:

- 2 ADVANTAGE ROAD SANDRINGHAM 3191
- 227-229 BAY ROAD SANDRINGHAM 3191
- 231 BAY ROAD SANDRINGHAM 3191
- 1/231 BAY ROAD SANDRINGHAM 3191
- 2/231 BAY ROAD SANDRINGHAM 3191
- 3/231 BAY ROAD SANDRINGHAM 3191
- 4/231 BAY ROAD SANDRINGHAM 3191
- 5/231 BAY ROAD SANDRINGHAM 3191
- 6/231 BAY ROAD SANDRINGHAM 3191
- 7/231 BAY ROAD SANDRINGHAM 3191
- 8/231 BAY ROAD SANDRINGHAM 3191
- 9/231 BAY ROAD SANDRINGHAM 3191
- 10/231 BAY ROAD SANDRINGHAM 3191
- 11/231 BAY ROAD SANDRINGHAM 3191
- 12/231 BAY ROAD SANDRINGHAM 3191
- 13/231 BAY ROAD SANDRINGHAM 3191
- 14/231 BAY ROAD SANDRINGHAM 3191
- 15/231 BAY ROAD SANDRINGHAM 3191
- 235 BAY ROAD SANDRINGHAM 3191
- 237-239 BAY ROAD CHELTENHAM 3192
- 241-245 BAY ROAD CHELTENHAM 3192
- 1/249 BAY ROAD CHELTENHAM 3192
- 2/249 BAY ROAD CHELTENHAM 3192
- 3/249 BAY ROAD CHELTENHAM 3192
- 4/249 BAY ROAD CHELTENHAM 3192
- 5/249 BAY ROAD CHELTENHAM 3192
- 283 BAY ROAD CHELTENHAM 3192
- 285-287 BAY ROAD CHELTENHAM 3192
- 289 BAY ROAD CHELTENHAM 3192
- 1/289 BAY ROAD CHELTENHAM 3192
- 302-306 BAY ROAD CHELTENHAM 3192
- 1/302-306 BAY ROAD CHELTENHAM 3192
- 2/302-306 BAY ROAD CHELTENHAM 3192
- 3/302-306 BAY ROAD CHELTENHAM 3192
- 4/302-306 BAY ROAD CHELTENHAM 3192
- 308 BAY ROAD CHELTENHAM 3192

- 308A BAY ROAD CHELTENHAM 3192
- 310A BAY ROAD CHELTENHAM 3192
- 310 BAY ROAD CHELTENHAM 3192
- 312 BAY ROAD CHELTENHAM 3192
- 312A BAY ROAD CHELTENHAM 3192
- 313-315 BAY ROAD CHELTENHAM 3192
- 314A BAY ROAD CHELTENHAM 3192
- 314 BAY ROAD CHELTENHAM 3192
- 316 BAY ROAD CHELTENHAM 3192
- 317 BAY ROAD CHELTENHAM 3192
- 318 BAY ROAD CHELTENHAM 3192
- 319 BAY ROAD CHELTENHAM 3192
- 1A/320 BAY ROAD CHELTENHAM 3192
- 3A/320 BAY ROAD CHELTENHAM 3192
- 4A/320 BAY ROAD CHELTENHAM 3192
- 321 BAY ROAD CHELTENHAM 3192
- 323 BAY ROAD CHELTENHAM 3192
- 1/347-357 BAY ROAD CHELTENHAM 3192
- 2/347-357 BAY ROAD CHELTENHAM 3192
- 3/347-357 BAY ROAD CHELTENHAM 3192
- 4/347-357 BAY ROAD CHELTENHAM 3192
- 5/347-357 BAY ROAD CHELTENHAM 3192
- 6/347-357 BAY ROAD CHELTENHAM 3192
- 7/347-357 BAY ROAD CHELTENHAM 3192
- 8/347-357 BAY ROAD CHELTENHAM 3192
- 9/347-357 BAY ROAD CHELTENHAM 3192
- 10/347-357 BAY ROAD CHELTENHAM 3192
- 11/347-357 BAY ROAD CHELTENHAM 3192
- 12/347-357 BAY ROAD CHELTENHAM 3192
- 13/347-357 BAY ROAD CHELTENHAM 3192
- 14/347-357 BAY ROAD CHELTENHAM 3192
- 15/347-357 BAY ROAD CHELTENHAM 3192
- 16/347-357 BAY ROAD CHELTENHAM 3192
- 16A/347-357 BAY ROAD CHELTENHAM 3192
- 17/347-357 BAY ROAD CHELTENHAM 3192
- 18/347-357 BAY ROAD CHELTENHAM 3192
- 19/347-357 BAY ROAD CHELTENHAM 3192
- 20/347-357 BAY ROAD CHELTENHAM 3192
- 21/347-357 BAY ROAD CHELTENHAM 3192
- 22/347-357 BAY ROAD CHELTENHAM 3192
- 23/347-357 BAY ROAD CHELTENHAM 3192
- 24/347-357 BAY ROAD CHELTENHAM 3192
- 25/347-357 BAY ROAD CHELTENHAM 3192
- 411 BAY ROAD HIGHETT 3190
- 1 BEAUMARIS PARADE HIGHETT 3190
- 3 BEAUMARIS PARADE HIGHETT 3190
- 5 BEAUMARIS PARADE HIGHETT 3190
- 1 GRAHAM ROAD HIGHETT 3190
- 3 GRAHAM ROAD HIGHETT 3190
- 1/5 GRAHAM ROAD HIGHETT 3190
- 2/5 GRAHAM ROAD HIGHETT 3190
- 3/5 GRAHAM ROAD HIGHETT 3190
- 23 HAMLET STREET CHELTENHAM 3192
- 16-20 MARY AVENUE HIGHETT 3190
- 22 MARY AVENUE HIGHETT 3190
- 24-24A MARY AVENUE HIGHETT 3190
- 24 MARY AVENUE HIGHETT 3190
- 24A MARY AVENUE HIGHETT 3190
- 26 MARY AVENUE HIGHETT 3190
- NEPEAN HIGHWAY HIGHETT 3190
- 1117-1119 NEPEAN HIGHWAY HIGHETT 3190
- 1121 NEPEAN HIGHWAY HIGHETT 3190
- 1123 NEPEAN HIGHWAY HIGHETT 3190
- 1123A NEPEAN HIGHWAY HIGHETT 3190
- 1164-1168 NEPEAN HIGHWAY CHELTENHAM 3192
- 1184-1186 NEPEAN HIGHWAY CHELTENHAM 3192
- 1188 NEPEAN HIGHWAY CHELTENHAM 3192
- 1190-1212 NEPEAN HIGHWAY CHELTENHAM 3192
- 1214 NEPEAN HIGHWAY CHELTENHAM 3192
- 1216 NEPEAN HIGHWAY CHELTENHAM 3192
- 390 RESERVE ROAD CHELTENHAM 3192
- 2 TIBROCKNEY STREET HIGHETT 3190
- 4-6 TIBROCKNEY STREET HIGHETT 3190

5.2 Clayton Structure Plan Area

One property was identified within the PCL records located on sensitive land use change areas of the Clayton Structure Plan Area. The address for this property is:

- 1418A CENTRE ROAD CLAYTON SOUTH 3169

5.3 Monash Structure Plan Area

91 properties were identified within the PCL records located on sensitive land use change areas of the Monash Structure Plan Area. The addresses for these properties are:

- 1/567-577 BLACKBURN ROAD NOTTING HILL 3168
- 2/567-577 BLACKBURN ROAD NOTTING HILL 3168
- 585-589 BLACKBURN ROAD NOTTING HILL 3168
- 1/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 2/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 3/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 4/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 5/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 6/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 6A/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 7/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 8/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 9/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 10/585-589 BLACKBURN ROAD NOTTING HILL 3168
- 591 BLACKBURN ROAD NOTTING HILL 3168
- 1/593-595 BLACKBURN ROAD NOTTING HILL 3168
- 2/593-595 BLACKBURN ROAD NOTTING HILL 3168
- 597 BLACKBURN ROAD NOTTING HILL 3168
- 599 BLACKBURN ROAD NOTTING HILL 3168
- 601-609 BLACKBURN ROAD NOTTING HILL 3168
- 611 BLACKBURN ROAD NOTTING HILL 3168
- 625 BLACKBURN ROAD NOTTING HILL 3168
- 669 BLACKBURN ROAD CLAYTON 3168
- 2049-2055 DANDENONG ROAD CLAYTON 3168
- 2063 DANDENONG ROAD CLAYTON 3168
- 2071-2091 DANDENONG ROAD CLAYTON 3168
- 2093-2097 DANDENONG ROAD CLAYTON 3168
- 2103-2105 DANDENONG ROAD CLAYTON 3168
- 344 FERNTREE GULLY ROAD NOTTING HILL 3168
- 1/344 FERNTREE GULLY ROAD NOTTING HILL 3168
- 2/344 FERNTREE GULLY ROAD NOTTING HILL 3168
- 3/344 FERNTREE GULLY ROAD NOTTING HILL 3168
- 3-4/344 FERNTREE GULLY ROAD NOTTING HILL 3168
- 4/344 FERNTREE GULLY ROAD NOTTING HILL 3168
- 1-2/346 FERNTREE GULLY ROAD NOTTING HILL 3168
- 3/346 FERNTREE GULLY ROAD NOTTING HILL 3168
- 4/346 FERNTREE GULLY ROAD NOTTING HILL 3168
- 352-368 FERNTREE GULLY ROAD NOTTING HILL 3168
- 1B/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168
- 1A/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168
- 2/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168
- 3/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168

- 4/352-368 FERNTREE GULLY ROAD NOTTING HILL 3168
- 1/398-400 FERNTREE GULLY ROAD NOTTING HILL 3168
- 2/398-400 FERNTREE GULLY ROAD NOTTING HILL 3168
- 5 HOWLEYS ROAD NOTTING HILL 3168
- 7 HOWLEYS ROAD NOTTING HILL 3168
- 9 HOWLEYS ROAD NOTTING HILL 3168
- 9/21 HOWLEYS ROAD NOTTING HILL 3168
- 26-30 HOWLEYS ROAD NOTTING HILL 3168
- 1/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 2/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 3/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 4/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 5/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 6/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 7/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 8/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 9/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 10/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 11/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 12/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 13/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 14/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 15/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 16/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 17/26-30 HOWLEYS ROAD NOTTING HILL 3168
- 32-38 HOWLEYS ROAD NOTTING HILL 3168
- 1/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 2/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 3/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 4/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 5/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 6/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 7/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 8/39-45 HOWLEYS ROAD NOTTING HILL 3168
- 40-48 HOWLEYS ROAD NOTTING HILL 3168
- 49 HOWLEYS ROAD NOTTING HILL 3168
- 50 HOWLEYS ROAD NOTTING HILL 3168
- 51 HOWLEYS ROAD NOTTING HILL 3168
- 54 HOWLEYS ROAD NOTTING HILL 3168
- 1/54 HOWLEYS ROAD NOTTING HILL 3168
- 2/54 HOWLEYS ROAD NOTTING HILL 3168
- 3/54 HOWLEYS ROAD NOTTING HILL 3168
- 4/54 HOWLEYS ROAD NOTTING HILL 3168
- 5/54 HOWLEYS ROAD NOTTING HILL 3168
- 6/54 HOWLEYS ROAD NOTTING HILL 3168
- 7/54 HOWLEYS ROAD NOTTING HILL 3168
- 8/54 HOWLEYS ROAD NOTTING HILL 3168
- 9/54 HOWLEYS ROAD NOTTING HILL 3168
- 10/54 HOWLEYS ROAD NOTTING HILL 3168

5.4 Glen Waverley Structure Plan Area

No properties meeting the criteria established in Section 2.1 were identified.

5.5 Burwood Structure Plan Area

72 properties were identified within the PCL records located on sensitive land use change areas of the Burwood Structure Plan Area. The addresses for these properties are:

- 57 BURWOOD HIGHWAY BURWOOD 3125
- 59-61 BURWOOD HIGHWAY BURWOOD 3125
- 63 BURWOOD HIGHWAY BURWOOD 3125
- 77 BURWOOD HIGHWAY BURWOOD 3125
- 110-112 BURWOOD HIGHWAY BURWOOD 3125
- 115 BURWOOD HIGHWAY BURWOOD 3125
- 117-119 BURWOOD HIGHWAY BURWOOD 3125
- 121 BURWOOD HIGHWAY BURWOOD 3125
- 128-134 BURWOOD HIGHWAY BURWOOD 3125
- 136 BURWOOD HIGHWAY BURWOOD 3125
- 138-140 BURWOOD HIGHWAY BURWOOD 3125
- 142 BURWOOD HIGHWAY BURWOOD 3125

- 144 BURWOOD HIGHWAY BURWOOD 3125
- 2 EDWARDS STREET BURWOOD 3125
- Highbury Road Burwood 3125
- 127 Highbury Road Burwood 3125
- 1/127 Highbury Road Burwood 3125
- 2/127 Highbury Road Burwood 3125
- 3/127 Highbury Road Burwood 3125
- 4/127 Highbury Road Burwood 3125
- 5/127 Highbury Road Burwood 3125
- 6/127 Highbury Road Burwood 3125
- 7/127 Highbury Road Burwood 3125
- 8/127 Highbury Road Burwood 3125
- 9/127 Highbury Road Burwood 3125
- 10/127 Highbury Road Burwood 3125
- 11/127 Highbury Road Burwood 3125
- 12/127 Highbury Road Burwood 3125
- 13-14/127 Highbury Road Burwood 3125
- 15/127 Highbury Road Burwood 3125
- 16/127 Highbury Road Burwood 3125
- 17/127 Highbury Road Burwood 3125
- 18/127 Highbury Road Burwood 3125
- 19/127 Highbury Road Burwood 3125
- 20/127 Highbury Road Burwood 3125
- 21/127 Highbury Road Burwood 3125
- 22/127 Highbury Road Burwood 3125
- 23/127 Highbury Road Burwood 3125
- 24/127 Highbury Road Burwood 3125
- 25/127 Highbury Road Burwood 3125
- 26/127 Highbury Road Burwood 3125
- 27/127 Highbury Road Burwood 3125
- 28/127 Highbury Road Burwood 3125
- 29/127 Highbury Road Burwood 3125
- 30/127 Highbury Road Burwood 3125
- 31/127 Highbury Road Burwood 3125
- 32/127 Highbury Road Burwood 3125
- 33/127 Highbury Road Burwood 3125
- 34/127 Highbury Road Burwood 3125
- 35/127 Highbury Road Burwood 3125
- 36/127 Highbury Road Burwood 3125
- 37/127 Highbury Road Burwood 3125
- 38/127 Highbury Road Burwood 3125
- 39/127 Highbury Road Burwood 3125
- 40/127 Highbury Road Burwood 3125
- 41-42/127 Highbury Road Burwood 3125
- 43/127 Highbury Road Burwood 3125
- 44/127 Highbury Road Burwood 3125
- 45/127 Highbury Road Burwood 3125
- 46/127 Highbury Road Burwood 3125
- 47/127 Highbury Road Burwood 3125
- 48/127 Highbury Road Burwood 3125
- 49/127 Highbury Road Burwood 3125
- 50/127 Highbury Road Burwood 3125
- 51/127 Highbury Road Burwood 3125
- 1/5-13 Sinnott Street Burwood 3125
- 2/5-13 Sinnott Street Burwood 3125
- 3/5-13 Sinnott Street Burwood 3125
- 4/5-13 Sinnott Street Burwood 3125
- 5/5-13 Sinnott Street Burwood 3125
- 6/5-13 Sinnott Street Burwood 3125
- 2-8 Somers Street Burwood 3125


5.6 Box Hill Structure Plan Area

Seven properties were identified within the PCL records located on sensitive land use change areas of the Box Hill Structure Plan Area. The addresses for these properties are:

- 480-482 STATION STREET BOX HILL 3128
- 482A STATION STREET BOX HILL 3128
- 484 STATION STREET BOX HILL 3128
- 1/486 STATION STREET BOX HILL 3128
- 2/486 STATION STREET BOX HILL 3128
- 3/486 STATION STREET BOX HILL 3128
- 500 STATION STREET BOX HILL 3128

6. References

AJM-JV, 2025, SRL East Draft Structure Plan – Land Contamination Technical Report.



Appendix A
**SRL East Draft
Structure Plan
– Land
Contamination
Technical
Report**

Suburban Rail Loop

PREPARED FOR SUBURBAN RAIL LOOP AUTHORITY

**SRL EAST DRAFT STRUCTURE PLAN –
LAND CONTAMINATION TECHNICAL
REPORT**

FEBRUARY 2025

REVISION 01



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This document is based on the information available, and the assumptions made, as at the date of the document. For further information, please refer to the assumptions, limitations and uncertainties set out in the methodology section of this document.

This document should be read in full and no excerpts are to be taken as representative of the findings.

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Appendix B - Cheltenham Structure Plan Area results

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Appendix D - Monash Structure Plan Area results

Appendix E - Glen Waverley Structure Plan Area results

Appendix F - Burwood Structure Plan Area results

Appendix G - Box Hill Structure Plan Area results

Glossary and abbreviations

TERM	DEFINITION
Contaminated land	Land is contaminated if waste, a chemical substance or a prescribed substance is present on or under the surface of the land, and the waste, chemical substance or prescribed substance: (a) is present in a concentration above the background level; and (b) creates a risk of harm to human health or the environment.
Dataframe	Data in the R environment, similar to a table in Excel
DTP	Department of Transport and Planning
EAO	Environmental Audit Overlay ¹
EPA Victoria	Environment Protection Authority Victoria
GIS	Geographic information system
NEPM	National Environment Protection Measures – Assessment of Site Contamination ²
PCA	Potentially contaminating activity
PCL	Potentially contaminated land
PSA	Planning scheme amendment
R	Free software environment for statistical computing and graphics ³
Risk	In the context of contaminated land, risk is a chance of an adverse effect on human health or the environment (of whatever degree or duration)
SRL	Suburban Rail Loop
SRLA	Suburban Rail Loop Authority

¹ <https://www.environment.vic.gov.au/sustainability/victoria-uneearthed/about-the-data/environmental-audit-overlay>

² <https://www.nepc.gov.au/nepms/assessment-site-contamination>

³ <https://www.r-project.org/>

Executive summary

As part of the Suburban Rail Loop (SRL) East project, Draft Structure Plans (Structure Plans) are being prepared for the neighbourhoods surrounding the new underground stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill.

The Structure Plans will set a vision and framework to guide growth and change in each neighbourhood, while protecting and preserving the character and features people love about them now.

The SRL East Structure Plan – Contaminated Land Technical Report considers the presence of potentially contaminated land within each SRL East Structure Plan Area and follows the requirements of Ministerial Direction No.1 Potentially Contaminated Land.

Planning Practice Note 30: Potentially contaminated land (PPN30) has provided the basis for much of this technical assessment. It describes three key steps in assessing a planning proposal relating to potentially contaminated land, namely:

Step 1. Is land potentially contaminated?

Step 2. What assessment is required?

Step 3. Is the land suitable, or can it be made suitable for the proposed use?

This assessment provides the information required for Step 1. Land identified by this assessment broadly fits into one of three categories:

1. Regulated contaminated land
2. Potentially contaminated land, or
3. Adjacent to regulated or potentially contaminated land.

The findings of the assessment are summarised below.

FINDINGS

Based on publicly available information, the assessment identified 1208 sites in the six SRL East Structure Plan Areas for which a planning response is required to determine or manage the presence and potential risk of contamination. The number of sites in each Structure Plan Area is listed in the Table below and listed uniquely so that sites are not reported twice (or more). Sites for which an EAO has already been applied have not been considered for requiring a planning response in the assessment undertaken.

SITES IDENTIFIED AS POTENTIALLY CONTAMINATED LAND

STRUCTURE PLAN AREA	REGULATED CONTAMINATED LAND (NON-EAO)	POTENTIALLY CONTAMINATED LAND (HIGH)	POTENTIALLY CONTAMINATED LAND (MEDIUM)	TOTAL SITES IDENTIFIED
Cheltenham	9	199	95	303
Clayton	2	108	65	175
Monash	1	103	26	130
Glen Waverley	1	47	36	84
Burwood	2	162	63	227
Box Hill	2	125	162	289
Total	17	744	447	1208

RECOMMENDATIONS

Structure planning

The report identifies 1208 sites of known or potential contamination. Noting that their management is a matter for consideration via the Planning Scheme Amendments for the areas they are located within, there are two recommendations:

1. That the sites identified, including the rationale supporting the identification, be made publicly available.
2. That the Planning Scheme Amendments drafted by SRLA introduce planning controls, or other appropriate response, requiring that the land identified is suitable or made to be suitable, for future sensitive uses or development proposals containing sensitive uses.

1. Introduction

Suburban Rail Loop (SRL) is a transformational project that will help shape Melbourne's growth in the decades ahead. It will better connect Victorians to jobs, retail, education, health services and each other – and help Melbourne evolve into a 'city of centres'.

SRL will deliver a 90-kilometre rail line linking every major train service from the Frankston Line to the Werribee Line via Melbourne Airport.

SRL East from Cheltenham to Box Hill will connect major employment, health, education and retail destinations in Melbourne's east and south east. Twin 26-kilometre tunnels will link priority growth suburbs in the municipalities of Bayside, Kingston, Monash and Whitehorse.

SRL East Structure Plan Areas will surround the six new underground stations at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill.

1.1 Purpose of this report

This SRL East Structure Plan – Contaminated Land Technical Report will inform the development of the Draft Structure Plans (Structure Plans) to guide land use planning and development in the SRL East Structure Plan Areas.

The report describes the existing potentially contaminated land in each Structure Plan Area based on a review of publicly available information sources.

Recommendations to consider when developing the Structure Plans are made, with the objective to avoid, minimise or manage potential negative impacts of change, and to maximise potential for positive change.

1.2 Project context

Construction of the SRL East underground stations is underway at Cheltenham, Clayton, Monash, Glen Waverley, Burwood and Box Hill. This provides an opportunity to enhance the surrounding neighbourhoods. SRL East will support thriving and sustainable neighbourhoods and communities that offer diverse and affordable housing options, with easy access to jobs, transport networks, open space, and community facilities and services.

A vision for each SRL East neighbourhood has been developed in consultation with the community and stakeholders each Structure Plan Area and surrounds. The visions set out the long-term aspirations for these areas, ensuring they are ready to meet the needs of the growing population.

Figure 1.1 shows SRL East in the context of the entire SRL project and Melbourne's rail network.

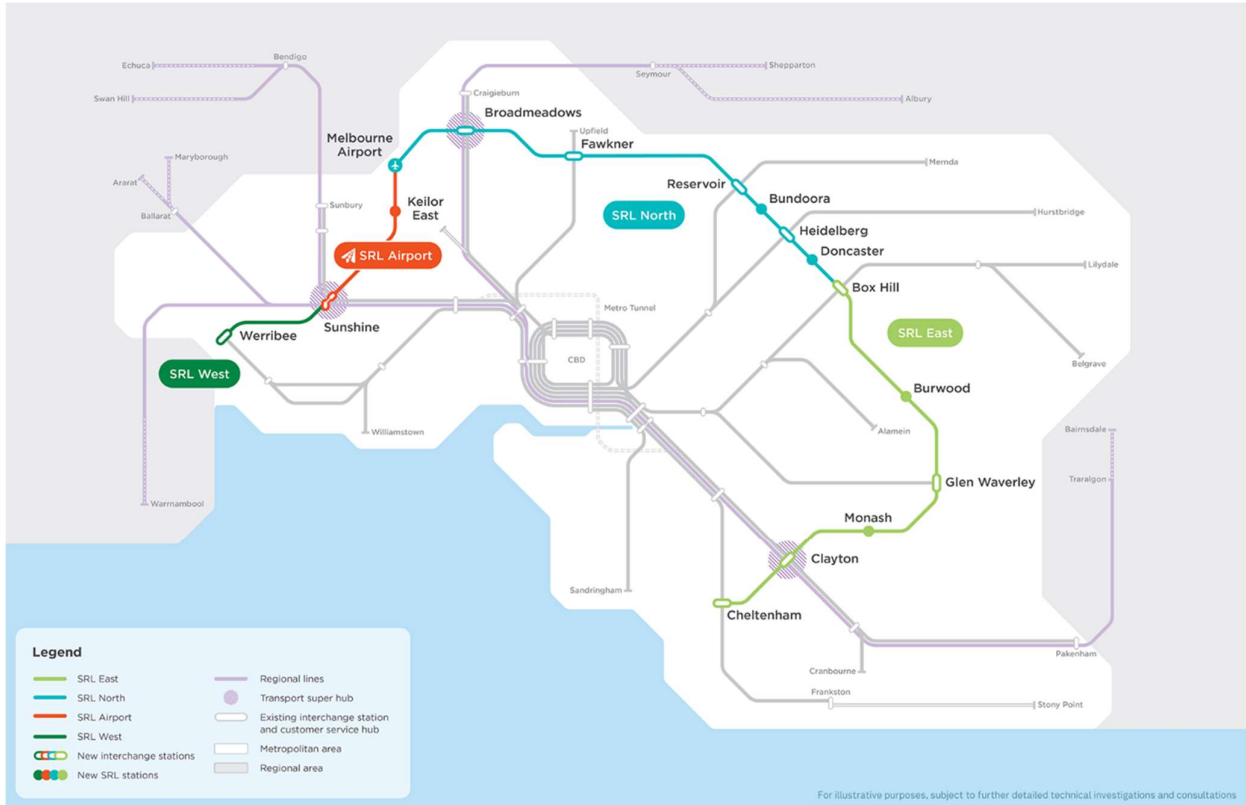


FIGURE 1.1 SRL EAST CONTEXT IN MELBOURNE'S RAIL NETWORK

1.3 Structure planning

Structure Plans have been prepared for defined areas surrounding the new SRL East stations to help deliver the vision for each SRL East neighbourhood.

The Structure Plans cover the defined SRL East Structure Plan Areas that can support the most growth and change. These areas cover a walkable catchment that extends from the SRL station entrances. Additional places are included within each defined Structure Plan Area as required to make planning guidance more robust and effective, and to align with each community's aspirations and current and future needs.

A Structure Plan is a blueprint to guide how an area develops and changes over a period of time. Structure Plans describe how future growth within the area will be managed in an appropriate and sustainable way to achieve social, economic and environmental objectives. The Structure Plans cover a wide range of matters such as transport connections and car parking, housing and commercial development, community infrastructure, urban design, open space, water and energy management, climate resilience and sustainability.

By tailoring planning decisions to reflect the needs of a defined area, Structure Plans give effect to the policies and objectives set for these areas and cater for changing community needs. They also provide certainty for residents, businesses and developers by identifying the preferred locations and timing of future land uses, development and infrastructure provision.

Structure Plans take a flexible and responsive approach that enables places to evolve over time.

Planning scheme amendments will be required to implement the Structure Plans into the planning schemes of the cities of Bayside, Kingston, Monash and Whitehorse.

1.4 Contaminated land

Contamination⁴ refers to soils, groundwater and ground gases where concentrations of hazardous chemicals exceed those specified in policies and regulations or are at such a concentration as to cause an unacceptable risk to human health or the environment or to materially impact the development being proposed. Contamination is generally caused by historic land use management practices, particularly those related to industrial processes, waste disposal and the storage and use of chemicals.

Given the historical and current industrial use of land within each SRL East Structure Plan Area, the presence of contaminated land has the potential to be a significant factor for planning considerations.

1.5 Structure of this report

Section 1 provides the background and context of the technical assessment.

Section 2 explains the methodology for the technical assessment.

Section 3 defines the six SRL East Structure Plan Areas.

Section 4 summarises legislation, policies and other documents relevant to the assessment.

Section 5 describes the findings of potential sources of land contamination in each Structure Plan Area.

Section 6 identifies the recommendations relating to land contamination that will impact land use planning and development in each Structure Plan Area.

⁴ Contamination is defined in the National Environment Protection (Assessment of Site Contamination) Measure (1999) as the condition of land or water where any chemical substance or waste has been added as a direct or indirect result of human activity at above background level and represents, or potentially represents, an adverse health or environmental impact. Chemical substance means any organic or inorganic substance, whether liquid, solid or gaseous.

2. Methodology

The methodology for the contaminated land technical assessment is consistent with standard contaminated land practice, and is detailed in Appendix A. Broadly, the assessment involved:

- Study Areas for the technical assessment were identified. For this assessment the Study Areas are the same area as the SRL East Structure Plan Areas (see Section 3).
- Legislation, policies and documents relevant to the assessment, and to land use planning and development in the SRL East Structure Plan Areas were reviewed (see Section 4).
- Desktop searches were undertaken of publicly available and privately held databases for potentially contaminated land, including:
 - » Environmental Audit Overlays
 - » Environment Protection Authority (EPA) Victoria audited sites
 - » EPA Victoria priority sites
 - » Historical gasworks sites
 - » Historical landfills
 - » Historical business records from Sands & McDougall and Universal Business Directory.
- Historical business records were compared with and matched to potentially contaminating activities described in Table 2 of PPN30 by utilising scripts authored in R followed by a 100% validation check.
- Sites identified as potentially contaminated as per the guidance and requirements of Ministerial Direction No. 1 Potentially Contaminated Land (MD1) and Planning Practice Note 30 have been provided in figures and tables (detailed in Appendices B to G and summarised in the sections below). Sites are included on the basis of meeting one of the following criteria:
 - » The site has an unresolved environmental audit (a Certificate of Environmental Audit is the threshold for a resolved audit) or priority site designation and is not already affected by an EAO.
 - » Its historical or current operation is identified as having a 'high potential for contamination' in Table 2 of PPN30
 - » It is adjacent to a current or historically operated site identified as an 'Adjacent contaminating activity' in Table 2 of PPN30.

2.1 Assumptions and limitations

The purpose of the contaminated land technical assessment was to identify sites associated with potentially contaminated activities and to inform the development of the Structure Plans. The methodology was developed to conform with Ministerial Direction No. 1 and Planning Practice Note 30, and aligns with guidance provided by the Department of Transport and Planning for identifying potentially contaminated land.

This assessment primarily relied on available desk study information as provided in Lotsearch™ reports and other publicly available data (as referenced in the report). Specific limitations in the data searches by Lotsearch™ are noted in the associated Lotsearch™ reports. The accuracy and completeness of these reports was not verified as part of this assessment.

The *Landfill buffer guideline* (EPA, 2024) provides guidance on the separation distances between landfills (operational and closed) and that these buffers should be considered when preparing or assessing:

- Planning scheme amendments, planning permit applications and EPA permissions applications for new, expanded or varied landfills
- Planning scheme amendments, precinct structure plans and planning permit applications that would lead to land use or development within the buffer of an operating or closed landfill.

Noting that there is a separate planning control for landfills, the consideration of landfills in this assessment is limited to only those sites which are immediately adjacent to a landfill.

Sites with a medium potential for contamination have been directly considered where an adjacent potentially contaminating activity has been identified. PPN30 provides two other settings for which a medium potential for contamination may exist, grouped under “ancillary use or activities” and “agriculture and animal production” in Table 2 of PPN30.

Ancillary use or activities are those which are potentially contaminative and are conducted in support of a primary activity which is not identified by PPN30 as having a high potential for contamination. These sites have been implicitly identified by the methodology with the category “Building, Trades, and Products Manufacture”. However – as a conservative measure – the buildings, trades, and products manufacture category has been considered as having a high potential for contamination in this assessment due to the ambiguity of business activity descriptions available in the historical record.

The third category for a medium potential for contamination of a site is historical agricultural or animal production. Given that former historic agricultural uses were located across the large areas in Melbourne there is potential for broadscale ambient background contamination from a variety of agriculture related contaminants (such as pesticides). Noting that historical agricultural activities in “middle Melbourne” broadly ceased early in the twentieth century and that there is no current agricultural land within the structure plan boundaries this medium potential contaminated land use has not been considered further in this assessment.

No site visits or site investigations were completed, nor were consultations with occupiers or owners of industrial and commercial premises undertaken. The passage of time, manifestation of latent conditions or impacts of future events may require further examination of the project, and subsequent assessment, and re-evaluation of the findings, observations and conclusions in this report.

3. SRL East Structure Plan Areas

This section defines the Structure Plan Area in each SRL East neighbourhood.

3.1 Cheltenham Structure Plan Area

The Cheltenham Structure Plan Area surrounds the SRL station at Cheltenham in the cities of Kingston and Bayside.

The Structure Plan Area is generally bordered by residential land north of Stayner Grove and Alison Street to the north, residential land east of Chesterville Road to the east, Park Road to the south and Middleton Street and Worthing Road to the west.

The Structure Plan Area is intersected by the Nepean Highway and the Frankston Line.

The Cheltenham Structure Plan Area is shown in Figure 3.1.



FIGURE 3.1 CHELTENHAM STRUCTURE PLAN AREA

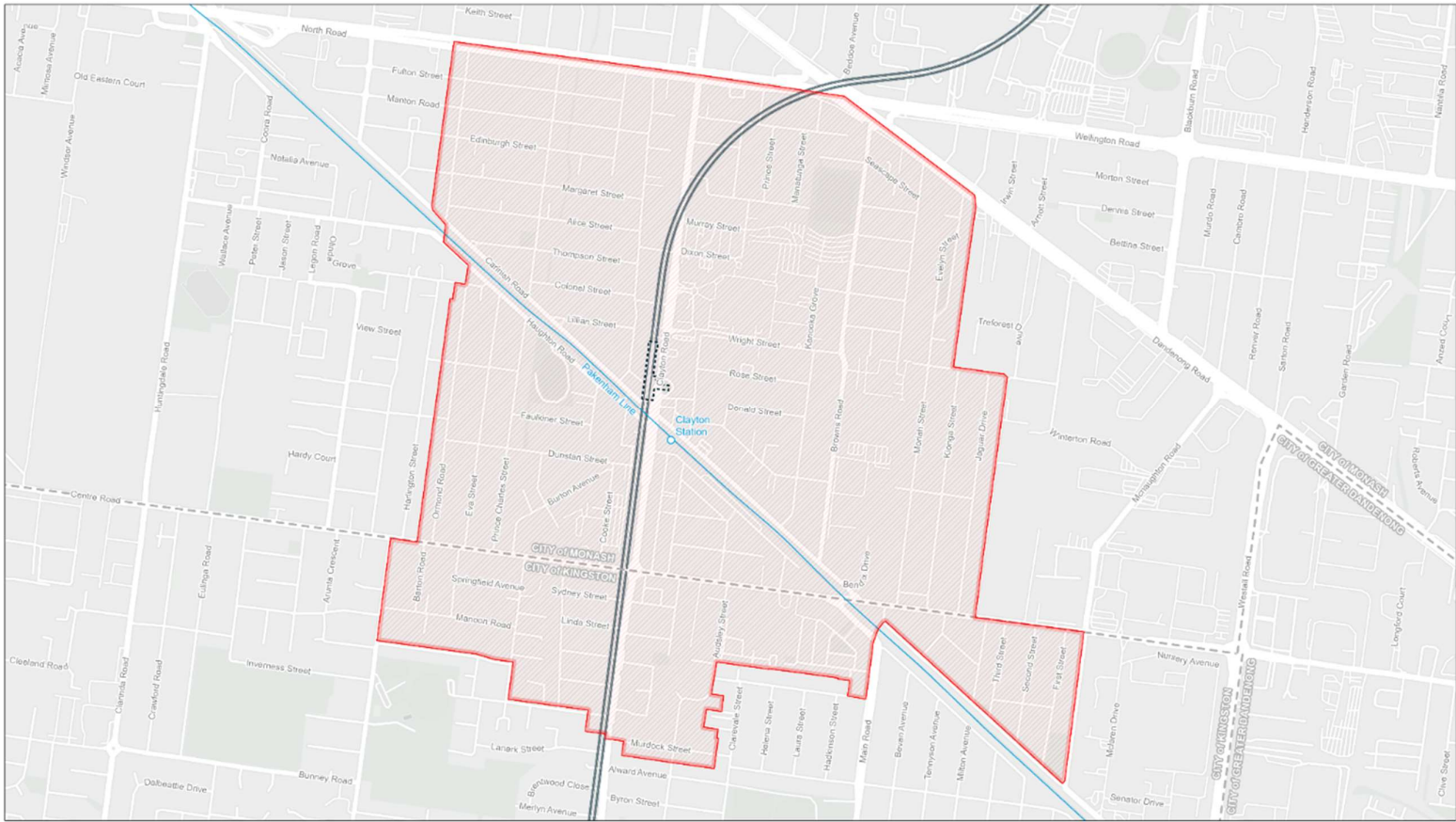
3.2 Clayton Structure Plan Area

The Clayton Structure Plan Area surrounds the SRL station at Clayton in the cities of Monash and Kingston.

The Structure Plan Area is generally bordered by North Road / Wellington Road to the north, Ormond Road to the west, residential lots between Alward Avenue and Murdock Street, and parts of the Cranbourne / Pakenham Line to the south, and Kombi Road and Buckland Street to the east.

Dandenong Road is a major road, running in a north-west to south-east alignment through the edge of the Structure Plan Area. The existing Cranbourne / Pakenham Line intersects the Structure Plan Area in an east-west alignment.

The Clayton Structure Plan Area is shown in Figure 3.2.



Study Area

- Structure Plan Area
- Suburban Rail Loop East Alignment
- Suburban Rail Loop East Station Box
- Local Government Area (LGA) Boundary

Data Sources:

- AJM Vic 2024
- Esti 2024
- SRLA 2024
- VicMap 2024

Suburban Rail Loop
Clayton Precinct
 Structure Plan Boundary Study Area

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508101
 Revision: A 4

Drawn By: L. Tilly
 Approved By: A. Marrell
 Date: 16/05/2024
 Map Size: A3

0 700
 Metres
 Coordinate System: GDA2020 MGA Zone 56

ajm **aurecon**
Joint Venture **Jacobs**
M M
MOTT **MACDONALD**

FIGURE 3.2 CLAYTON STRUCTURE PLAN AREA

3.3 Monash Structure Plan Area

The Monash Structure Plan Area surrounds the SRL station at Monash in the City of Monash.

It is generally bordered by Wellington Road and Princes Highway to the south, Gardiner Road and residential properties between Clayton Road and Dover Street to the west, land north of Ferntree Gully Road to the north and a reservation for a future road, which forms a natural barrier to properties to the east.

Monash University Clayton campus is located in the Monash Structure Plan Area.

The Monash Structure Plan Area is shown in Figure 3.3.



FIGURE 3.3 MONASH STRUCTURE PLAN AREA

3.4 Glen Waverley Structure Plan Area

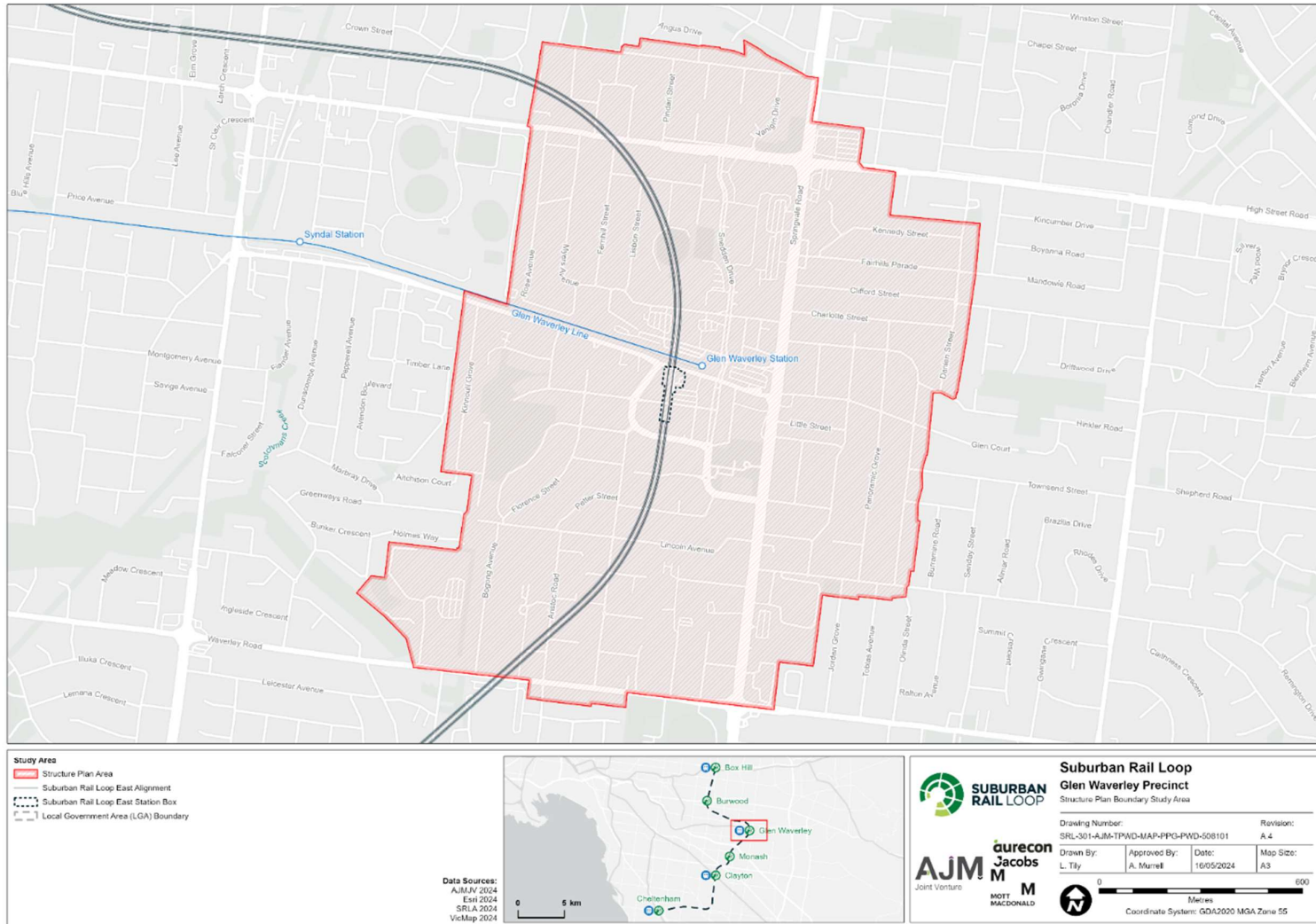
The Glen Waverley Structure Plan Area surrounds the SRL station at Glen Waverley in the City of Monash.

It is generally bordered by residential properties along Madeline Street to the north, Danien Street and The Outlook to the east, Waverley Road to the south and Kinnoull Grove and Rose Avenue to the west.

Coleman Parade and the existing Glen Waverley Line intersect the centre of the Structure Plan Area in an east-west alignment.

Key arterial roads include Springvale Road which intersects the Structure Plan Area in a north-south alignment, and High Street Road and Waverley Road.

The Glen Waverley Structure Plan Area is shown in Figure 3.4.



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FIGURE 3.4 GLEN WAVERLEY STRUCTURE PLAN AREA

3.5 Burwood Structure Plan Area

The Burwood Structure Plan Area surrounds the SRL station at Burwood. The Structure Plan Area is mainly located in the City of Whitehorse, with the southern portion south of Highbury Road extending into the City of Monash.

The Structure Plan Area is generally bounded by Uganda Street, Deakin University, Inverness Avenue, Bronte Avenue and Yarra Bing Crescent to the north, Andrews Street, Wridgway Avenue, Prospect Street and Huntingdale Road to the east, Zodiac Street, Ashwood Drive, Carmody Street and Barlyn Road to the south and Sixth Avenue, Evans Street, Warrigal Road, Parer Street and Meldan Street to the west.

Burwood Highway intersects the centre of the Structure Plan Area in an east-west alignment.

Deakin University Burwood campus is located in the Structure Plan Area.

The Burwood Structure Plan Area is shown in Figure 3.5.

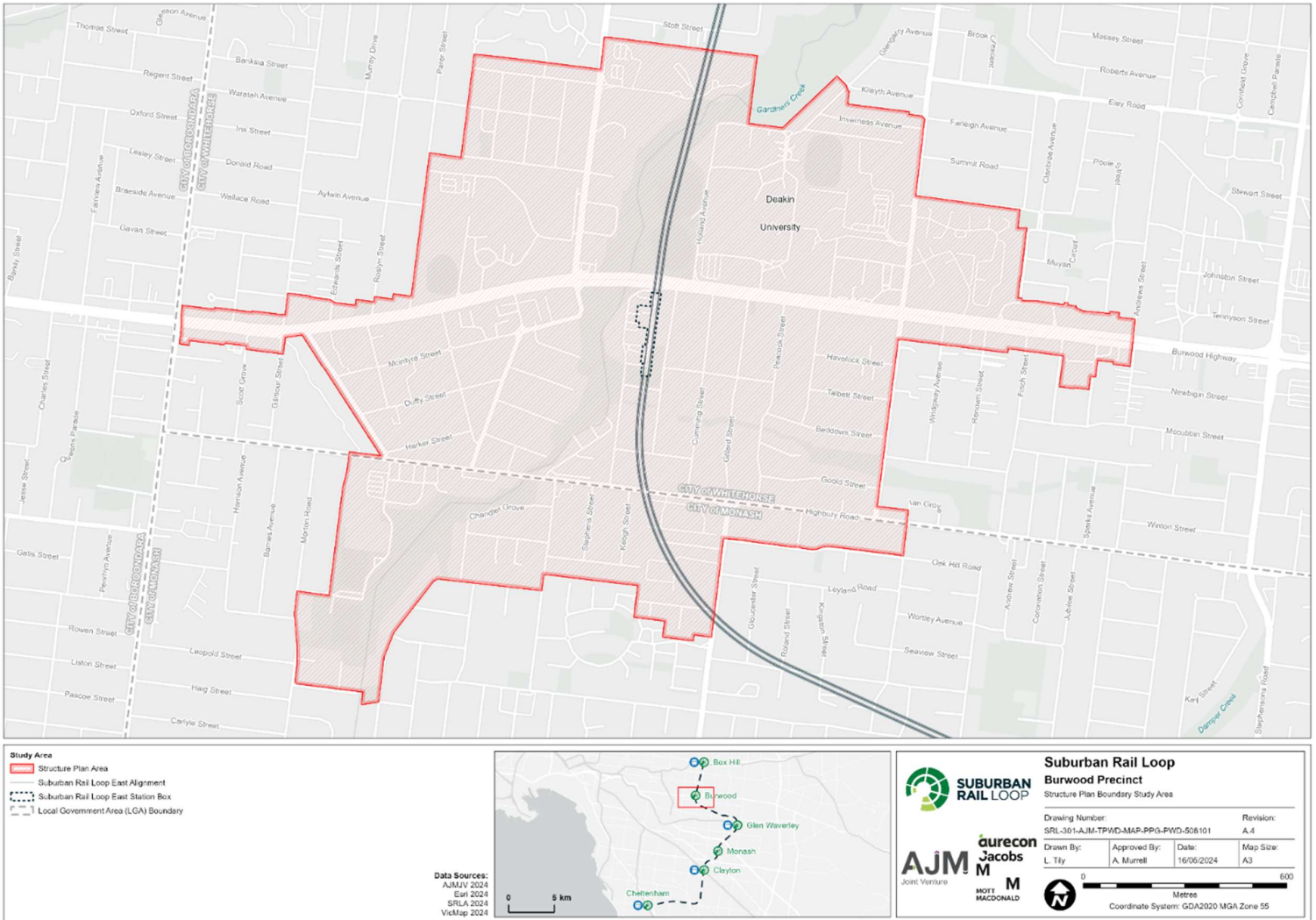


FIGURE 3.5 BURWOOD STRUCTURE PLAN AREA

3.6 Box Hill Structure Plan Area

The Box Hill Structure Plan Area surrounds the SRL station at Box Hill in the City of Whitehorse.

It is generally bordered by Severn Street and McKean Street to the north, Clota Avenue and Laburnum Street to the east, slightly west of Elgar Road to the west and Canterbury Road to the south.

Whitehorse Road / Maroondah Highway and the existing Belgrave / Lilydale Line intersect the centre of the Structure Plan Area in an east-west alignment. The main road corridors include Whitehorse Road, Elgar Road and Station Street.

The Box Hill Structure Plan Area is shown in Figure 3.6.

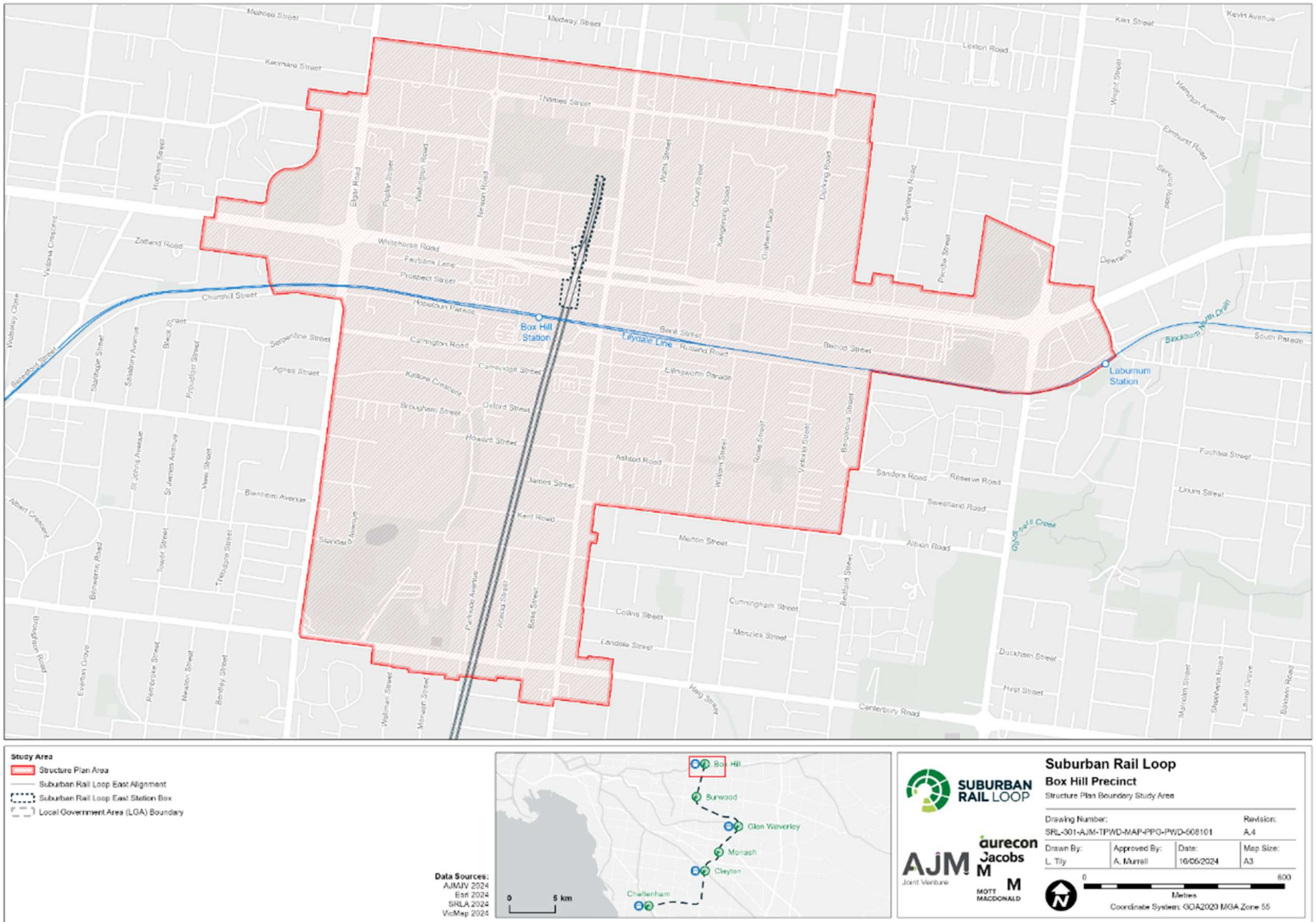


FIGURE 3.6 BOX HILL STRUCTURE PLAN AREA

4. Legislative and policy context

The assessment and management of contaminated land for SRL East is mainly regulated by the *Environment Protection Act 2017* (Vic) (as amended by the *Environment Protection Act 2018*), and Regulations relating to planning, environmental protection and occupational health and safety. The Environment Protection Act is the principal environmental legislation in Victoria. The procedures for preparing and amending planning provisions and planning schemes are set out in the *Planning and Environment Act 1987* (Vic), associated regulations and Ministerial Directions.

Key aspects of the Environment Protection Act in relation to contaminated land and structure planning for SRL East legal and regulatory obligations, policies and guidance relating to contaminated land itself, and waste. The Act is supported by *Environment Protection Regulations 2021* (the 'Regulations'). The regulation of safety in the workplace is legislated by the *Occupational Health and Safety Act 2004* (Vic).

Under MD1, potentially contaminated land is defined as land:

- a) *used or known to have been used for industry or mining;*
- b) *used or known to have been used for the storage of chemicals, gas, wastes or liquid fuel (other than minor above-ground storage that is not ancillary to another use of the land); or*
- c) *where a known past or present activity or event (occurring on or off the land) may have caused contamination on the land.*

And sensitive use is defined as: *a residential use, a child care centre, kindergarten, a pre-school centre, primary school, even if ancillary to another use.*

The sections below provide an overview of the planning regulatory context which guided the scope and methodology of this technical assessment.

4.1 Planning Regulatory Framework

The planning system requires consideration of potentially contaminated land in decisions about change of land use and development. The system requires applicants to provide adequate information on the potential for contamination to have adverse effects, where the land is known to have been used for potentially contaminating purposes. This provides the opportunity to appropriately address contamination in line with the proposal.

The regulatory framework which sets out the requirements for considering contaminated land in planning scheme amendments is summarised below.

4.1.1 PLANNING AND ENVIRONMENT ACT 1987

The Planning and Environment Act sets out duties of the planning authority when preparing a planning scheme amendment (PSA). Under section 12 of the Act and as relevant to contaminated land, the planning authority:

- Must have regard to the Ministerial Directions (see below)
- Must have regard to the Victoria Planning Provisions (VPP) (and specifically Clause 13.04-1S)
- Must take into account any significant effects which it considers the scheme or amendment might have on the environment or which it considers the environment might have on any use or development envisaged in the scheme or amendment

- Must take into account its social effects and economic effects.

In other words, the planning authority must understand and appropriately respond to the risk of contamination to human health and the environment using the prescribed tools within the VPP. This understanding extends beyond the focus of Ministerial Direction 1 Potentially Contaminated Land (MD1) which applies only to PSAs which allow a sensitive use.

Further, and relevant to planning permits, section 60 of the Planning and Environment Act requires a responsible authority, before deciding on a permit application to consider ‘any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development’. This means the responsible authority in determining a permit application must be satisfied it has appropriately considered and addressed contaminated land.

4.1.2 MINISTERIAL DIRECTIONS

Ministerial directions provide guidance as to how planning authorities should prepare planning schemes and PSAs. There are two directions relevant to contaminated land.

Ministerial Direction No. 1 Potentially Contaminated Land (MD1)

The purpose of MD1 is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by contamination.

MD1 applies to PSAs that allow (whether or not subject to the grant of a permit) land to be used for a sensitive use, children’s playground or secondary school. It requires the planning authority to satisfy itself whether the land is contaminated, and if so, that the environmental conditions of that land are, or will be, suitable for the proposed sensitive use. The planning authority must do that by:

1. A preliminary risk screen assessment (PRSA) statement stating that no audit is required, or
2. An environmental audit statement stating the land is suitable for the proposed use, or
3. Where complying with 1 or 2 is difficult or inappropriate, deferring these requirements through application of an Environmental Audit Overlay (EAO) or other appropriate measure.

An exemption to MD1 may be granted. PPN30 describes examples of where an exemption may be appropriate, including:

- Potentially contaminated land is already used for a sensitive use, agriculture or open space
- Prior industry use of the land was benign and unlikely to result in any contamination
- If there is a regional strategy to manage contamination (such as former gold mining activities).

Ministerial Direction No. 19 The Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health (MD19)

MD19 requires a planning authority to seek early advice from EPA Victoria when undertaking strategic planning and preparing a PSA that may result in significant impacts on the environment, amenity and human health due to pollution and waste. Specifically, this includes the preparation of PSAs which allow the use or development of potentially contaminated land and/or trigger the requirements of MD1.

The PSA must describe how the views of EPA Victoria have been addressed, and this forms part of the Minister’s assessment of the PSA.

4.1.3 PLANNING PRACTICE NOTE 30: POTENTIALLY CONTAMINATED LAND

Planning Practice Note 30: Potentially contaminated land (PPN30) provides guidance about how to identify potentially contaminated land, the appropriate level of assessment of contamination for an amendment or planning permit, and appropriate provisions in PSAs, including the application of the EAO. It is a guide to

assist planning and responsible authorities and others understand the regulatory framework for considering contaminated land, with explanations as to how each component of the framework should be administered including practical steps to ensure obligations are met.

PPN30 has provided the basis for this technical assessment. It describes three key steps in assessing a planning proposal relating to potentially contaminated land:

- Step 1. Is land potentially contaminated?
- Step 2. What assessment is required?
- Step 3. Is the land suitable, or can it be made suitable for the proposed use?

This assessment provides the information required for Step 1 (as described in Section 2 and Appendix A). The recommended approaches for assessing potentially contaminated land from PPN30 are provided below.

Planning proposal		Potential for contamination	
		High	Medium
Uses defined in Ministerial Direction No. 1, the EAO, and clause 13.04-1S			
<ul style="list-style-type: none"> · Sensitive uses: Residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use. · Children's playground · Secondary school 	New use, or buildings and works associated with a new use	A	B
	Buildings and works associated with an existing use	B	B
Other land use			
<ul style="list-style-type: none"> Open space Agriculture Retail or office Industry or warehouse 	New use, or buildings and works associated with a new or existing use	C	D

	Planning Scheme Amendment	Planning Permit Application
A	PRSA or audit option applies Proceeding directly to an audit is recommended.	PRSA or audit option applies Proceeding directly to an audit is recommended.
B	PRSA or audit option applies PRSA to determine need for audit is recommended.	PRSA or audit option applies PRSA to determine need for audit is recommended.
C	PSI to inform need for audit is recommended	PSI to inform need for audit is recommended
D	Planning authority to document consideration of potential for contamination to impact proposal	Responsible authority to document consideration of potential for contamination to impact proposal

FIGURE 4.1 RECOMMENDED APPROACH TO ASSESSING POTENTIALLY CONTAMINATED LAND (SOURCE: PPN30)

4.1.4 VICTORIA PLANNING PROVISIONS (VPP)

A planning authority must also consider the planning policy framework of the VPP, including clause 13.04-1S Contaminated and potentially contaminated land. Clause 13.04-1S aims to ensure that contaminated and potentially contaminated land is, or will be, suitable for its intended future use and development, and that this land is used and developed safely.

The EAO is a tool applied to sites that have known, identified or reasonably suspected contamination, or potential contamination. It indicates an environmental audit is required prior to that land being used for a sensitive use. MD1 indicates that an EAO should be applied to land where the deferral of the requirement

(also under MD1) to undertake a PRSA or environmental audit has been deemed inappropriate at the time of the assessment.

4.2 Proposed planning scheme amendments

The SRL planning area declaration was published in the *Victoria Government Gazette* on 7 December 2023 and took effect on and from 8 December 2023.

As gazetted, the declaration makes SRLA a planning authority under the Planning and Environment Act for any land to which a SRL planning area declaration applies and has effect. This means that SRLA may prepare PSAs within the declared SRL planning areas.

SRLA is preparing PSAs to support six Structure Plans across the four local government areas of Whitehorse, Monash, Kingston and Bayside. As part of the PSAs, it is expected the relevant planning scheme ordinance will be amended including, but not limited to, amendments to the existing policies and controls as well as introducing new provisions. Notably, a key aspect of the PSA involves the proposed rezoning of the majority of the existing SRL East Structure Plan Areas.

The preferred outcome per MD1 for land identified relative to a PSA as presenting a risk due to contamination is to conduct an audit to determine if the land is suitable for the proposed use, prior to the approval of the PSA. MD1 allows that where this is difficult or inappropriate, the application of EAO or other appropriate measure, which would also be undertaken via the proposed PSAs, is permissible. PPN30 provides further direction as to relevant considerations for the planning authority in deferring the environmental audit, being:

- Whether there is reasonable confidence the land can be made suitable for its proposed use – that contamination will not preclude that use.
- Whether there will be a practical mechanism available to mitigate or manage any contamination identified during the environmental audit process, such through the design of the development
- Whether there will be a subsequent planning approval required; this may provide opportunity to include any restrictions on use or conditions on development recommended by the environmental audit.

SRLA may consider the application of the EAO or other control to parcels identified through this reporting process as requiring an audit before the commencement of a sensitive use. PPN30 specifies that *audit system requirements must be met at the time of the amendment unless the planning authority determines that compliance with this requirement is difficult or inappropriate*. Reasons of impracticality for SRLA include the scale of the project (multiple Structure Plans across multiple jurisdictions) and the nature of the land affected being largely in private ownership.

SRLA has considered the above PPN30 direction as follows:

- In line with PPN30, most land can be made suitable for its proposed use through appropriate remediation. This assessment provides the evidence basis from which the Structure Plans will be finalised and mitigation where relevant is determined. In this way SRLA will seek to only propose a change in land use to allow sensitive uses to locations that can be made suitable for those uses.
- A variety of development design outcomes can appropriately mitigate the risk of interaction with contaminated materials present on site, as an alternative to remediating the site itself. These outcomes can be managed in conjunction with advice from the responsible authority and other regulatory authorities such as EPA Victoria.
- The new controls which apply to the Structure Plan Areas have not been confirmed. However, there is opportunity to set out requirements within these based on the findings of this report and future investigations. It is also noted that pursuant to section 60 of the Planning and Environment Act and clause 65.01 of the VPP, a responsible authority, before deciding on a permit application or approval of a plan, to consider as appropriate 'Any significant effects the environment, including the contamination of land, may have on the use or development'. In this manner, even without the presence of an EAO on the

land, any planning permit application within the SRL East Structure Plan Areas will need to consider contaminated land.

4.3 Audits and PRSAs

Environmental Audits (EAs) and preliminary risk screening assessments (PRSAs) are investigations undertaken by suitably qualified environmental practitioners with the oversight of an accredited environmental auditor. Where they differ is what they include and the standard to which they are completed. They are described and compared in the sections below.

4.4 Application of regulatory framework

This assessment is concerned with providing the preliminary desktop assessment of land required for SRLA as the planning authority to prepare Structure Plans. It determines whether the land has potential to be contaminated (Step 1 in PPN30 for assessing planning proposals for potentially contaminated land).

4.4.1 PRELIMINARY RISK SCREENING ASSESSMENT

A PRSA is most commonly conducted as a planning control due to an existing Environmental Audit Overlay (EAO), permit condition, or to support a planning scheme amendment. PRSAs may be completed in full by an accredited environmental auditor or by an environmental practitioner with an accredited auditor conducting review and preparing an accompanying PRSA statement.

A PRSA includes a preliminary site investigation identifying the site's history and current land use as a minimum, and may also include targeted sampling of environmental media at the site to confirm that contamination is not present. The auditor reviews the investigation and provides a PRSA statement which provides a summary review of the document and the reasons for the findings of the assessment. The outcome of the assessment is one of the following three options:

1. Contaminated land is unlikely. No need for an environmental audit.
2. Contaminated land is likely. No need for an environmental audit as there is no risk of harm based on the proposed site use. Note that site owners or occupiers may still have a duty to manage contaminated land.
3. Contaminated land is likely. An environmental audit is needed for further assessment.

4.4.2 ENVIRONMENTAL AUDITS

Where a PRSA assesses the potential for contamination to exist at a site, an audit typically begins from a position of assuming contamination to exist at a site. An environmental audit assesses the risks of harm to human health or the environment. It may assess the suitability of site uses (present and future). The purpose of an environmental audit is to:

- Assess the nature and extent of the risk of harm to human health or the environment – this may be from contaminated land, waste, pollution or an activity
- Recommend measures to manage the risk of harm to human health or the environment
- Make recommendations to manage the contaminated land, waste, pollution or activity.

In contrast with a PRSA, environmental audits are scoped by an environmental auditor which must be submitted to EPA Victoria. At a minimum, the scope must include:

- The identity of the site or activity the environmental audit covers
- The elements of the environment being assessed, such as land, water, air and noise
- Consideration of the standards and reference documents in the environmental audit
- Any exclusion from the environmental audit and the reason for the exclusion
- Identify the current or proposed site use (for suitability of land use audits).

At the conclusion of an environmental audit, an environmental audit statement (formerly 53X Statement of Environmental Audit) or an environmental audit certificate (formerly a 53X Certificate of Environmental Audit) is issued, each with prescribed inclusions. Broadly, a statement identifies what has occurred, been found, and what the site is suitable for, including any risks relating to the site and recommendations for managing the site. It may allow for a sensitive use, subject to conditions. A certificate is issued where the outcomes of the audit indicate the land is suitable for any use within the land use zoning.

5. Findings

This section sets out the results relating to land contamination that impact land use planning and development in the SRL East Structure Plan Areas. The sites summarised below and identified and detailed in Appendices B to G will require a PRSA at a minimum to confirm the presence or absence of contamination. At the conclusion of the PRSA, a statement from an accredited environmental auditor will allow it to be used for sensitive uses (per MD1) in an unencumbered manner, or recommend progressing to an environmental audit.

Where sites identified below are already subject to an environmental audit or an EAO, completion of an environmental audit and the issuance of a Certificate of Environmental Audit is necessary for the unencumbered development of a sensitive use at the site. A Statement of Environmental Audit may identify the potential for conditional sensitive use at the site, but typically requires bespoke engagement between the auditor and the developer.

5.1 Cheltenham Structure Plan Area

Records indicating the potential presence of contamination at lots within the Cheltenham Structure Plan Area are provided in full in Appendix B, with a summary below outlining the number of sites subject to regulation due to contamination, the number of sites with a high potential for contamination per PPN30 due to their historical use, and the number of additional sites potentially affected by land identified as having a medium potential for contamination due to their proximity to specific historical land uses.

- With respect to land subject to regulation within the Structure Plan Area, background searches identified:
 - » 12 EAOs, these sites – including their audits/priority site designations – do not figure in sums for sites requiring a planning response as they are already subject to a planning overlay
 - » Nine audited sites
 - » One priority site (this site is also subject to an audit).

In total there are nine unique sites subject to regulatory involvement (not counting sites affected by an EAO) requiring a planning response in the Structure Plan Area.

- There are 199 number of sites identified with a **high potential for contamination** due to historical business activities conducted at them (parcels of land identified in the points above are excluded from this total).
- There are 95 sites identified as adjacent to a site of specific historical use (per PPN30) with a high potential for contamination (parcels of land identified in the points above are excluded from this total). These sites are considered to have a **medium potential for contamination**.

Combined, there are 303 **unique** sites within the Cheltenham Structure Plan Area requiring a planning response.

5.2 Clayton Structure Plan Area

Records indicating the potential presence of contamination at lots within the Clayton Structure Plan Area are provided in full in Appendix C, with a summary below outlining the number of sites subject to regulation due to contamination, the number of sites with a high potential for contamination per PPN30 due to their historical use, and the number of additional sites potentially affected by land identified as having a medium potential for contamination due to their proximity to specific historical land uses.

- With respect to land subject to regulation within the Structure Plan Area, background searches identified:
 - » Three EAOs, these sites – including their audits/priority site designations – do not figure in sums for sites requiring a planning response as they are already subject to a planning overlay

- » Two audited sites
- » No priority sites.

In total there are two unique sites subject to regulatory involvement (not counting sites affected by an EAO) requiring a planning response in the Structure Plan Area.

- There are 108 sites identified with a **high potential for contamination** due to historical business activities conducted at them (parcels of land identified in the points above are excluded from this total).
- There are 65 sites identified as adjacent to a site of specific historical use (per PPN30) with a high potential for contamination (parcels of land identified in the points above are excluded from this total). These sites are considered to have a **medium potential for contamination**.

Combined, there are 175 **unique** sites within the Clayton Structure Plan Area requiring a planning response.

5.3 Monash Structure Plan Area

Records indicating the potential presence of contamination at lots within the Monash Structure Plan Area are provided in full in Appendix D, with a summary below outlining the number of sites subject to regulation due to contamination, the number of sites with a high potential for contamination per PPN30 due to their historical use, and the number of additional sites potentially affected by land identified as having a medium potential for contamination due to their proximity to specific historical land uses.

- With respect to land subject to regulation within the Structure Plan Area, background searches identified:
 - » Three EAOs, these sites – including their audits/priority site designations – do not figure in sums for sites requiring a planning response as they are already subject to a planning overlay
 - » One audited site
 - » No priority sites.

In total there is one site subject to regulatory involvement (not counting sites affected by an EAO) requiring a planning response in the Structure Plan Area.

- There are 103 sites identified with a high potential for contamination due to historical business activities conducted at them (parcels of land identified in the points above are excluded from this total).
- There are 26 sites identified as adjacent to a site of specific historical use (per PPN30) with a high potential for contamination (parcels of land identified in the points above are excluded from this total). These sites are considered to have a medium potential for contamination.

Combined, there are 130 **unique** sites within the Monash Structure Plan Area requiring a planning response.

5.4 Glen Waverley Structure Plan Area

Records indicating the potential presence of contamination at lots within the Glen Waverley Structure Plan Area are provided in full in Appendix E, with a summary below outlining the number of sites subject to regulation due to contamination, the number of sites with a high potential for contamination per PPN30 due to their historical use, and the number of additional sites potentially affected by land identified as having a medium potential for contamination due to their proximity to specific historical land uses.

- With respect to land subject to regulation within the Structure Plan Area, background searches identified:
 - » One EAO, this site – including its audits/priority site designations – do not figure in sums for sites requiring a planning response as they are already subject to a planning overlay
 - » One audited site
 - » One priority site (this site is the same site which has been audited).

In total there is one site subject to regulatory involvement (not counting sites affected by an EAO) requiring a planning response in the Structure Plan Area.

- There are 47 sites identified with a **high potential for contamination** due to historical business activities conducted at them (parcels of land identified in the points above are excluded from this total).
- There are 36 sites identified as adjacent to a site of specific historical use (per PPN30) with a high potential for contamination (parcels of land identified in the points above are excluded from this total). These sites are considered to have a **medium potential for contamination**.

Combined, there are 84 **unique** sites within the Glen Waverley Structure Plan Area requiring a planning response.

5.5 Burwood Structure Plan Area

Records indicating the potential presence of contamination at lots within the Burwood Structure Plan Area are provided in full in Appendix F, with a summary below outlining the number of sites subject to regulation due to contamination, the number of sites with a high potential for contamination per PPN30 due to their historical use, and the number of additional sites potentially affected by land identified as having a medium potential for contamination due to their proximity to specific historical land uses.

- With respect to land subject to regulation within the Structure Plan Area, background searches identified:
 - » Two EAOs, these sites – including their audits/priority site designations – do not figure in sums for sites requiring a planning response as they are already subject to a planning overlay
 - » Two audited sites
 - » No priority sites

In total there are two sites subject to regulatory involvement (not counting sites affected by an EAO) requiring a planning response in the Structure Plan Area.

- There are 162 sites identified with a **high potential for contamination** due to historical business activities conducted at them (parcels of land identified in the points above are excluded from this total).
- There are 63 sites identified as adjacent to a site of specific historical use (per PPN30) with a high potential for contamination (parcels of land identified in the points above are excluded from this total). These sites are considered to have a **medium potential for contamination**.

Combined, there are 227 **unique** sites within the Burwood Structure Plan Area requiring a planning response.

5.6 Box Hill Structure Plan Area

Records indicating the potential presence of contamination at lots within the Box Hill Structure Plan Area are provided in full in Appendix G, with a summary below outlining the number of sites subject to regulation due to contamination, the number of sites with a high potential for contamination per PPN30 due to their historical use, and the number of additional sites potentially affected by land identified as having a medium potential for contamination due to their proximity to specific historical land uses.

- With respect to land subject to regulation within the Structure Plan Area, background searches identified:
 - » Three EAOs, these sites – including their audits/priority site designations – do not figure in sums for sites requiring a planning response as they are already subject to a planning overlay
 - » Two audited sites
 - » No priority sites.

In total there are two sites subject to regulatory involvement (not counting sites affected by an EAO) requiring a planning response in the Structure Plan Area.

- There are 125 sites identified with a **high potential for contamination** due to historical business activities conducted at them (parcels of land identified in the points above are excluded from this total).

- There are 162 sites identified as adjacent to a site of specific historical use (per PPN30) with a high potential for contamination (parcels of land identified in the points above are excluded from this total). These sites are considered to have a **medium potential for contamination**.

Combined, there are 289 **unique** sites within the Box Hill Structure Plan Area requiring a planning response.

6. Recommendations

This section provides technical recommendations to manage land contamination when developing the Structure Plans. Recommendations relating to the planning response of the technical findings are beyond the scope of this assessment.

6.1 Structure planning

The report identifies 1208 sites of known or potential contamination. Noting that their management is a matter for consideration via the Planning Scheme Amendments for the areas they are located within, there are two recommendations:

1. That the sites identified, including the rationale supporting the identification, be made publicly available.
2. That the Planning Scheme Amendments drafted by SRLA introduce planning controls, or other appropriate response, requiring that the land identified is suitable or made to be suitable, for future sensitive uses or development proposals containing sensitive uses.

References

DEECA, 2021, Planning Practice Note 30: Potentially contaminated land, July 2021 (updated August 2023).

EPA Victoria, 2021a, Contaminated Land Policy, Publication 1915, Environment Protection Authority Victoria, February 2021.

EPA Victoria, 2021b, Contaminated Land: Understanding Section 35 of the Environment Protection Act 2017 Publication 1940, February 2021.

EPA Victoria, 2021c, Environmental Auditor Guidelines – Provision of Statements and reports for Environmental Audits and Preliminary Risk Screen Assessments Publication 2022, EPA Publication August 2021.

EPA Victoria, 2024, Landfill buffer guideline, EPA Publication August 2024.

LotSearch, 2023, LS045346_EP Box Hill Precinct, Box Hill, VIC 3128

LotSearch, 2023, LS045354_EP Burwood Precinct, Burwood, VIC 3125

LotSearch, 2023, LS045300_EP Cheltenham Precinct, Cheltenham, VIC 3192

LotSearch, 2023, LS045308_EP Clayton Precinct, Clayton, VIC 3168

LotSearch, 2023, LS045329_EP Glen Waverley Precinct, Glen Waverley, VIC 3150

LotSearch, 2023, LS045330_EP Monash Precinct, Monash, VIC 3800

NEPC, 2013, National Environment Protection (Assessment of Site Contamination) Measure 1999. Schedule B1: Guideline on Investigation Levels for Soil and Groundwater: National Environment Protection Council, Canberra.

NEPC, 2013, National Environment Protection (Assessment of Site Contamination) Measure 1999. Schedule B2: Guideline on Site Characterisation: National Environment Protection Council, Canberra.

Victorian Government, 2021, Ministerial Direction No. 1 Potentially Contaminated Land, Section 12(2) (a), Planning and Environment Act 1987, Victoria.

Appendix A
**Detailed
methodology**



1 Introduction

This Appendix presents the rationale and methods used to identify potentially contaminated land within the SRL East Structure Plan Areas.

Given the scale of the Structure Plan Areas and the number of sites (and records) a method was devised that mines the available publicly available data using R-scripts. This involves in the first instance identifying parcels of land already regulated or otherwise known to the Environment Protection Authority Victoria (EPA Victoria). In addition to the publicly known contaminated land sites, potential contaminated land was identified by associating descriptions of historical land against a dictionary of contaminative use key words, based on the listing of potential contaminative land uses set out in Ministerial Direction No.1 Potentially Contaminated Land. Planning Practice Note 30: Potentially contaminated land (Department of Environment, Land, Water and Planning, 2021) (PPN30). Finally, land adjacent to known and potential contaminated land uses in PPN30 was identified.

The outcome is a list of sites classified as one of the following:

- Regulated contaminated land
- Potential contaminated land (high)
- Potential contaminated land (medium).

2 Background

An appropriate way to consider potentially contaminated land that is useful to inform structure planning at a strategic level as the application of the current guidance in Planning Practice Note 30: Potentially contaminated land (Department of Environment, Land, Water and Planning, 2021) (PPN30).

The following criteria (or rules) were followed in the provision of this assessment:

- a) It is compatible with best practice guidance in completing preliminary contaminated land investigations.
- b) It meets the reasonable and practicable test.
- c) The method is transparent and reproducible.
- d) The data used is readily retrievable.
- e) Where professional judgement and experience is used, the rationale is clearly set out.
- f) That any uncertainties are clearly described and discussed.

Even in meeting these criteria, there will be gaps and ambiguities. However, implementing the methodology will minimise any potential issues and identify any residual issues. Land is identified as contaminated or potentially contaminated if:

- It meets rule (a) above, as it follows PPN30 and the approach set out in Sections 3.3 and 3.6 of Schedule B2 to the National Environment Protection Measures (NEPM) (NEPC, 2013)
- It meets rule (b) above being 'reasonably practicable' with respect to the overarching objectives of this task – if contaminant fate and transport or assessment or the sensitivity of receptors would also be considered, this would require site-specific data on the nature and extent of contaminated and hydrogeological setting and specificity with respect to the receptor
- It meets rule (c) above, as the calculations relate to what is essentially factual data that is publicly available
- It meets rules (d and e) above, as it relies on data that is publicly retrievable from accessible sources
- Given the simplistic nature of the method, uncertainties would be more constrained and thus easier to discuss (meeting rule (f)).

Finally (and importantly) the method itself is not suggesting any hazard or risk ranking of the sites. Further investigations would be required to determine the actual nature and extent of contamination associated hazards and risks and what management or mitigation actions are required.

The remainder of this methodology outlines the method itself (Section 3), the outputs (Section 4) and finishes with a discussion (Section 5). The results of the assessment are included in the main report.

3 Method

The approach outlined in the sections below explains the guidance provided by PPN30 on the identification of potentially contaminated land with publicly available data, inputs based on professional experience, and is broadly aligned with similar approaches internationally. The approach favours the usage of the R environment (as statistical and spatial analyses may be conducted together in tandem, and it provides more flexibility and precision than Microsoft Excel and ArcGIS), although the methodology below is repeatable in Excel and ArcGIS.

Figure A-1 shows the methodology as a flow chart.

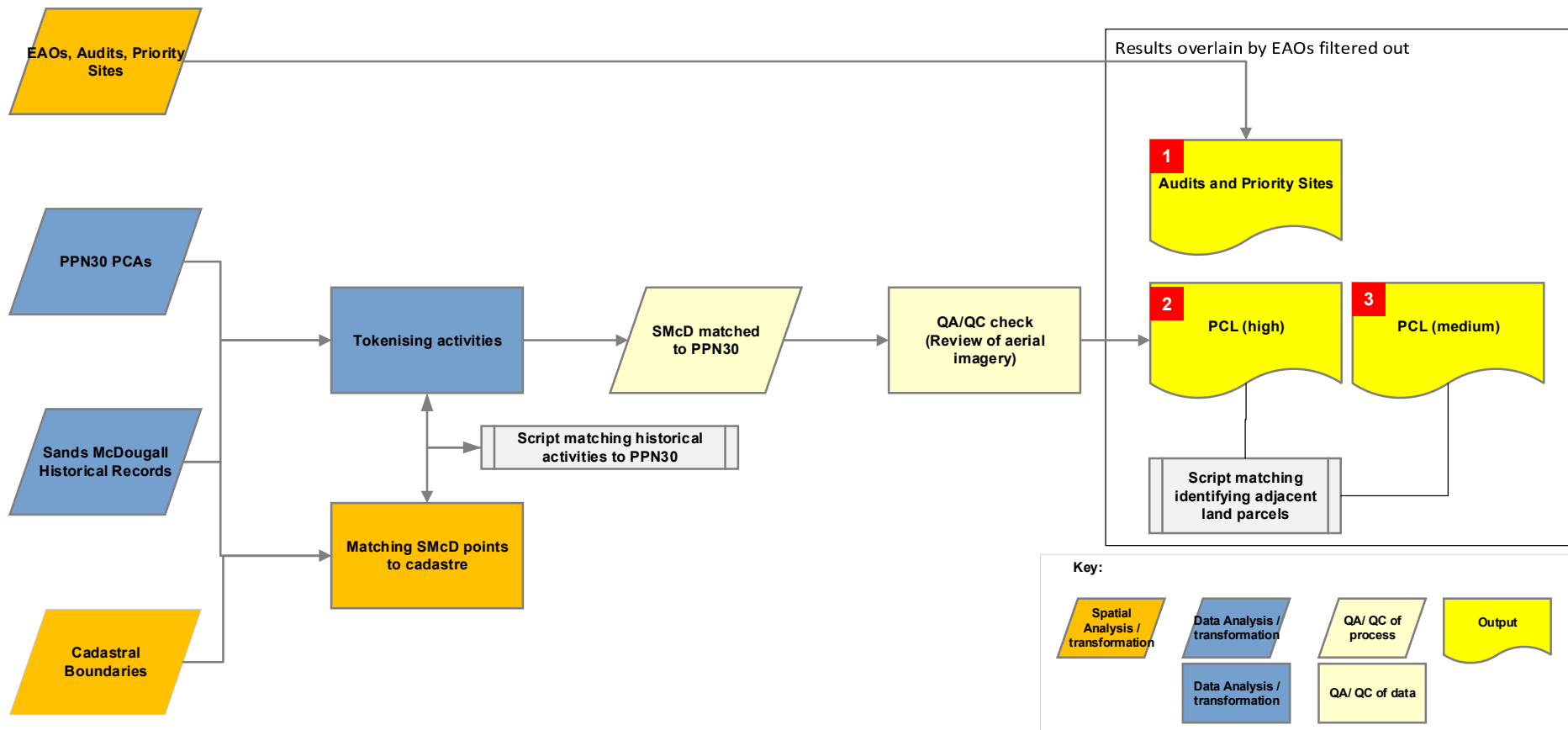


FIGURE A-1 POTENTIALLY CONTAMINATED LAND METHODOLOGY FLOW CHART

4 Data sources

This assessment relies upon publicly available data listed in Section 0, and created data described in Section 0.

4.1 PUBLICLY AVAILABLE DATA

Cadastre

Cadastral data was obtained from the Department of Transport and Planning for each SRL East Structure Plan Area (+1000 m). The data is supplied as polygons within a shape file for a geographic information system (GIS).

Sands and McDougall historical business records

Historical business activity recorded by Sands and McDougall was obtained for each SRL East Structure Plan Area (+1000 m). This data is supplied as points within a shape file for a GIS. Associated with the points are the following data that relied upon for this assessment:

- MapId: Identifier for the point
- Activity: Brief description of the activity undertaken at the MapId
- Premise: Name of the business and its address at the MapId
- Year: Year in which the activity and premise is associated with the MapId.
- LocConf: Confidence of the location, it may be located exactly (number at street), approximately (corners of street), or generally (street name only).

EPA Victoria public registers

The following data was relied upon from EPA Victoria:

- EPA environmental audits
- EPA priority sites.

These two datasets were supplied as polygons within a shape file for a GIS.

Environmental Audit Overlays

Planning overlays were obtained from the Department of Transport and Planning. These overlays were filtered, with only Environmental Audit Overlays (EAOs) retained. This data is supplied as polygons within a shape file for a GIS.

Aerial imagery

Aerial imagery for each SRL East Structure Plan Area was obtained in approximately 10-year intervals. Aerials were supplied as PDF documents.

4.2 SYNTHETIC DATA

Synthetic data is data which has been created as part of this assessment process, either as an input or as a tool for the application of processes in the assessment.

Structure Plan Areas

Structure plan boundaries have been devised for each of the six Structure Plan Areas. Shapefiles for each of these areas have been utilised to limit the search area for environmental audits, historical business records, EAOs, historical landfills, etc.

Dictionaries

Two dictionaries were developed to support the scripted matching of historical records to PPN30 activities identified as having a high potential for contamination. The first dictionary provides each land use identified in PPN30 as potentially contaminating, as well as a list of key synonyms present in the historical record for each activity provided in PPN30, which the script is taught to associate with PPN30. An example of this association (for pest control depots) is provided below:

"pesticide" = c("insecticide", "pesticide", "fumigation"),

The second dictionary provides a list of tokens (words broken to their roots) for each of the activities presented in the first dictionary matched with the PPN30 activity, and a second list of all of the historical activities present in the Sands and McDougall data matched to their tokens. The tokens from each list are then matched. This second dictionary enables the association of similar terms/uses to the one described in PPN30.

5 Determining potentially contaminating activity

Potentially contaminating activities were determined by passing the activity attribute for each of the historical business activities present within each Structure Plan Area through a dictionary of terms and words related to contaminating activities (described above in Section 4) with a script in R. In addition to a word-for-word match, words in the source data (Sands and McDougall) were broken and tokenised to their roots and compared with the second dictionary of tokens. Where a match was made, the record was published to a Potentially Contaminating Activity (PCA) list, where no match was made, the record was published to a non-PCA list. An example of this is provided below:

HISTORICAL ACTIVITY	ACTIVITY TOKENS	MATCHED ACTIVITY (PPN30)
MOTOR BODY REPAIRERS.	motor, bodi, repair	Automotive repair/engine works

Historical businesses with a PCA were then carried through to the next step of this process.

6 Associating potentially contaminating activity to PPN30

Each PCA was provisionally matched by script to an activity identified in PPN30 as having a high potential for contamination (Table 2, PPN30). Every match was reviewed by suitably qualified contaminated land practitioners, with revision made where a better match was available on the basis of contextual understanding unable to be scripted.

Each of those revisions were reviewed by another party and confirmed or rejected, where upon a second rejection, a final match would be made.

Noting that PPN30 is provided as guidance only and nominates itself as inexhaustive in its listing of potentially contaminating activities, additional categories of PCA have been designated at this step to capture manufacturing generally (Building, Trades, and Products Manufacturing) and sites which may have engaged in the storage or use of firefighting foams.

7 Associating potentially contaminating activity to cadastre

PCA – still at this stage existing as point data – was intersected with the cadastral data (polygons) obtained from the Department of Transport and Planning based on the unique parcel feature identifier, which may be a subdivision of a lot.

The 2024 cadastre in many instances is different to the lot boundaries and configurations contemporary to the historical data used by this process and so the spatial intersection was reviewed alongside aerial imagery and where an historical activity obviously occurred outside the boundaries of the intersection made by the GIS operation, an intersection with the parent lot boundary was instead made. This affects approximately 80 sites in the final output.

Once a PCA is associated to cadastre, the cadastre is considered potentially contaminated land (PCL). Reflecting the change of land use over time, PCL may have multiple recorded PCAs. Up to two matched activities are provided per MapId in the appendices; the provision of which is based on the dominant activity at the site and – where relevant – if there has been an activity at the site which is specifically identified by PPN30 in Table 2 as having potential to impact offsite location.

8 Quality assurance and quality control

To validate the PCLs, quality assurance (QA) and quality control (QC) assessments were completed at multiple stages of the methodology by suitably qualified contaminated land practitioners.

The initial QA/QC check consisted of a step-by-step review of the PCA and non-PCA lists generated from the scripted matching of PPN30 activities with the historical business activities present within each Structure Plan Area. The premises in each list were reviewed by assessing whether the associated historical records were appropriately matched by the associated PPN30 activities. The reviews considered the premise names, dates, historical aerials and publicly available imagery and maps. Where multiple PPN30 activities were justifiable, the PPN30 activity associated with the greater potential PCA were adopted as a conservative approach. Following review, the dictionary was iteratively updated, and the process run again. This was completed until the historical records in each list were determined to appropriately align with the corresponding PPN30 activities.

The next stage of QA/QC assessment followed establishing the PCL within each SRL East Structure Plan Area, where PCLs determined not to be affected by an EAO, audit, gasworks or priority site designation underwent visual review.

The initial visual review consisted of a high-level review of the cadastral data associated with the PCLs, to identify incorrect representation of lot boundaries (that is, if the polygon obtained from cadastral data represents common/ strata land such as a driveway between adjacent lots).

Following the initial review, the suitability of how each PCL was depicted by the cadastral data was assessed. This considered the area and nature of the historical business associated with the PCLs, and whether it has been accurately represented. Common instances where amendments were needed included lot boundaries and configurations of historical business that had changed over time and are no longer accurately depicted by the cadastral data (that is, the area of modern shopping centre represents the polygon for a former dry cleaner, which pre-dates the shopping centre). Cadastral data identified to be incorrect by the visual review were then amended.

9 Output

The output of this process is the following:

- Tables for each SRL East Structure Plan Area with all identified (1) regulated contaminated land, (2) potentially contaminated land (high), and (3) potentially contaminated land (medium). These tables are presented in the relevant appendix for each Structure Plan Area.

- Associated figures for each Structure Plan Area presenting the above.

10 Discussion

The method is based on the approach set out in PPN30.

While fundamentally simple, given the scale of the SRL East Structure Plan Areas being evaluated and the numbers of sites that have to be considered, a method was devised that mines the available publicly available data utilising R-scripts. An extensive verification process was undertaken on all the sites.

The outcome is a list of sites identified by a process that is compatible with the approach set out in PPN30.



Appendix B
**Cheltenham
Structure Plan
Area results**

1 Cheltenham

contaminated land

The following sections identify the sites which are regulated due to potential contamination within the Cheltenham Structure Plan Area. To meet the threshold to be considered 'regulated contaminated land', the site must satisfy one (or more) of the following criteria:

- 1) The site is subject to an Environmental Audit Overlay (EAO)¹.
- 2) The site is listed as an Environment Protection Authority Victoria (EPA Victoria) priority site².
- 3) The site has been subjected to an EPA Victoria environmental audit³ *and* has not received a certificate of environmental audit.

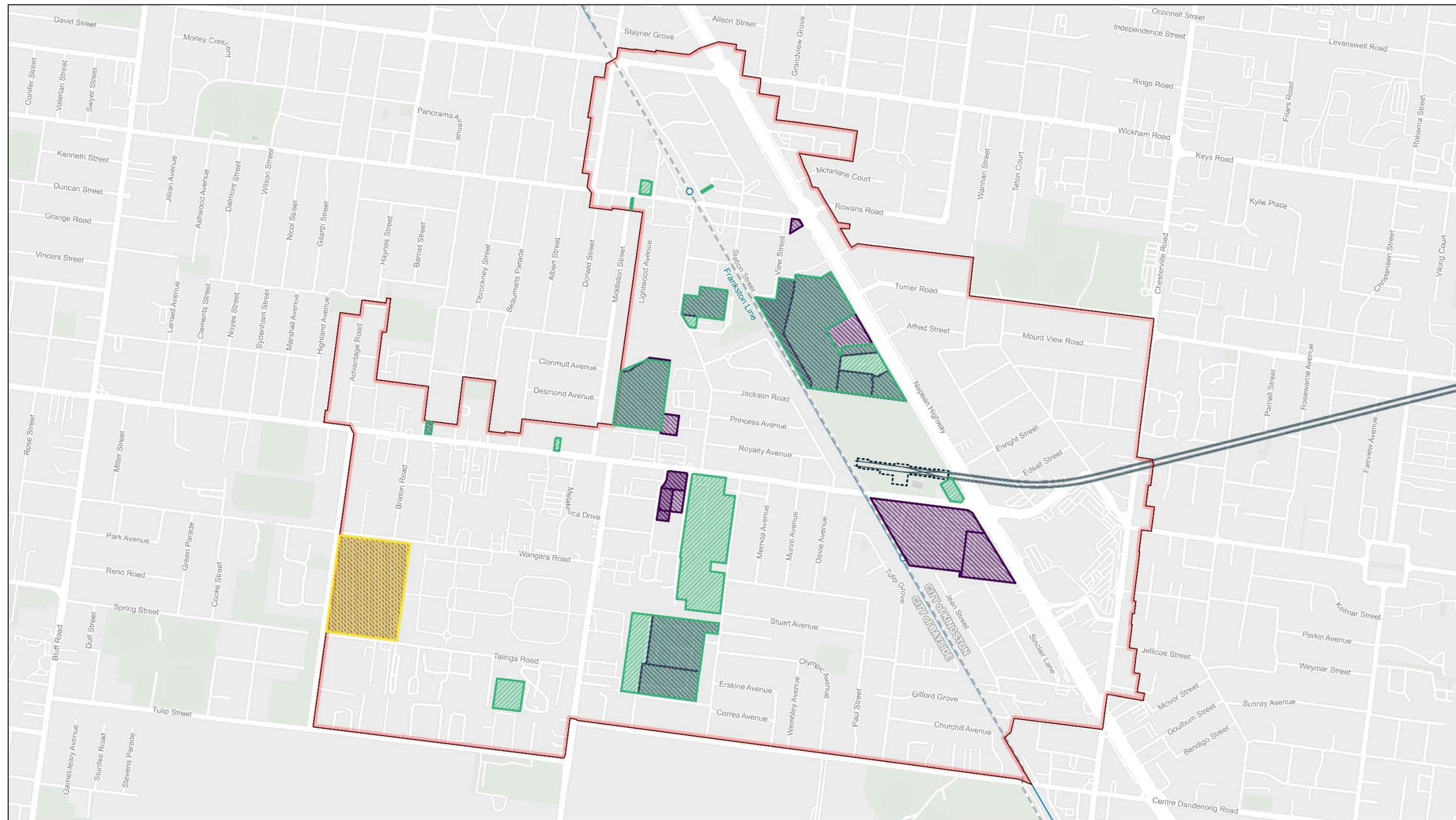
Sites identified in the following sections satisfy one or more of these criteria are considered 'regulated contaminated land' in this report. Figure 1 1 shows all identified sites in the Cheltenham Structure Plan Area.

¹ An Environmental Audit Overlay (EAO) is an overlay applied by planning authorities to land which is known or strongly suspected to be contaminated.

² An 'EPA priority site' is a site which is the subject of a notice issued by the EPA requiring management of contamination.

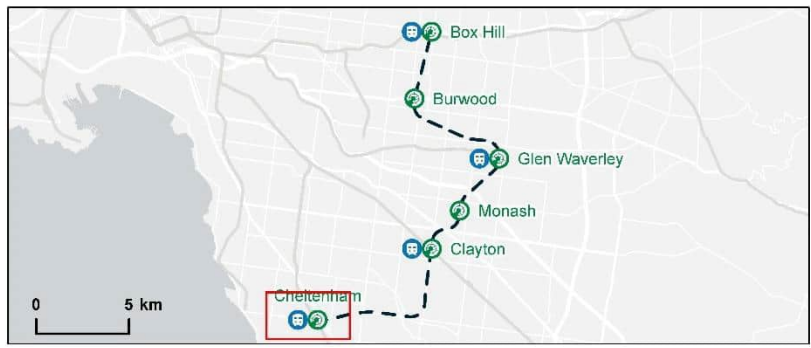
³ An 'EPA environmental audit' is an assessment undertaken by an EPA-approved auditor to evaluate the risk of harm that a site poses to human health or the environment, where each audit has a unique identifier referred to as the Computer Assisted Records Management System (CARMS) number. An audit may be undertaken as:

- a) A risk of harm audit (formerly known as a '53V audit'), which manages environmental risks in response to industrial activity or known contamination.
- b) A condition of the environment audit (formerly known as a '53X' audit), which assesses a site regarding the land use it may be suitably used for, usually resulting in the issue of a certificate of environmental audit (CoEA, where the site can be utilised for any land use) or a statement of environmental audit (SoEA, which outlines specific land uses that the site may be used for).



- Structure Plan Area
 - Suburban Rail Loop East Alignment
 - Suburban Rail Loop East Station Box
 - Existing Metro Line
 - Existing Metro Station
 - Local Government Area (LGA) Boundary
- Known Contaminated Land Site**
 - Environment Protection Authority (EPA) Audit Site
 - Environment Protection Authority (EPA) Priority Site
 - Environmental Audit Overlay

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024



Suburban Rail Loop

Joint Venture

MOTT MACDONALD

Suburban Rail Loop

Cheltenham Structure Plan Area

Known Contaminated Land

Drawing Number:		Revision:	
SRL-301-AJM-TPWD-MAP-PPG-PWD-508420		A.5	
Drawn By:	Approved By:	Date:	Map Size:
L. Tily	C. Ritchie	25/09/2024	A3

0 700

Metres

Coordinate System: GDA2020 MGA Zone 55

FIGURE 1-1 REGULATED CONTAMINATED LAND IN THE CHELTENHAM STRUCTURE PLAN AREA

1.1 Environmental Audit Overlays

Background searches indicated the presence of 12 Environmental Audit Overlays (EAOs) within the Cheltenham Structure Plan Area, as listed in Table 1-1.

TABLE 1-1 ENVIRONMENTAL AUDIT AREAS LOCATED IN THE CHELTENHAM STRUCTURE PLAN AREA

SITE NAME / ADDRESS	AREA (M ²)	ISSUE
270 Highett Road, Highett	199	Not specified
487 Highett Road, Highett	1419	Not specified
311 Bay Road, Cheltenham	641	Not specified
Bert Newton Retirement Village, 36-40 Graham Road, Highett	11,971	Historical industrial land use (See CARMS 75573-1 in Table 1-4)
Former Ramler (furniture manufacturing) site, 33 Jack Road, Cheltenham	58,194	Historical industrial land use (See CARMS 69782-1 and CARMS 72448-1 in Table 1-4)
Laminex, 332-336 Bay Road, Cheltenham	54,830	Current licensed activity (chemical works) and previous pollution notice
Tyreplus Cheltenham, 257 Bay Road, Cheltenham	680	Current mechanic (See CARMS 74276-1 in Table 1-4)
Bayside City Council Depot, 144 Talinga Road, Cheltenham	7805	Former prescribed industrial waste site and previous pollution notice
Former CSIRO site, 37 Graham Road, Highett	30,017	Historical industrial land use (See CARMS 68549-3 in Table 1-4)
Former Highett Gasworks, 1136-1148 Nepean Highway, Highett	87,297	Former gasworks site
Highett Dry Cleaners, 10 Railway Parade, Highett	234	Current dry cleaners
United Petroleum Highett, 1152 Nepean Highway, Highett	2895	Current service station

1.2 Priority sites

The one priority site identified within the Cheltenham Structure Plan Area is listed in Table 1-2.

TABLE 1-2 PRIORITY SITES LOCATED WITHIN THE CHELTENHAM STRUCTURE PLAN AREA

NOTICE NO	NOTICE TYPE	COMPANY	SITE NAME / ADDRESS	ISSUE	DATE ISSUED	STATUS
1437	Environmental Action Notice	Bayside City Council	Cheltenham Memorial Park, 20 Wangara Road Sandringham	Former Landfill. Requires assessment and/or clean up	25/10/2021	Current EPA List

1.3 Audited sites

The 20 audited sites identified within the Cheltenham Structure Plan Area are listed in Table 1-3.

TABLE 1-3 AUDITED SITES IN THE CHELTENHAM STRUCTURE PLAN AREA

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
21041-1	21/12/93	1112 Nepean Highway, Highett	53X Statement
34201-1	25/03/98	1156 Nepean Highway, Cheltenham	53X Statement
34201-2	21/06/00	1156 Nepean Highway, Cheltenham	53X Statement
36024-2	10/08/99	7-13 Graham Road, Highett	53X Statement
37308-1	06/03/06	1136 Nepean Highway, Highett	53X Statement
37308-2	15/12/11	1136-1138 Nepean Highway, Highett	53X Statement
37308-3	07/12/21	1136-1138 Nepean Highway, Highett	53X Statement
62617-1	08/09/11	18 Hamlet Street, Cheltenham	53V
67683-1	08/07/11	1142 Nepean Highway, Highett	53X Statement
68549-3	25/05/20	37 Graham Road, Highett	53X
69746-1	30/06/12	1144-1148 Nepean Highway, Highett	53X Statement
69746-4	23/08/18	1144-1148 Nepean Highway, Highett	53X Statement
69782-1	03/09/13	9-41 Charlton Avenue, Cheltenham	53X Statement
72448-1	02/10/14	33 Jack Road, Cheltenham	53X Statement
74276-1	31/03/16	257 Bay Road, Cheltenham	53X Statement
74971-2	28/02/20	14 Hamlet Street, Cheltenham	53X
74971-3	28/08/20	20 Hamlet Street, Cheltenham	53X
74971-5	09/04/20	328 Bay Road, Cheltenham	53X Statement
75573-1	25/02/20	36-40 Graham Road, Highett	53X Statement
78647-1	30/08/21	20 Wangara Road, Sandringham	53V Audit recommendations

*Sites are overlain by an EAO and do not require a planning response

Table 1-4 summarises the details of the 20 above audits. It identifies the sources of contamination, the impacts of the contamination and the requirements and outcomes of each audit. The 'Site Uses Considered (Highest)' column outlines the most sensitive land use designations which could be applied to each site following the completion of the environmental audit.

TABLE 1-4 AUDIT SUMMARIES FOR SITES AUDITED IN THE CHELTENHAM STRUCTURE PLAN AREA

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
21041-1	1112 Nepean Highway, Highett	21/09/1993	Former service station and mechanic (since 1918). Currently a car and truck rental service.	Service station and mechanic	Petroleum hydrocarbons (TPH, BTEX, PAHs), metals (lead). Contamination may extend offsite.	Soil, soil vapour	USTs, associated pipework, and visibly contaminated soil removed in 1993. No further action has taken place on site for potential contamination. Currently covered by a hardstand.	The site poses negligible or acceptable risks to human health and segments of the environment at the site provided it is used and developed for industrial or commercial use.	None.	No	Commercial / industrial only
34201-1	Corner Nepean Highway and Bay Road, Cheltenham (Southland Shopping Centre)	25/03/1998	Agriculture and farming. Former manufacturer of automotive and electrical components. Community market. Antique shop (demolished 1997)	Portion of the site at Southland Shopping Complex	Metals (nickel, chromium, manganese, copper, zinc, arsenic), soil pH, PCB	Soil	CoEA not issued. Statement of environmental audit issued for Stage 1, 1.8 ha of the site.	Levels of contaminants and soil pH exceeded the adopted ANZECC/NHMRC guidelines and therefore a Certificate of Environmental audit was not issued. Determined that 1.8 ha of the site is suitable for development for residential, childcare centres, preschools and primary schools or commercial purposes.	Professional horticultural advice should be sought when selecting plant species for the site based on the measured pH ranges of the soils on site.	No. SoEA issued	Sensitive: Residential, childcare, preschools, primary schools.
34201-2	1156 Nepean Highway, Cheltenham	20/06/2000	Lead acid battery and automotive component manufacturing	Developed for commercial purposes (regional shopping centre) and possible residential in the future.	Heavy metals, sulfuric acid, high volatile chemicals, solvents (trichloroethylene - TCE), oils (PCB), petroleum-based products, USTs, asbestos (cement sheeting fragments)	Soil, groundwater, soil vapour	Contaminated soil excavation and removal between February 1998 and May 1999. Asbestos cement sheet debris and asbestos contaminated material removed. Excavations backfilled with clean fill material.	VOCs not expected to cause significant adverse effects on construction and commercial workers on site. VOCs in groundwater not expected to cause significant adverse health effects as a result of inhalation. VOCs in groundwater may potentially cause adverse human health effects where residents utilise groundwater for irrigation, to fill swimming pools or for drinking water. TCE in groundwater may cause an aesthetic impact.	Groundwater use prohibited.	No. SoEA issued	Sensitive: residential, childcare, preschools and primary schools. Commercial use (shopping centre)
36024-2	7-13 Graham Road, Highett	10/08/1999	Light industry since 1950s. Factory (electronic circuit board manufacturer)	Vacant at time of audit	Stage 2 (western portion of the site): copper, chromium, sulfate, and acidic soil conditions (low pH)	Soil	Site remediation and validation program to remove contaminated soil.	The site (Stage 2 area) is potentially detrimental to some sensitive uses. Potentially unsuitable for some feasible uses involving growth of plant species which are sensitive to copper or low pH, with respect to environmental health. Suitable for the proposed use (medium density residential) with respect to human health.	Further investigation, risk assessment or remediation where site use for horticulture, park/garden or low density residential (with garden) is proposed.	No. SoEA issued	Sensitive: medium density residential, ornamental gardens
37308-1	1136 Nepean Highway, Highett	14/03/2006	Highett gasworks from 1939 to 1969 - demolished 1970s.	Historic gasworks	Sulfate, nitrate, ammonia, arsenic, copper, nickel, zinc	Soil, groundwater	Remediation and validation sampling,	Based on the proposed land use (commercial or higher density residential) where existing fill/soils will be permanently covered, residual soils and groundwater are unlikely to present a risk to human health or to the environment. Considered suitable for residential, recreation/open space, commercial and industrial use with the exception of the eastern and southern boundaries.	Remediation of groundwater. Remediation of soil within 5 m of the eastern and southern boundaries. Lot 2006 development for more sensitive land uses subject to conditions (permanent paving / barriers of clean fill; proper waste classification and disposal; footings consider potential sulfur contamination; groundwater extraction prohibited due to metals and sulfate and nitrate)	No. SoEA issued.	Commercial use (Lot 2007). Sensitive: residential on Lot 2006 (subject to conditions)
37308-2	1136-1138 Nepean Highway, Highett	15/11/2011	Highett gasworks from 1939 to 1969 - demolished 1970s.	Historic gasworks	Elevated petroleum hydrocarbons (including total petroleum hydrocarbons (TPH), benzene, toluene ethylbenzene, and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), total phenols, metals, ammonia, sulfate and free cyanide, inorganics (metals)	Soil, groundwater, soil vapour	Statement of environmental audit issued, and EPA determination of Clean Up to the Extent Practicable (CUTEPE) and Groundwater Quality Restricted Use Zone (GQRUZ).	Groundwater is polluted and is not suitable for any beneficial use and should only be extracted for the purpose of environmental monitoring or remediation purposes. Low pH may impact structure of future buildings.	Remediation of residual groundwater to the extent that relevant beneficial uses of groundwater are restored. Groundwater Quality Management Plan (GQMP) implemented. The site must be covered with a physical barrier to a minimum depth of 1m. Removal of all residual soil impacts below the site.	No	Sensitive: medium and high density residential (subject to conditions)

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
37308-3	1136-1138 Nepean Highway, Highett	7/12/2021	Highett gasworks from 1939 to 1969 - demolished 1970s.	Historic gasworks	Elevated petroleum hydrocarbons (including total petroleum hydrocarbons (TPH), benzene, toluene ethylbenzene, and xylene (BTEX), polycyclic aromatic hydrocarbons (PAHs), total phenols, metals, ammonia, sulfate and free cyanide, inorganics (metals)	Soil, groundwater	Statement of environmental audit issued.	The condition of the site is detrimental or potentially detrimental to any (one or more) beneficial uses of the site. Groundwater at the site is polluted with cyanide, ammonia, sulfate, metals, TRH, PAHs (including BTEX), phenols, MAHs and some metals (arsenic, nickel and zinc)	Groundwater must not be used for any precluded beneficial use without prior testing and review of results by a suitably qualified professional. Removal or residual soil impacts at the site, restoration of relevant beneficial uses of groundwater required.	No	Sensitive: medium and high density residential, childcare, pre-school or primary school (subject to conditions)
62617-1	18-22 Hamlet Street, Cheltenham	8/09/2011	Searle Australia and Clyde industries (both chemical companies)	Manufacture and storage of chemical products, and distribution	Volatile chlorinated hydrocarbons (VHCs), DNAPL, multiple USTs, TPH, BTEX, TCE, DCE, chloroform, carbon tetrachloride, 1,1 dichloroethane, vinyl chloride	Soil, groundwater surface water, soil vapour	Clean up notice served by EPA.	Soil contamination observed; soil vapour impacts; areas of LNAPL not observed but may not have been identified during the investigation - high levels of PHCs in groundwater; DNAPL likely an ongoing source of contamination - high concentrations of VHCs; groundwater contamination occurs across the site at unacceptable levels. Human health and environmental health criteria have been exceeded. Any change to site use involving more frequent or longer duration occupation or redevelopment of the site would represent a potentially unacceptable risk	Further soil and groundwater investigations to identify nature and extent of contamination. Further investigations of human health risks on site and adjacent to the site. Develop a Remediation Feasibility Study. Preliminary soil gas survey data are indicative of surficial releases, which should be further investigated; recommended a revised groundwater monitoring well network.	No	Commercial / industrial only
67683-1	1142 Nepean Highway, Highett	9/07/2011	Grazing, open land, market gardens; commercial motor vehicle service in 1960s	Boat servicing and sales, warehouses	Asbestos, mercury, vanadium, total petroleum hydrocarbons (>C9 fractions), BaP, total polycyclic aromatic hydrocarbons, cyanide, nitrate, ammonia	Soil, groundwater	Statement of environmental audit issued. Implementation of environmental management plan.	Groundwater is contaminated with heavy metals from an off-site source. Asbestos has been removed to a satisfactory standard.	"Implementation of environmental management plan. Groundwater at the site is polluted from an off-site source/s and should not be used for the beneficial uses potable water use and selected industrial water uses. Impacts located adjacent to the site boundary would need to be remediated and removed or a more detailed risk assessment completed.	No	Sensitive: high density residential, commercial / industrial
68549-3	Grassy Woodland - 37 Graham Road, Highett	25/05/2020	CSIRO research and education facility	Vacant	Asbestos (ACM)	Soil, groundwater	Statement of Environmental Audit issued. Site soil remediation conducted between 2016 and 2019: disposal of soil within former building footprints, roadways etc.	Groundwater contains naturally elevated concentrations of inorganics (chloride, nitrate and TDS) and metals (copper and zinc).	ACM present within fill in designated Tree Protection Zones and Fifth St (>1m depth): soil is capped and requires ongoing management.	No	Recreational / open space, commercial and industrial use
69746-1	1144-1148 Nepean Highway, Highett	30/06/2012	Tennis courts, poultry farming, raincoat manufacturing, commercial printing facility	Recreational and industrial purposes in the past. Site has been cleared of infrastructure and is vacant / under construction	Aldrin, dieldrin, asbestos, vanadium, ammonia, nitrate, chloride, cadmium, cobalt, copper, iron, lead, nickel, zinc.	Soil, groundwater	Site is subject to EAO. SoEA issued.	The condition of the site is detrimental or potentially detrimental to any (one or more) beneficial uses of the site. CoEA not issued due to the presence of residual aldrin and dieldrin impacted soil.	Compliance with a EMP. Groundwater is contaminated and should not be used for primary contact recreation. Aldrin and dieldrin impacted soil to be removed from site, impacted groundwater to be cleaned up.	No. SoEA issued	High density residential
69746-4	1144 Nepean Highway, Highett	23/08/2018	Poultry farming, printing	Vacant / under construction	PCB, PFAS compounds, nitrate, nitrite, heavy metals.	Soil, groundwater.	Remediation: removal of PCB soil hotspots.	Diffuse concentrations of nitrate, nitrite, PFOS+PFHxS, PFBS, nickel and manganese preclude one or more protected beneficial uses of groundwater. Groundwater pollution has been cleaned up to the extent practicable, and the report has recommended the site be identified as a GQRUZ.	None	No. SoEA issued	High density residential

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
69782-1	9-41 Charlton Avenue, Cheltenham	3/09/2013	Market gardening, alkyd resins and polyvinyl acetate manufacturing, paint and glue manufacturing, drum storage. Late 1990s: site clean-up including removal of USTs and soil remediation	Vacant	Heavy metals, TPH (C10-C36), benzo(a)pyrene and bis (2-ethylhexyl) phthalate, semi volatile organic chemicals, methane, multiple USTs, solvents, oils.	Soil, groundwater, soil vapour	Two Statements of Environmental Audit, one for the western portion of the site and one for the eastern portion of the site.	Soil contains concentrations of arsenic, beryllium, cadmium, cobalt, copper, lead, manganese, mercury, nickel, tin, vanadium and zinc greater than the EILs, which may have an adverse impact on some sensitive ecosystems. Soil contains concentrations of copper, lead, TPH (C10-C36), benzo(a)pyrene and bis (2-ethylhexyl) phthalate greater than the adopted criteria for the protection of human health.	Fill soils must be covered by a physical barrier; vapour migration system must be installed in western portion of site to manage ground gases unless the source of gases is removed; future buildings must not be constructed with basements unless vapour mitigation system installed; soil contamination management plan developed	No	Medium to high density residential development with recreational open space
72448-1	33 Jack Road, Cheltenham	2/10/2014	Market gardens prior to 1950s. 1950s to 1990s used for carpet manufacturing. Since then, used for furniture showrooms, office space, furniture making, powder coating, car storage and insulation distributor.	Operations ceased in 2014 and buildings demolished, currently vacant	BaP, TCE, PCE, TRH, 1,1 DCA, 1,1 DCE, 1,2 DCA, Vinyl chloride	Soil, groundwater, soil vapour	Recommended GQRUZ. Statement of environmental audit issued.	Perched groundwater contaminated with TCE, PCE and TRH - Direct contact and vapour inhalation risk to future residents, maintenance workers and construction workers; Presence of B(a)P TEQ in soil at the site may pose an unacceptable dermal contact risk to residents. Groundwater is polluted and must not be extracted and used for beneficial uses.	Vapour mitigation system required. A statement condition has been included requiring a minimum of 0.5mbgs of fill material to be present in all accessible soil areas. Recommended a GQRUZ	No	Medium to high density residential development
74276-1	257 Bay Road, Cheltenham	31/03/2016	Market gardens, farmland, motor garage from 1956 to 1974,	One building, current commercial use	Asbestos, heavy metals, USTs (oils) and associated infrastructure, petroleum hydrocarbons, acidic groundwater (pH),	Soil, groundwater	Statement of environmental audit issued.	Condition of the site is detrimental or potentially detrimental to any (one or more) beneficial uses of the site. Human health and ecological risk may exist if soils are exposed. Auditor concluded the site the site is suitable for the beneficial uses associated with Sensitive Use (high density) and less sensitive uses, with conditions.	Maintain existing site capping/install 0.5 m clean fill barrier or hardstand	No	High density residential, recreation/open space
74971-2	Lot 3, 14 Hamlet Street, Cheltenham	28/02/2020	Farming until 1940s. Sheet metal workers in 1950 - 1974. Various commercial and industrial uses. Chemical manufacturing, lubricants, resins, polymer stabilisers	Vacant and unoccupied since 2017	Heavy metals, TCE, chromium VI, benzene, ethylbenzene, arsenic, DNAPL, chloroform, trichloroethene, tetrachloroethene, cis 1,2 dichloroethene, vinyl chloride, 1,2 dichlorobenzene, trihalomethanes, TRH C6-C10, nitrate, nitrite, fluoride	Soil, groundwater, soil vapour	Statement of environmental audit issued. TIT below ground removed and validated. Site is within a GQRUZ.	Groundwater is polluted and is not suitable for any beneficial use and may only be extracted for environmental monitoring or remediation. Condition of the site is detrimental or potentially detrimental to one or more beneficial uses of the site. Soils contain naturally elevated concentrations of pH (slightly acidic) and vanadium.	Landscaped areas or garden beds must be constructed and maintained with at least 0.5m thickness of soil below finished surface; ongoing groundwater monitoring program implemented	No	Commercial / industrial only
74971-3	Lot 4, 20 Hamlet Street, Cheltenham	28/08/2020	Chemical manufacturing, lubricants, resins, polymer stabilisers. Chemical storage and distribution facility.	Vacant and unoccupied since 2017	Heavy metals, TCE, chromium VI, benzene, ethylbenzene, arsenic, DNAPL, chloroform, trichloroethene, tetrachloroethene, cis 1,2 dichloroethene, vinyl chloride, 1,2 dichlorobenzene, trihalomethanes, TRH C6-C10, nitrate, nitrite, fluoride	Soil, groundwater, soil vapour	Statement of environmental audit issued. Site is within a GQRUZ.	Concentrations of heavy metals, TRH, bis(2-ethylhexyl) phthalate, di-n-butyl phthalate, TCE, and chromium VI preclude beneficial uses 'maintenance of ecosystems' and 'production of food, flora and fibre'. Other CoCs preclude beneficial use for human health. In the context of commercial/industrial land use, and subject to further work / requirements, all relevant beneficial uses are considered to be protected.	Landscaped areas or garden beds must be constructed and maintained with at least 0.5m thickness of soil below finished surface; ongoing groundwater monitoring program implemented.	No	Commercial / industrial only
74971-5	328 Bay Road, Cheltenham		Grazier, furniture manufacturing, boat/yacht storage/building/repairs, chemical handling, storage and distribution, acid storage, drum storage area, disposal pit for waste lead acid batteries.	Vacant and unoccupied since 2018	Heavy metals, TCE, chromium VI, benzene, ethylbenzene, arsenic, DNAPL, chloroform, trichloroethene, tetrachloroethene, cis 1,2 dichloroethene, vinyl chloride, 1,2 dichlorobenzene, trihalomethanes, TRH C6-C10, nitrate, nitrite, fluoride, asbestos	Soil, groundwater, soil vapour	Clean up notice. Statement of environmental audit issued. Site has a EMP and GQMP, site is over a GQRUZ	Asbestos contaminated fill remains on site and will be managed by the EMP, groundwater contamination exists under the site and will be managed by a groundwater quality restricted use zone and the GQMP.	Implementation of environmental management plan and groundwater quality management plan.	No	Commercial

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
75573-1	36-40 Graham Road, Highett	25/02/2020	Agriculture, factory, tool making and engineering, fabric manufacturing and processing, manufacture of industrial filtration products and filter media.	Currently vacant with all below and above ground infrastructure removed from site.	Asbestos, heavy metals, vinyl chloride, solvents, PCE, TCE, nitrate, nitrite, TRH, pH, USTs, chlorinated hydrocarbons	Soil, groundwater, soil vapour	Site to be within a GQRUZ. Soil remediation works: all above and below ground infrastructure was demolished and removed from site.	Groundwater is polluted and must not be used for any beneficial use. Suitable for sensitive uses considered; All concentrations of contaminants sourced from the site are considered to be delineated	Conditionally suitable for proposed mixed use land use - subject to conditions. Asbestos management plan has been developed for the site, as asbestos remains immediately off-site to the north and north-west.	No. SoEA issued	High density residential, aged care, commercial
78647-1	20 Wangara Road, Sandringham	30/08/2021	Farming, market garden, sand quarry, landfill. Landfill closed in 1978 and rehabilitated - golf driving range from 1980s	Closed golf range and mini golf	Phosphorus, inorganics, PFAS, heavy metals, landfill gas	Soil, groundwater, landfill gas	Ongoing management and rehabilitation required. interim Aftercare Management Plan has been developed for implementation at the site that describes the ongoing management, monitoring and triggers and contingencies in the event that changes or increasing risk levels are identified	Not suitable for sensitive uses. Former landfill is contributing to groundwater contamination as a result of contaminant migration; risk to human health posed by the groundwater on-site and off-site is considered to be low. risks to beneficial uses of land are low given the current site pattern of use, but need to be considered further, following the reprofiling and cover improvement works and a prior to a final end-use being confirmed.	Ongoing management and rehabilitation. Installation of continuous LFG meter to monitor landfill gas risk; additional investigations and studies recommended; interim management measures recommended: remove and dispose stockpiles of household rubbish; rehabilitation of the cap and cover improvement works	No	Public open space

2 Potentially contaminated land

Potentially contaminated land identified through historical business activities are presented in the two sub-sections below and together on Figure 2-1.

2.1 Potentially contaminated land (high)

Table 2-1 lists the 199 potentially contaminated sites in the Cheltenham Structure Plan Area.

Sites included in Table 2-1 represent a primary or secondary PPN30 matched activity which PPN30 lists as a land use with potential to contaminate land. The primary match for a site refers to the activity which best represents its land use throughout the period where contamination is generally most likely to have taken place (approximately 1960s to 1980s). The secondary match is the activity which is the next most representative for the site during that period. Matched activities include:

- Agriculture
- Animal Processing Works
- Automotive repair/engine works
- Automotive repair/engine works
- Battery manufacturing
- Boat building/maintenance
- Building Trades Products Manufacture
- Cement manufacture
- Ceramic works
- Chemical manufacturing
- Concrete batching
- Drum re-conditioning facility
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Fibreglass reinforced plastic manufacture
- Food preparation/Processing
- Foundry
- Mechanical Engineering
- Metal coating/electroplating
- Metal finishing and treatments
- Paint and Ink Manufacture
- Pesticide Manufacture
- Printing
- Scrap metal recovery
- Service stations/fuel storage
- Soap and Perfume Manufacturing
- Textile operations
- Textile Production and Dyeing
- Timber preserving/treatment

- Timber Products Manufacture
- Toiletries, Detergents, Manufacture
- Tyre manufacturing
- Vehicle Manufacture.

TABLE 2-1 POTENTIALLY CONTAMINATED LAND (HIGH)

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CTM001	Club Auto Service, 9 Hamlet Street, Cheltenham, 3192	Automotive repair/engine works	Printing
CTM002	Voller Transformers Pty. Ltd., Factory 2, 7 Hamlet Street, Cheltenham, 3192	Electrical components manufacture	Metal finishing and treatments
CTM003	Able Canvas Co, 378A Reserve Road, Cheltenham, 3192	Automotive repair/engine works	Textile Production and Dyeing
CTM004	Advantage Engineering Pty. Ltd., 26 Advantage Road, Highett, 3190	Metal finishing and treatments	
CTM005	Broadbent-Amott Pty. Ltd., 6 Wanrua Street, Cheltenham, 3192	Building Trades Products Manufacture	
CTM006	Johnson Auto Grille Repairs, 3 Advantage Road, Highett, 3190	Automotive repair/engine works	Printing
CTM007	Wade Bros. Auto Service Pty. Ltd., Factory 2, 364 Reserve Road, Cheltenham, 3192	Automotive repair/engine works	Tyre manufacturing
CTM009	Cheite. ham Timber & Building Supplies, 1184 Nepean H'way, Cheltenham, 3192	Timber Products Manufacture	
CTM010	Franklin, R. R. Pty. Ltd., 34 Advantage Road, Highett, 3190	Vehicle Manufacture	Textile operations
CTM012	Heatco Sales Ltd., 33 Advantage Road, Highett, 3190	Building Trades Products Manufacture	
CTM013	Rockliff Engineering Pty. Ltd., 18 Charlton Avenue, Cheltenham, 3192.	Battery manufacturing	Building Trades Products Manufacture
CTM014	McGeoch, A. S & Sons Pty. Ltd., 11 Chandos Street, Cheltenham, 3192.	Metal finishing and treatments	Building Trades Products Manufacture
CTM015	Ausdig Sales & Service Pty. Ltd., 16 Advantage Road, Highett, 3190	Building Trades Products Manufacture	
CTM016	Austral Injections Pty. Ltd., 8 Wanrua Street, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
CTM017	Overland Equipment Pty. Ltd., 42 Advantage Road, Highett, 3190	Vehicle Manufacture	Building Trades Products Manufacture
CTM018	Drape Molders Pty. Ltd., 7 Advantage Road, Highett, 3190	Metal finishing and treatments	Fibreglass reinforced plastic manufacture
CTM019	Australiana Plus Pty Ltd., 74 Graham Road, Highett, 3190	Building Trades Products Manufacture	
CTM020	Topkote Pty. Ltd., 9 Graham Road, Highett, 3190	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
CTM021	Spring Valley Fruit Juices Pty Ltd., 114 Talinga Road, Cheltenham, 3192	Food preparation/Processing	
CTM022	Mentone Motors Pty. Ltd., 1212 Nepean Highway, Mentone, 3194	Automotive repair/engine works	
CTM023	BBC Hardware Highett, 245 Bay Road, Highett, 3190	Building Trades Products Manufacture	Timber Products Manufacture
CTM024	Beal John (Vic) Ltd, 37 Advantage Road, Highett, 3190	Building Trades Products Manufacture	
CTM025	B.G. Plastics Pty. Ltd., 120 Talinga Road, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	Boat building/maintenance
CTM027	Kaine, C. E. Engineers, 23 Park Road, Cheltenham, 3192	Metal finishing and treatments	Printing
CTM028	Bulmer Australia Ltd., 43 Wangara Road, Cheltenham, 3192	Food preparation/Processing	
CTM029	Vega Displays Pty Ltd., 321 Bay Road, Cheltenham, 3192	Printing	Automotive repair/engine works
CTM030	Tasman Industrial Chemicals Pty. Ltd., 15 Advantage Road, Highett, 3190	Chemical manufacturing	Pesticide Manufacture
CTM031	Perry, Johns Galvanising Div., 300 Bay Road, Cheltenham, 3190	Metal coating / electroplating	
CTM032	Botterill, J. & Sons., 6 Advantage Road, Highett, 3190	Boat building/maintenance	
CTM033	Kwiklok Australia, 3 Brixton Road, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	
CTM035	Cableware Pty. Ltd., 31 Advantage Road, Highett, 3190	Electrical components manufacture	
CTM036	Caltex Oil (Australia) Pty. Limited., Cnr. Bay Road & Graham Road, Highett, 3190	Service stations/fuel storage	Automotive repair/engine works
CTM038	Spotless Dry Cleaners, Southland Shopping Centre, 1239 Nepean Highway, Cheltenham, 3190	Dry cleaning	
CTM039	Club Auto Service., 9 Chandos Street, Cheltenham, 3192	Automotive repair/engine works	
CTM041	Pantomould Tool & Diemakers, Fcy 7, 20 Charlton Avenue, Cheltenham, 3192	Mechanical Engineering	Soap and Perfume Manufacturing
CTM042	Chase Fibreglass, Rear 374 Reserve Road, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	
CTM043	Chilton John Motors Pty Ltd., 5 Wanrua Street, Cheltenham, 3192	Automotive repair/engine works	
CTM044	Botterill, J., & Sons, 4 Advantage Road, Highett, 3190	Boat building/maintenance	Vehicle Manufacture
CTM045	Coats Semco, 8A George Street, Sandringham, 3191	Textile Production and Dyeing	Building Trades Products Manufacture
CTM046	Columbia Plastics, 2 Philip Street, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
CTM048	Abalone Aquasuits Pty., Ltd., 11 Hamlet Street, Cheltenham, 3192	Building Trades Products Manufacture	Electrical components manufacture
CTM051	Datrally Developments Pty. Ltd., 10 Charlton Avenue, Cheltenham, 3192	Automotive repair/engine works	
CTM052	Dexam Industries Pty. Ltd., 380 Reserve Road, Cheltenham, 3192	Mechanical Engineering	Building Trades Products Manufacture
CTM053	Diamonds For Blinds, 565 Highett Road, Highett, 3190	Building Trades Products Manufacture	

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CTM054	Budd Neville., 3 Arnold Street, Cheltenham, 3192	Building Trades Products Manufacture	Metal finishing and treatments
CTM056	Miss Print, 253 Bay Road, Sandringham, 3191	Printing	Building Trades Products Manufacture
CTM057	Silverwood & Beck Pty. Ltd., 14 George Street, Sandringham, 3191	Metal finishing and treatments	Building Trades Products Manufacture
CTM058	Austin, J. H., 17 Hamlet Street, Cheltenham, 3192	Metal finishing and treatments	Mechanical Engineering
CTM060	Smith, C., 35 Park Road, Cheltenham, 3192	Mechanical Engineering	Automotive repair/engine works
CTM061	Poole, W. J & S. O Pty. Ltd., 312 Reserve Road, Cheltenham, 3192	Metal finishing and treatments	Building Trades Products Manufacture
CTM062	Eagle Auto Services & Repairs Pty. Ltd., 1 Park. Road Cheltenham, 3192	Automotive repair/engine works	
CTM063	Ennis & Jarrett Pty. Ltd., 35 Advantage Road, Highett, 3190	Printing	
CTM064	Eveready Partitions (Vic.) Pty. Ltd., 33 Wangara Road, Cheltenham, 3192	Building Trades Products Manufacture	
CTM066	Hale, William F., 1 Arnold Street, Cheltenham, 3192	Printing	Metal finishing and treatments
CTM067	Fildes Pty. Ltd., 28 George Street, Sandringham, 3191	Fibreglass reinforced plastic manufacture	Printing
CTM068	Filterpall Pty Ltd, 106 Talinga Road, Cheltenham, 3192	Building Trades Products Manufacture	
CTM069	Firmagroup Australia Pty. Ltd., 278 Bay Road, Cheltenham, 3192	Building Trades Products Manufacture	
CTM070	Ideal Drum Co . Pty. Ltd., 3 Wandarri Crt., Cheltenham, 3192	Drum re-conditioning facility	
CTM071	Ozapaper Limited., 101 Tulip Street, Cheltenham, 3192	Printing	Metal finishing and treatments
CTM072	Dobson, L., 1 Advantage Road, Highett, 3190	Boat building/maintenance	Fibreglass reinforced plastic manufacture
CTM073	Simmons Bedding Co. Pty. Ltd., 274 Bay Road, Cheltenham, 3192	Building Trades Products Manufacture	
CTM075	Elides Labels Pty. Ltd., 12 George Street, Sandringham, 3191	Printing	Metal finishing and treatments
CTM076	Gibson Kelite Chemicals Limited, 350 Reserve Road, Cheltenham, 3192	Chemical manufacturing	Pesticide Manufacture
CTM080	Evan Evans Blinds Pty. Ltd., 235 Bay Road, Sandringham, 3191	Building Trades Products Manufacture	
CTM081	Head Ian Motors, 1193 Nepean H'way., Highett, 3190	Automotive repair/engine works	
CTM082	Cheetah Engineering Pty. Ltd., 22 Mary Avenue, Highett, 3190	Mechanical Engineering	Automotive repair/engine works
CTM083	Sandringham Automotive Engineers, 24 Mary Avenue, Highett, 3190	Automotive repair/engine works	Metal finishing and treatments
CTM086	Highett Radiator Repairs., 495 Highett Road, Highett, 3190	Automotive repair/engine works	
CTM087	Hi-Roll Bearings, 2 Tibrockney St, Highett, 3190	Building Trades Products Manufacture	
CTM089	Hollow Bros. & Bourke Pty. Ltd., 71 Tulip Street, Cheltenham, 3192	Printing	Fibreglass reinforced plastic manufacture
CTM090	Wade Bros. Auto Service ly. Ltd., 384 Reserve Road, Cheltenham, 3192	Automotive repair/engine works	Building Trades Products Manufacture
CTM091	Hycraft Carpets, 35 Jack Road, Cheltenham, 3192	Textile operations	
CTM092	Kemrez Chemicals Pty. Ltd., 328 Reserve Road, Cheltenham, 3192	Chemical manufacturing	Paint and Ink Manufacture
CTM093	Austral Plastics Pty. Ltd., 390 Reserve Road, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
CTM096	Hood John R. & Co. Pty. Limited, 5 Charlton Ave., Cheltenham, 3192	Timber Products Manufacture	
CTM097	Hannes, H. C. & P. C., 20 Advantage Road, Highett, 3190	Automotive repair/engine works	Building Trades Products Manufacture
CTM098	Brite Steel Products Pty. Ltd., 32 Advantage Road, Highett, 3190	Metal finishing and treatments	Timber Products Manufacture
CTM099	Noyes Bros. Pty. Ltd., 22 Advantage Road, Highett	Automotive repair/engine works	Metal finishing and treatments
CTM100	Keller Metal Fabricators, 7 Wanrua Street, Cheltenham, 3192	Metal finishing and treatments	
CTM101	Burke, Fred, General Engineering., 8 Hamlet Street, Cheltenham, 3192	Mechanical Engineering	Building Trades Products Manufacture
CTM102	Kitchens, 493 Highett Road, Highett, 3190	Building Trades Products Manufacture	
CTM103	Kleerkut Engineering Pty Ltd, 28 Advantage Road, Highett, 3190	Metal finishing and treatments	
CTM105	Laserlite, 17 Wangara Road, Cheltenham, 3192	Building Trades Products Manufacture	
CTM108	Victorian Auto Panel & Paint Works Pty. Ltd., 10-14 Advantage Road, Highett	Automotive repair/engine works	Timber Products Manufacture
CTM109	Boon Transportbodies Pty. Ltd., 266 Bay Road, Cheltenham, 3192	Vehicle Manufacture	Soap and Perfume Manufacturing
CTM110	Performance Panels., 37 Park Road, Cheltenham, 3192	Automotive repair/engine works	
CTM111	Kaufmann, W., Diemakers Pty. Ltd., 20 Mary Highway, Highett, 3190	Metal finishing and treatments	Fibreglass reinforced plastic manufacture
CTM112	Knight, L. G., 537 Highett Road, Highett, 3190	Service stations/fuel storage	
CTM114	Elna Press., 15 Chandos Street Cheltenham, 3192	Printing	Building Trades Products Manufacture

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CTM115	Seletto, Frederick, & Co., 310 Bay Road, Cheltenham	Timber Products Manufacture	Building Trades Products Manufacture
CTM116	Franklin. R. R. Pty. Ltd., 38 Advantage Road, Highett, 3190	Vehicle Manufacture	Building Trades Products Manufacture
CTM117	Nash Body Repairs Pty. Ltd., 376 Reserve Road, Cheltenham, 3192	Automotive repair/engine works	Metal finishing and treatments
CTM119	Duracrete Pty. Ltd., 347-353 Bay Road, Cheltenham, 3192	Concrete batching	Cement manufacture
CTM120	Austin, M. J., 16 Charlton Ave., Cheltenham, 3192	Automotive repair/engine works	Vehicle Manufacture
CTM121	Flavell, A. Ltd., 89 Tulip Street, Cheltenham, 3192	Metal finishing and treatments	Vehicle Manufacture
CTM122	Marketing Machine, The, & Arnold Street, Cheltenham, 3192.	Printing	Building Trades Products Manufacture
CTM125	Panelfast Bodyworks, 388 Reserve Road, Cheltenham, 3192	Automotive repair/engine works	
CTM127	Wayne Pumps (Aust) Pty. Ltd., 67 Tulip St, Cheltenham, 3192	Building Trades Products Manufacture	
CTM128	Park Avenue Wrought Iron Pty Ltd, 311 Reserve Road, Cheltenham, 3192	Metal finishing and treatments	Building Trades Products Manufacture
CTM129	Pears Mike Automotive Repairs Pty. Ltd., 3 Beaumaris Parade, Highett, 3190	Automotive repair/engine works	
CTM131	Phasefale Safely Controls Pty Ltd, 8 Advantage Road, Highett, 3190	Electrical components manufacture	Building Trades Products Manufacture
CTM132	Pioneer-Plastamatic Pty. Ltd., 3 Graham Road, Highett, 3190	Fibreglass reinforced plastic manufacture	Vehicle Manufacture
CTM133	Precision Office Industries, 4 Wandarri Court., Cheltenham, 3192	Building Trades Products Manufacture	
CTM135	Bennett A. B., 289 Bay Road, Cheltenham, 3192	Metal finishing and treatments	
CTM136	Read Computer Engineering Pty. Ltd., 55 Tulip Street, Cheltenham, 3192	Building Trades Products Manufacture	
CTM137	Rechner, E. & R., 303 Reserve Road, Cheltenham, 3192	Automotive repair/engine works	Building Trades Products Manufacture
CTM139	Rego Biscuit Co., 282-284 Bay Road, Sandringham	Food preparation/Processing	Building Trades Products Manufacture
CTM140	Rheem Australia Limited., 11 Park Road, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	
CTM141	P, M.P. Plating Co. Pty. Ltd., 313 Bay Road, Cheltenham, 3192	Electroplating	Building Trades Products Manufacture
CTM142	Roger's Car Body Works, 323 Bay Road, Cheltenham, 3192	Metal finishing and treatments	Vehicle Manufacture
CTM143	Boon Industries, 5 Beaumaris Parade, Highett, 3190	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
CTM144	Coates Bros. (Graphic Arts Div.), 283 Bay Road, Cheltenham, 3192,	Printing	Chemical manufacturing
CTM145	Shor-Lube Products Pty. Ltd., 22 George Street, Sandringham, 3191	Metal finishing and treatments	Building Trades Products Manufacture
CTM146	Lenco Electrical, 29 Advantage Road, Highett, 3190	Electrical components manufacture	
CTM147	Holding, A. G. & Co. Pty. Ltd., 21 Advantage Road, Highett, 3190	Metal finishing and treatments	
CTM148	Ambd Instruments Pty. Ltd., 497 Highett Road, Highett, 3190	Building Trades Products Manufacture	
CTM151	Rhino Products, 12 Charlton Ave., Cheltenham, 3192	Paint and Ink Manufacture	Timber Products Manufacture
CTM153	Stephens Jim Pty Ltd, 4 Tibrockney Sttreet, Highett, 3190	Concrete batching	
CTM155	Swallow Needle Mfg Co., 1 Chandos Street, Cheltenham. 3192	Fibreglass reinforced plastic manufacture	
CTM156	Swe Check Instruments, 23 Advantage Road, Highett. 3190	Electrical components manufacture	
CTM157	Hammer's Chemical Products, 285 Bay Road, Cheltenham, 3192	Chemical manufacturing	Ceramic works
CTM158	Commonwealth Diamond Tools Pty. Ltd., 338 Highett Road, Highett., 3190	Building Trades Products Manufacture	Concrete batching
CTM159	Kaufmann Willi Diemakers Pty. Ltd., 292 Bay Road, Cheltenham. 3192	Metal finishing and treatments	
CTM160	Ryobi Australia Pty. Ltd., 7 Chandos Street, Cheltenham, 3192.	Building Trades Products Manufacture	
CTM161	Top Level Clothing Co., 279 Bay Road, Cheltenham, 3192	Textile operations	
CTM162	Pearson, F. C. & N. B. Pty. Ltd., 1 Hamlet Street, Cheltenham, 3192	Metal finishing and treatments	Building Trades Products Manufacture
CTM163	Voller Transformers Pty Ltd, 39 Advantage Road, Highett 3190	Electrical components manufacture	
CTM164	Wagmac Nissan Forklifts, 368 Reserve Road, Cheltenham, 3192	Building Trades Products Manufacture	Textile operations
CTM165	Warwick Fletcher Packaging Pty. Ltd., 40 Advantage Road, Highett 3190	Fibreglass reinforced plastic manufacture	Food preparation/Processing
CTM166	Boxmoor Paper Co. Pty. Ltd., 386 Reserve Road, Cheltenham. 3192	Building Trades Products Manufacture	Textile operations
CTM167	Hudson Welding Service, 5 Arnold Street, Cheltenham, 3192	Metal finishing and treatments	
CTM168	Approved Automotive Services, 3 Park Road, Cheltenham, 3192	Automotive repair/engine works	
CTM170	Advantage Service Station, Cnr. Advantage Road & Bay Road, Highett, 3100	Service stations/fuel storage	
CTM172	Amos Melbourne Pty Ltd., 1225 Nepean Highway, Cheltenham, 3192	Printing	

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CTM174	Austwood, 1 Arnold Street, Cheltenham, 3192	Building Trades Products Manufacture	Timber Products Manufacture
CTM175	Lockwood Auto Painting, 19A. Hamlet Street, Cheltenham, 3192	Metal finishing and treatments	
CTM178	Bay Road Dry Cleaners, 340 Bay Road, Cheltenham, 3192	Dry cleaning	
CTM179	Speedie Electrical Industries Pty. Ltd., 330 Reserve Road, Cheltenham, 3192	Electrical components manufacture	Building Trades Products Manufacture
CTM181	Westminster China Pty. Ltd., 7 Arnold Street, Cheltenham, 3192	Ceramic works	Textile operations
CTM183	Boon Transport Bodies Pty. Ltd., 262 Bay Road, Cheltenham, 3192	Vehicle Manufacture	Automotive repair/engine works
CTM185	Brown Gouge Ltd., 12 Railway Parade, Highett, 3190	Dry cleaning	Service stations/fuel storage
CTM189	Tasman Industrial Chemicals Pty. Ltd., 19 Advantage Road, Highett, 3190	Chemical manufacturing	Boat building/maintenance
CTM192	Davis, W. C. Paint Co. The, 41 Jack Road, Cheltenham, 3192	Paint and Ink Manufacture	
CTM193	Dobbie Bros. Pty. Ltd., 18 George Street, Sandringham, 3191	Building Trades Products Manufacture	
CTM194	Ducats Front End Centre, 18 Advantage Street, Highett, 3190	Automotive repair/engine works	
CTM199	Ramler Engineering Co., 344 Bay Road, Cheltenham, 3192	Metal finishing and treatments	
CTM209	Highett Hardware Store, 545 Highett Road, Highett, 3190	Paint and Ink Manufacture	
CTM210	Hillier, N. E., 10 Enright Street, Highett, 3190	Building Trades Products Manufacture	
CTM214	Rodrigues Fabrics, 1121 Nepean Highway, Highett, 3190	Printing	
CTM215	Kerr Engineering Co. Pty. Ltd., 25 Advantage Road, Highett, 3190	Metal finishing and treatments	
CTM216	Gray & Wood., 17 Park Road, Cheltenham, 3192	Metal finishing and treatments	Building Trades Products Manufacture
CTM223	Marsiani & Co., 7 Wanrua Street, Cheltenham, 3192.	Building Trades Products Manufacture	
CTM228	Hunt, E., Brassfounders, 2 Hamlet Street, Cheltenham, 3192	Foundry	Fibreglass reinforced plastic manufacture
CTM232	Merritt & Morris Cigarette Distributing Service., 1123A Nepean Highway, Moorabbin, 3189	Building Trades Products Manufacture	
CTM234	Naunton, A. G. & Co. Ltd., 4 Hamlet Street, Cheltenham, 3192	Electrical components manufacture	
CTM240	Park Ave Wrought Iron, 309 Reserve Road, Cheltenham, 3192	Metal finishing and treatments	
CTM241	Hilltop Products, 6 Charlton Ave, Cheltenham, 3192	Fibreglass reinforced plastic manufacture	Paint and Ink Manufacture
CTM243	Ramler, H. &Co. Pty. Ltd., 318 Bay Road, Cheltenham, 3192	Metal finishing and treatments	
CTM246	Highett Service Centre, 1110 Nepean Highway, Highett, 3190	Service stations/fuel storage	
CTM247	Roysen Engineering Pty. Ltd., 6 Hamlet Street, Cheltenham, 3192	Building Trades Products Manufacture	
CTM248	Savage, B. S. & Son, 127 Park Street, Cheltenham, 3192	Building Trades Products Manufacture	
CTM251	Small, Fred & Son Pty. Ltd., 5 Park Road, Cheltenham, 3192.	Building Trades Products Manufacture	
CTM253	Southern Mower Service Pty. Ltd., 342 Highett Road, Highett, 3190.	Automotive repair/engine works	
CTM257	Sterling Motor Mowers, 328 Highett Road, Highett, 3190.	Automotive repair/engine works	
CTM258	Bay Road Fences., 229 Bay Road, Sandringham, 3191	Metal finishing and treatments	Building Trades Products Manufacture
CTM260	Twinlock Australia Ltd., 4 Brixton Road, Cheltenham, 3192	Electrical components manufacture	
CTM264	Vintage Soap Mill, 509 Highett Road, Highett, 3190	Soap and Perfume Manufacturing	
CTM267	Kerr Engineering Co., 27 Advantage Road, Highett, 3190	Metal finishing and treatments	Mechanical Engineering
CTM270	Clavis Products Pty. Ltd., 15 Hamlet Street, Cheltenham, 3192	Building Trades Products Manufacture	
CTM272	Corvin Engineering Plastic Co., 46 Turner Road, Highett, 3190	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
CTM274	Duckworth, T. N., 26 Tulip Gr., Cheltenham, 3192	Building Trades Products Manufacture	
CTM282	Maxart Pty. Ltd., 317 Bay Road, Cheltenham, 3192	Building Trades Products Manufacture	Textile operations
CTM284	Ofrex Pty. Ltd., 23 Garfield Street, Cheltenham, 3192	Printing	
CTM288	Davis, Bob Service Station, 491 Highett Street, Highett, 3181	Service stations/fuel storage	
CTM289	Cheltenham Motor Servicentre, 1196 Nepean Highway, Cheltenham, 3192	Service stations/fuel storage	Automotive repair/engine works
CTM292	Regan, W. R., 1164 Nepean H'way., Cheltenham, 3192	Scrap metal recovery	
CTM295	Bay Road Signs., 269 Bay Road, Cheltenham, 3192	Printing	
CTM299	Commonwealth Chain Co. Pty. Ltd., 31 Park Road, Cheltenham, 3192	Building Trades Products Manufacture	
CTM300	Victorian Resistor Co. Pty. Ltd., 308 Bay Road, Cheltenham, 3192	Electrical components manufacture	Building Trades Products Manufacture

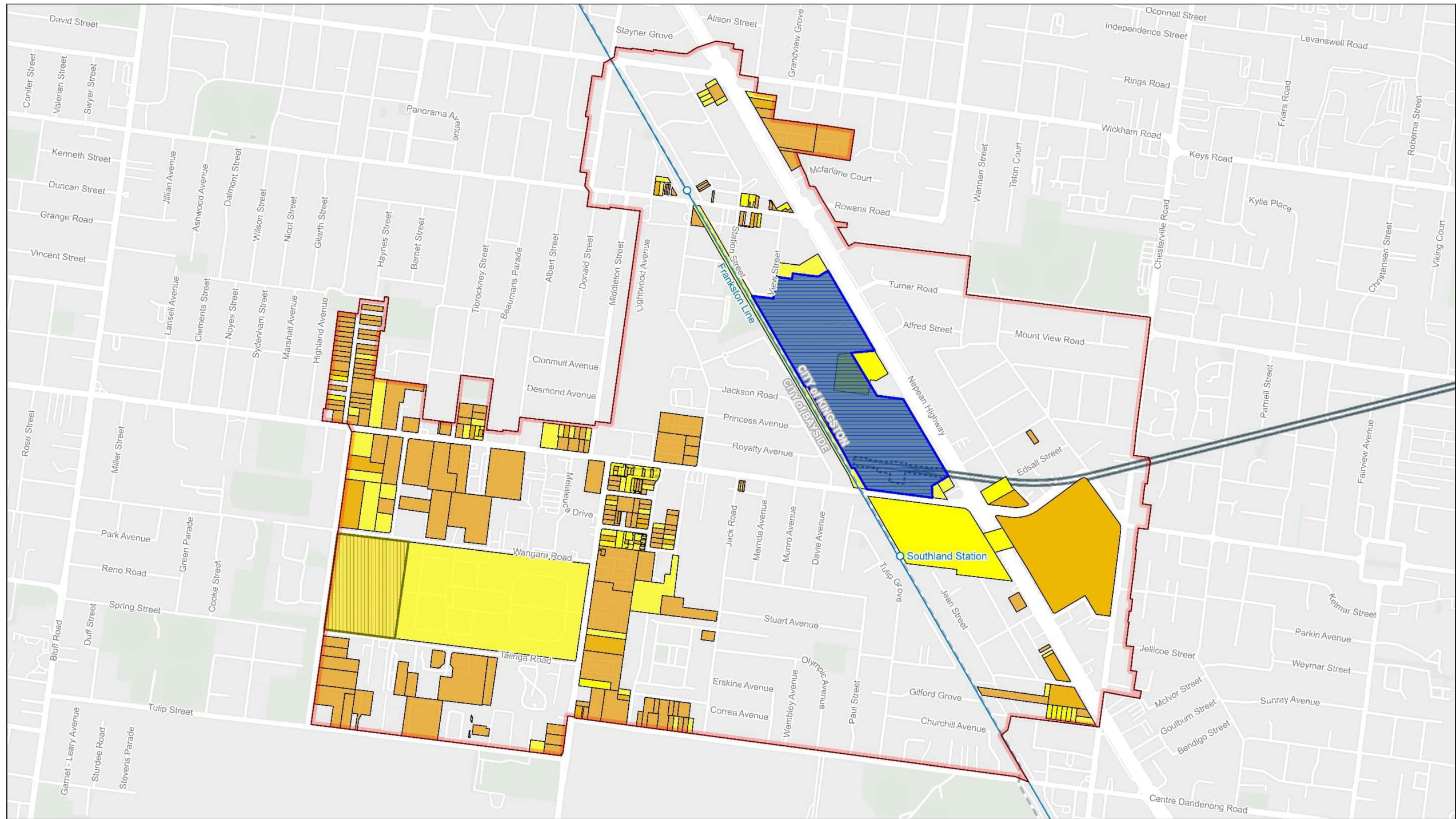
MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CTM301	Superior-Milestone Pty. Ltd., 1056 Nepean Highway, Highett, 3190	Chemical manufacturing	Toiletries, Detergents, Manufacture etc
CTM302	Dickman, E. W., 37 Stuart Avenue, Cheltenham, 3194	Agriculture	
CTM309	Halbish, S. & J., 1185 Nepean Highway, Highett, 3190	Service stations/fuel storage	
CTM312	Highett Motors, 1119 Nepean Highway, Highett, 3190	Automotive repair/engine works	Metal finishing and treatments
CTM321	Mentone Motors Pty. Ltd., 1214 Nepean Highway, Cheltenham, 3192	Automotive repair/engine works	
CTM326	Purbeck Decorators, 49 Luxmore Street, Cheltenham, 3192	Building Trades Products Manufacture	
CTM327	Red Lion Equipment Pty. Ltd., 21-23 Hamlet Street, Cheltenham, 3192	Electrical components manufacture	
CTM330	Shell Oil Cheltenham, Cnr. Bay Road & Reserve Road, 3192	Service stations/fuel storage	
CTM338	Wade Bros. Auto Service Pty. Ltd., 364 Reserve Road, Cheltenham, 3192	Automotive repair/engine works	
CTM339	Watkins, J. R., Co., 1123 Nepean Highway, Highett, 3190	Toiletries, Detergents, Manufacture etc	Food preparation/Processing
CTM340	Watkins, J. R. & Co., 1125 Nepean Highway, Highett, 3190	Toiletries, Detergents, Manufacture etc	
CTM346	Williams, L., 9 Heather Grove, Cheltenham, 3192	Timber preserving/treatment	
CTM357	Plastalon Pty. Ltd., 1143 Nepean Highway, Highett, 3190	Building Trades Products Manufacture	
CTM360	Siede, A., & Sons, 1042 Nepean Highway, Highett, 3190	Animal Processing Works	
CTM362	Timber Industries Pty. Ltd., 312-316 Bay Road, Cheltenham, 3192	Building Trades Products Manufacture	
CTM378	Lukey, L. F., 1a Jean Street, Cheltenham, 3192	Metal finishing and treatments	
CTM380	Regal Plastics Pty. Ltd., 5 Graham Road, Highett, 3190t	Fibreglass reinforced plastic manufacture	
Presently trading	495A Highett Road, Highett, 3190	Dry cleaner	
Presently trading	561 Highett Road, Highett, 3190	Dry cleaner	
Presently trading	10 Railway Parade, Highett, 3190	Dry cleaner	

2.2 Potentially contaminated land (medium)

Table 2-2 lists the 95 sites which are adjacent to known or potentially contaminated sites in the Cheltenham Structure Plan Area. Their locations are shown in Figure 2-1 on the next page.

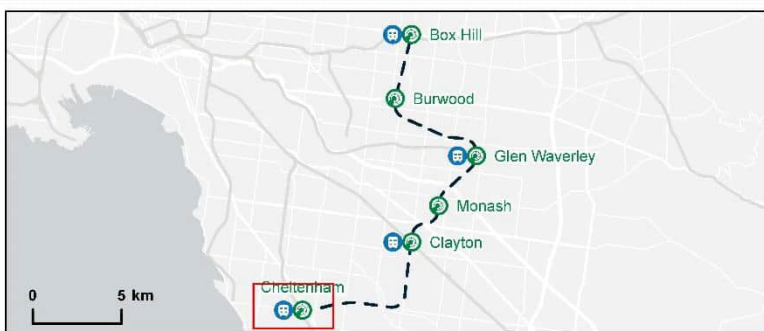
Sites included in Table 2-2 are contingent on the primary or secondary PPN30 matched activity being identified in PPN30 as a site with potential to receive contamination from the adjoining land. These matched activities include:

- Automotive repair/engine works
- Chemical manufacturing
- Gasworks
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Landfill
- Service stations/fuel storage.



- Structure Plan Area
 - Suburban Rail Loop East Alignment
 - Suburban Rail Loop East Station Box
 - Existing Metro Line
 - Existing Metro Station
 - Local Government Area (LGA) Boundary
- Former Gasworks
 - Former Landfill
 - Potentially Contaminated Land (High)
 - Potentially Contaminated Land (Medium)

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024



SUBURBAN RAIL LOOP

ajm
 Joint Venture

aurecon
Jacobs
MOTT MACDONALD

Suburban Rail Loop
Cheltenham Structure Plan Area
 Potentially Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508421		Revision: A.5	
Drawn By: N. Fun	Approved By: C. Ritchie	Date: 22/10/2024	Map Size: A3

0 700
 Metres
 Coordinate System: GDA2020 MGA Zone 55

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FIGURE 2-1 POTENTIALLY CONTAMINATED LAND IN THE CHELTENHAM STRUCTURE PLAN AREA

TABLE 2-2 POTENTIALLY CONTAMINATED LAND (MEDIUM)

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
20-22 Wangara Road Sandringham 3191	Landfill		331 Reserve Road, Cheltenham, 3192
CTM001	Automotive repair/engine works	Printing	7-9 Hamlet Street, Cheltenham, 3192
CTM002	Electrical components manufacture	Metal finishing and treatments	
CTM048	Building Trades Products Manufacture	Electrical components manufacture	
CTM006	Automotive repair/engine works	Printing	3-5 Advantage Road, Highett, 3190
CTM006	Automotive repair/engine works	Printing	4 Highland Avenue, Highett, 3190
CTM007	Automotive repair/engine works	Tyre manufacturing	12 Philip Street, Cheltenham, 3192
CTM076	Chemical manufacturing	Pesticide Manufacture	
CTM007	Automotive repair/engine works	Tyre manufacturing	1-5 Hamlet Street, Cheltenham, 3192
CTM007	Automotive repair/engine works	Tyre manufacturing	2 Arnold Street, Cheltenham, 3192
CTM007	Automotive repair/engine works	Tyre manufacturing	2-5/6-8 Arnold Street, Cheltenham, 3192
CTM007	Automotive repair/engine works	Tyre manufacturing	368 Reserve Road, Cheltenham, 3192
CTM007	Automotive repair/engine works	Tyre manufacturing	6-8 Arnold Street, Cheltenham, 3192
CTM022	Automotive repair/engine works		1190-1212 Nepean Highway, Cheltenham, 3192
CTM289	Service stations/fuel storage	Automotive repair/engine works	
CTM321	Automotive repair/engine works		
CTM022	Automotive repair/engine works		16 Sinclair Street, Cheltenham, 3192
CTM022	Automotive repair/engine works		19 Barker Street, Cheltenham, 3192
CTM022	Automotive repair/engine works		21 Barker Street, Cheltenham, 3192
CTM022	Automotive repair/engine works		23 Barker Street, Cheltenham, 3192
CTM022	Automotive repair/engine works		25 Barker Street, Cheltenham, 3192
CTM022	Automotive repair/engine works		27 Barker Street, Cheltenham, 3192
CTM022	Automotive repair/engine works		29 Barker Street, Cheltenham, 3192
CTM321	Automotive repair/engine works		
CTM030	Chemical manufacturing	Pesticide Manufacture	13-15 Advantage Road, Highett, 3190
CTM189	Chemical manufacturing	Boat building/maintenance	
CTM030	Chemical manufacturing	Pesticide Manufacture	16 Highland Avenue, Highett, 3190
CTM035	Electrical components manufacture		32 Highland Avenue, Highett, 3190
CTM039	Automotive repair/engine works		10 Hamlet Street, Cheltenham, 3192
CTM043	Automotive repair/engine works		5 Wanrua Street, Cheltenham, 3192
CTM043	Automotive repair/engine works		5-7A Wanrua Street, Cheltenham, 3192
CTM327	Electrical components manufacture		
CTM048	Building Trades Products Manufacture	Electrical components manufacture	13 Hamlet Street, Cheltenham, 3192
CTM062	Automotive repair/engine works		1 Park Road, Cheltenham, 3192
CTM168	Automotive repair/engine works		
CTM076	Chemical manufacturing	Pesticide Manufacture	330-336 Reserve Road, Cheltenham, 3192
CTM092	Chemical manufacturing	Paint and Ink Manufacture	
CTM179	Electrical components manufacture	Building Trades Products Manufacture	
CTM083	Automotive repair/engine works	Metal finishing and treatments	26 Mary Avenue, Highett, 3190
CTM086	Automotive repair/engine works		495a Highett Road, Highett, 3190
CTM090	Automotive repair/engine works	Building Trades Products Manufacture	382-384 Reserve Road, Cheltenham, 3192
CTM092	Chemical manufacturing	Paint and Ink Manufacture	320 Reserve Road, Cheltenham, 3192
CTM092	Chemical manufacturing	Paint and Ink Manufacture	5-7 Charlton Avenue Cheltenham, 3192
CTM099	Automotive repair/engine works	Metal finishing and treatments	24 Advantage Road, Highett, 3190

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
CTM108	Automotive repair/engine works	Timber Products Manufacture	237-239 Bay Road, Cheltenham, 3192
CTM131	Electrical components manufacture	Building Trades Products Manufacture	
CTM110	Automotive repair/engine works		39 Park Road, Cheltenham, 3192
CTM112	Service stations/fuel storage		535 Highett Road, Highett 3190
CTM112	Service stations/fuel storage		539 Highett Road, Highett 3190
CTM125	Automotive repair/engine works		1 Wanrua Street, Cheltenham, 3192
CTM129	Automotive repair/engine works		1 Beaumaris Parade, Highett 3190
CTM157	Chemical manufacturing	Ceramic works	
CTM137	Automotive repair/engine works	Building Trades Products Manufacture	111 Tulip Street, Cheltenham, 3192
CTM141	Electroplating	Building Trades Products Manufacture	16-20 Mary Avenue, Highett, 3190
CTM144	Printing	Chemical manufacturing	285-287 Bay Road, Cheltenham, 3192
CTM157	Chemical manufacturing	Ceramic works	
CTM146	Electrical components manufacture		30 Highland Avenue, Highett, 3190
CTM156	Electrical components manufacture		24 Highland Avenue, Highett, 3190
CTM157	Chemical manufacturing	Ceramic works	289 Bay Road, Cheltenham, 3192
CTM163	Electrical components manufacture		40A Highland Avenue, Highett, 3190
CTM163	Electrical components manufacture		40B Highland Avenue, Highett, 3190
CTM163	Electrical components manufacture		42-48 Highland Avenue, Highett, 3190
CTM170	Service stations/fuel storage		2 Advantage Road Sandringham, 3191
CTM178	Dry cleaning		342 Bay Road, Cheltenham, 3192
CTM185	Dry cleaning	Service stations/fuel storage	10 Railway Parade, Highett, 3190
CTM185	Dry cleaning	Service stations/fuel storage	16 Railway Parade, Highett, 3190
CTM189	Chemical manufacturing	Boat building/maintenance	18 Highland Avenue, Highett, 3190
CTM189	Chemical manufacturing	Boat building/maintenance	20 Highland Avenue, Highett, 3190
CTM194	Automotive repair/engine works		8/9 Maxflo Court, Highett, 3190
CTM234	Electrical components manufacture		1-5 Chandos Street, Cheltenham, 3192
CTM246	Service stations/fuel storage		1110 Nepean Highway, Highett, 3190
CTM253	Automotive repair/engine works		338 Highett Road, Highett, 3190
CTM257	Automotive repair/engine works		
CTM253	Automotive repair/engine works		340 Highett Road, Highett, 3190
CTM257	Automotive repair/engine works		
CTM253	Automotive repair/engine works		346-348 Highett Road, Highett, 3190
CTM253	Automotive repair/engine works		348 Highett Road, Highett, 3190
CTM257	Automotive repair/engine works		330 Highett Road, Highett, 3190
CTM260	Electrical components manufacture		13-19 Wangara Road Sandringham, 3191
CTM260	Electrical components manufacture		2 Brixton Road, Cheltenham, 3192
CTM260	Electrical components manufacture		6 Brixton Road, Cheltenham, 3192
CTM288	Service stations/fuel storage		2 Train Street, Highett, 3190
CTM288	Service stations/fuel storage		491 Highett Road, Highett, 3190
CTM289	Service stations/fuel storage	Automotive repair/engine works	1188 Nepean Highway, Cheltenham, 3192
CTM300	Electrical components manufacture	Building Trades Products Manufacture	302 Bay Road, Cheltenham, 3192
CTM300	Electrical components manufacture	Building Trades Products Manufacture	302-306 Bay Road, Cheltenham, 3192
CTM300	Electrical components manufacture	Building Trades Products Manufacture	308A Bay Road, Cheltenham, 3192
CTM301	Chemical manufacturing	Toiletries, Detergents, Manufacture etc	1052 Nepean Highway, Highett, 3190
CTM301	Chemical manufacturing	Toiletries, Detergents, Manufacture etc	1060 Nepean Highway, Highett, 3190

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
CTM301	Chemical manufacturing	Toiletries, Detergents, Manufacture etc	36 Henry Street, Highett, 3190
CTM301	Chemical manufacturing	Toiletries, Detergents, Manufacture etc	38 Henry Street, Highett, 3190
CTM301	Chemical manufacturing	Toiletries, Detergents, Manufacture etc	40 Henry Street, Highett, 3190
CTM312	Automotive repair/engine works	Metal finishing and treatments	1117-1119 Nepean Highway, Highett, 3190
CTM312	Automotive repair/engine works	Metal finishing and treatments	2/4 Royal Terrace Highett, 3190
CTM321	Automotive repair/engine works		1216 Nepean Highway, Cheltenham, 3192
CTM327	Electrical components manufacture		21 Hamlet Street, Cheltenham, 3192
Highett Gasworks	Gasworks		1128-1134 Nepean Highway, Highett, 3190
Highett Gasworks	Gasworks		1146 Nepean Highway, Highett, 3190
Highett Gasworks	Gasworks		1148 Nepean Highway, Highett, 3190
Highett Gasworks	Gasworks		1152b Nepean Highway, Highett, 3190
Highett Gasworks	Gasworks		3 Remington Drive Highett, 3190
Highett Gasworks	Gasworks		411 Bay Road, Highett, 3190
Highett Gasworks	Gasworks		5A Remington Drive, Highett, 3190
Highett Gasworks	Gasworks		5B Remington Drive, Highett, 3190
Highett Gasworks	Gasworks		7 Remington Drive Highett, 3190
Highett Gasworks	Gasworks		9 Remington Drive Highett, 3190
Highett Gasworks	Gasworks		S4/1144 Nepean Highway, Highett, 3190
10 Railway Parade, Highett VIC 3190	Dry cleaning		8 Railway Parade, Highett, 3190
495A Highett Rd, Highett VIC 3190	Dry cleaning		497 Highett Road, Highett, 3190
561 Highett Rd, Highett VIC 3190	Dry cleaning		557 Highett Road, Highett, 3190



Appendix C
**Clayton
Structure Plan
Area results**

1 Clayton contaminated land

The following sections identify the sites which are regulated due to potential contamination within the Clayton Structure Plan Area. To meet the threshold to be considered 'regulated contaminated land', the site must satisfy one (or more) of the following criteria:

- 1) The site is subject to an Environmental Audit Overlay (EAO)¹.
- 2) The site is listed as an Environment Protection Authority Victoria (EPA Victoria) priority site².
- 3) The site has been subjected to an EPA Victoria environmental audit³ *and* has not received a certificate of environmental audit.

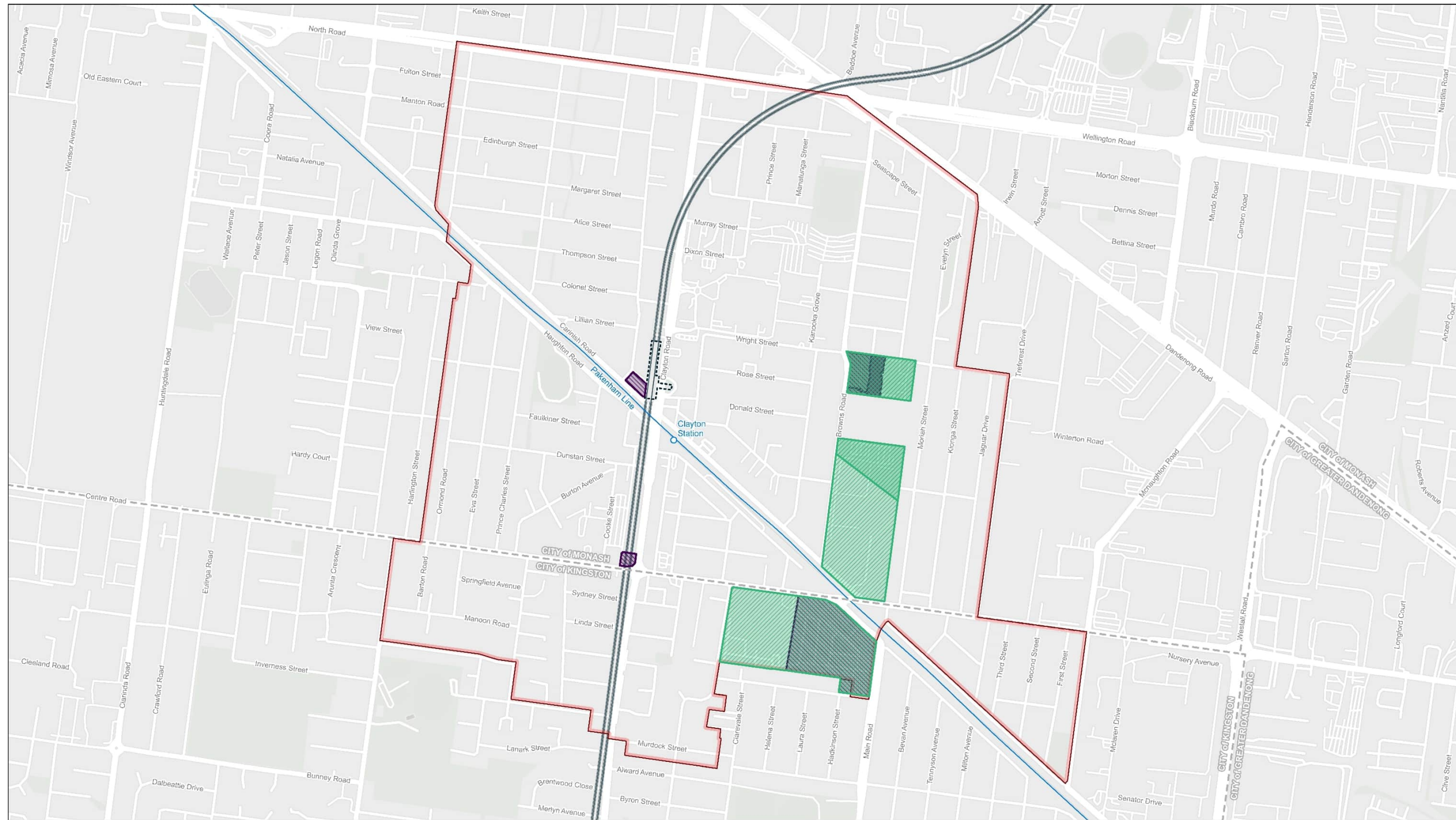
Sites identified in the following sections satisfy one or more of these criteria are considered 'regulated contaminated land' in this report. Figure 1 1 shows all identified sites in the Clayton Structure Plan Area.

¹ An Environmental Audit Overlay (EAO) is an overlay applied by planning authorities to land which is known or strongly suspected to be contaminated.

² An 'EPA priority site' is a site which is the subject of a notice issued by the EPA requiring management of contamination.

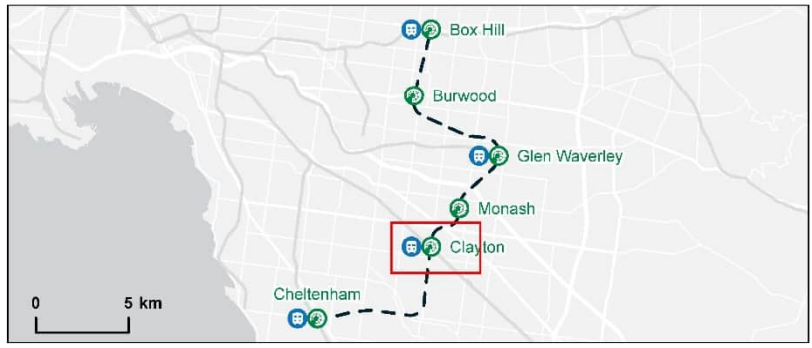
³ An 'EPA environmental audit' is an assessment undertaken by an EPA-approved auditor to evaluate the risk of harm that a site poses to human health or the environment, where each audit has a unique identifier referred to as the Computer Assisted Records Management System (CARMS) number. An audit may be undertaken as:


- a) A risk of harm audit (formerly known as a '53V audit'), which manages environmental risks in response to industrial activity or known contamination.
- b) A condition of the environment audit (formerly known as a '53X' audit), which assesses a site regarding the land use it may be suitably used for, usually resulting in the issue of a certificate of environmental audit (CoEA, where the site can be utilised for any land use) or a statement of environmental audit (SoEA, which outlines specific land uses that the site may be used for).



- Structure Plan Area
 - Suburban Rail Loop East Alignment
 - Suburban Rail Loop East Station Box
 - Existing Metro Line
 - Existing Metro Station
 - Local Government Area (LGA) Boundary
- Known Contaminated Land Site**
 - Environment Protection Authority (EPA) Audit Site
 - Environmental Audit Overlay

Data Sources:
 AJM JV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024







SUBURBAN RAIL LOOP

Suburban Rail Loop
Clayton Structure Plan Area
 Known Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508420		Revision: A.5	
Drawn By: L. Tily	Approved By: C. Ritchie	Date: 25/09/2024	Map Size: A3

Coordinate System: GDA2020 MGA Zone 55








FIGURE 1-1 REGULATED CONTAMINATED LAND IN THE CLAYTON STRUCTURE PLAN AREA

1.1 Environmental Audit Overlays

Background searches indicated the presence of three Environmental Audit Overlays (EAOs) within Clayton the Structure Plan Area, as listed in Table 1-1.

TABLE 1-1 ENVIRONMENTAL AUDIT AREAS LOCATED IN THE CLAYTON STRUCTURE PLAN AREA

SITE NAME / ADDRESS	AREA (M ²)	ISSUE
21-25 Browns Road, Clayton	29,119	Historical commercial land use, including fill importation and a leaded petroleum underground storage tank (UST) (See CARMS 48251-1 to 48251-5 in Table 1-3).
Former PMP Limited site, 37/49 Browns Road, Clayton	109,019	Historical industrial land use, including a largescale printing site.
1408-1418 Centre Road, Clayton South	120,822	Historical pharmaceutical manufacturing, with a previously issued CoEA (completed 10/08/2015). Additionally, the site contains two current prescribed industrial waste sites.

1.2 Priority sites

No current priority sites were identified within the Clayton Structure Plan Area.

1.3 Audited sites

The eight audited sites identified within the Clayton Structure Plan Area are listed in Table 1-2.

TABLE 1-2 AUDITED SITES IN THE CLAYTON STRUCTURE PLAN AREA

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
48251-1	03/06/2002	21-25 Browns Road, Clayton	53X Statement
48251-2	17/01/2003	21-25 Browns Road, Clayton	53X Statement
48251-3	26/06/2003	21-25 Browns Road, Clayton	53X Statement
48251-4	03/12/2003	21-25 Browns Road, Clayton	53X Statement
48251-5	30/04/2007	21-25 Browns Road, Clayton	53X Statement
72787-1	22/05/2015	99-121 Carinish Road, Clayton	53X Statement
75018-1	25/06/2020	Flinders Street, Noble Park (Level Crossing Removal Project Caulfield)	53V
78633-1	15/09/2021	409 Clayton Road, Clayton	53X Statement

*Record presented for fullness only, site should be considered as remediated and unencumbered.

***Sites are overlain by an EAO and do not require a planning response

Table 1-3 summarises the details of the eight above audits. It identifies the sources of contamination, the impacts of the contamination and the requirements and outcomes of each audit. The 'Site Uses Considered (Highest)' column outlines the most sensitive land use designations which could be applied to each site following the completion of the environmental audit.

TABLE 1-3 AUDIT SUMMARIES FOR SITES AUDITED IN THE CLAYTON STRUCTURE PLAN AREA

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
48251-1	21-23 Browns Road, Clayton	3/06/2002	Residential, no history of industrial processes onsite. 1962, site was used for commercial use (factory buildings). A UST installed in carpark in 1979, however has been decommissioned	Vacant	Metals, paints and paint solvent, TCE, PCE, asbestos, hydrocarbons, PAHs		SoEA issued, with conditions	Groundwater has not been impacted by site historical uses. Impacted soils have been removed from site and surface validated. Soil was found to be free of any contamination that may have been caused by the UST (contamination associated with hydrocarbons). Some TPH hydrocarbons found in other locations in fill material.	Treatment and removal of localised areas of contaminated soil on the site. Validation of any remediated area to demonstrate that no beneficial use of the land is precluded.	No	Sensitive: medium to high density residential use
48251-2	21-25 Browns Road, Clayton	17/01/2003	Residential, no history of industrial processes onsite. 1962, site was used for commercial use (factory buildings). A UST installed in car park in 1979, however has been decommissioned	Vacant	Metals, paints and paint solvent, TCE, PCE, asbestos, petroleum hydrocarbons, PAHs		SoEA issued, with conditions	Groundwater has not been impacted by site historical uses. Impacted soils have been removed from site and surface validated. Soil was found to be free of any contamination that may have been caused by the UST (contamination associated with hydrocarbons). Some TPH hydrocarbons found in other locations in fill material.	Remediation or removal of impacted soils at the site and any material excavated from the site is to be disposed off-site in accordance with EPA guidelines.	No	Sensitive: medium to high density residential use
48251-3	21-25 Browns Road, Clayton	26/06/2003	Residential, no history of industrial processes onsite. 1962, site was used for commercial use (factory buildings). A UST installed in car park in 1979, however has been decommissioned	Vacant	Metals, paints and paint solvent, TCE, PCE, asbestos, petroleum hydrocarbons, PAHs		SoEA issued, with conditions	Significant groundwater impacts by site historical uses to the east of Stage 2 and Stage 3. Overall groundwater has not been impacted by site historical uses. Impacted soils have been removed from site and surface validated. Soil was found to be free of any contamination that may have been caused by the UST (contamination associated with hydrocarbons). Some TPH hydrocarbons found in other locations in fill material.	Remediation or removal of impacted soils at the site and any material excavated from the site is to be disposed off-site in accordance with EPA guidelines.	No	Sensitive: medium to high density residential use
48251-4	21-25 Browns Road, Clayton	3/12/2003	Residential, no history of industrial processes onsite. 1962, site was used for commercial use (factory buildings). A UST installed in carpark in 1979, however has been decommissioned	Vacant	Metals, paints and paint solvent, TCE, PCE, asbestos, petroleum hydrocarbons, PAHs		SoEA issued, with conditions	Significant groundwater impacts by site historical uses to the east of Stage 2 and Stage 3. Overall groundwater has not been impacted by site historical uses. Impacted soils have been removed from site and surface validated. Soil was found to be free of any contamination that may have been caused by the UST (contamination associated with hydrocarbons). Some TPH hydrocarbons found in other locations in fill material.	Remediation or removal of impacted soils at the site and any material excavated from the site is to be disposed off-site in accordance with EPA guidelines. Groundwater is not suitable for maintenance of ecosystems, irrigation, watering stock or primary contact recreation.	No	Sensitive: medium to high density residential use
48251-5	21-25 Browns Road, Clayton	30/04/2007	Residential until 1962 when expansion of industrial buildings (rubber manufacturing from 1967 to 1983). Since 1983, site was used for automobile metal component fabrication, storage and transport facility. UST reported onsite.	Vacant	Metals, acids and bases, Chemlok 220, paints and paint solvents, TCE, PCE, vinyl chloride, PCBs, pesticides, asbestos, TPH, TRH and chlorinated hydrocarbons, PAHs		SoEA issued, with conditions	Hydrocarbons found in soils were remediated and validated. No ongoing soil risks. Groundwater contaminated with metals and chlorinated hydrocarbons - pump and treat of groundwater. By March 2007, groundwater was concluded to be cleaned up to the extent practicable.	Groundwater monitoring program referred to as the Monash Green Audit Stage 4 GMP. Remediation and removal of contaminated soils, remediation and restoration for the beneficial uses of groundwater at the site	No	Sensitive: medium to high density residential use

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
72787-1	99-121 Carinish Road, Clayton	22/05/2015	Agricultural until 1950, commercial and industrial use 1957 to 2005, including fuel stations and generator manufacturers. Since 2014, site was demolished	Vacant	Petroleum hydrocarbons (TPH C6-C10 >C10-C16 and >C16-C34), ACM, PAHs (naphthalene)		SoEA issued, with conditions	The audit found that soil on site contains concentrations of petroleum hydrocarbons (TPH C6-C10 >C10-C16 and >C16-C34), ACM fragments in fill, PAHs (naphthalene), zinc and nickel greater the adopted criteria for the protection of human health.	The audit concluded that the site is suitable for the beneficial uses associated with sensitive use (high density residential with minimal access to soil), commercial and industrial land use, subject to conditions (implementation of SMP, site vapour mitigation, site management controls outlined in the SoEA). The removal of widespread fill material mixed with ACM and the removal of petroleum hydrocarbons in soils would be required.	No	Sensitive: high density residential only
75018-1	Level Crossing Removal Project Caulfield - Flinders Street	25/06/2020	Agricultural until 1870. Site is currently rail infrastructure development	Railway crossing / carpark	Heavy metals, BaP, TPH C10 - C40, asbestos, ASS.		Auditor found that the spoil re-use on site is protective of the beneficial uses of land and would not act as a detriment to quality of groundwater that lies beneath the land	The audit found that risks associated with contaminated soils were mitigated through the use of management measures, and potential risks to the environment are low and acceptable. The final condition of spoil re-used on site is protective of the beneficial uses of the land, including human health, and would not act as a detriment to groundwater quality.	None. No evidence of any increase in risks to the environment as a result of soil management and soil re-use on site.	No	
78633-1	409 Clayton Road, Clayton	15/09/2021	Historically a petrol service station with UST	Commercial Use	Benzene, MtBE, formaldehyde, heavy metals, sulfate, low pH, TDS, TRH		A SoEA was issued for the site. A COEA was not issued as the site is still considered as having a high potential for contamination.	The audit found that odorous soils preclude the protected beneficial use of the site aesthetics under an unrestricted land-use scenario. Acidic soils are present in the south-western portion of the site which preclude the beneficial use Buildings and Structures. Groundwater at the site contains concentrations of benzene, lead, MtBE, formaldehyde, arsenic, copper, nickel, zinc, sulfate, ferrous iron and TDS which exceed screening criteria for the protection of one or more of the beneficial uses of groundwater, including potable water supply, agriculture and irrigation, commercial and industrial use, and water-based recreation (primary contact).	No mandatory requirements. Clean up of impacted soils and groundwater would need to be complete so that all beneficial uses are restored, in order for a COEA to be issued.	No	Commercial use only

2 Potentially contaminated land

Potentially contaminated land identified through historical business activities are presented in the two sub-sections below and together on Figure 2-1.

2.1 Potentially contaminated land (high)

Table 2-1 lists the 108 potentially contaminated sites in the Clayton Structure Plan Area.

Sites listed in Table 2-1 represent a primary or secondary PPN30 matched activity which PPN30 lists as a land use with potential to contaminate land. The primary match for a site refers to the activity which best represents its land use throughout the period where contamination is generally most likely to have taken place (approximately 1960s to 1980s). The secondary match is the activity which is the next most representative for the site during that period.

Matched activities include:

- Agriculture
- Animal Processing Works
- Automotive repair/engine works
- Automotive repair/engine works
- Battery manufacturing
- Boat building/maintenance
- Building Trades Products Manufacture
- Cement manufacture
- Ceramic works
- Chemical manufacturing
- Concrete batching
- Drum re-conditioning facility
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Fibreglass reinforced plastic manufacture
- Food preparation/Processing
- Foundry
- Mechanical Engineering
- Metal coating/electroplating
- Metal finishing and treatments
- Paint and Ink Manufacture
- Pesticide Manufacture
- Printing
- Scrap metal recovery
- Service stations/fuel storage
- Soap and Perfume Manufacturing
- Textile operations
- Textile Production and Dyeing
- Timber preserving/treatment

- Timber Products Manufacture
- Toiletries, Detergents, Manufacture
- Tyre manufacturing

Vehicle Manufacture.

TABLE 2-1 POTENTIALLY CONTAMINATED LAND (HIGH)

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CLY001	ABC Blinds, 1 Olive Street, Clayton South, 3169	Building Trades Products Manufacture	
CLY002	Aaa Yarrabee Slate Service (Factory-Warehouse), 23 Meriton Place, Clayton South, 3169	Concrete batching	
CLY005	Liberal Engineering & Trading Co., 14 Murdock Street, Clayton, 3168	Mechanical Engineering	Automotive repair/engine works
CLY006	Meriton Body Works., 2 Meriton Place, Clayton South, 3169	Automotive repair/engine works	
CLY009	Arthur G Designs, 30 Murdock Street, Clayton South. 3169	Building Trades Products Manufacture	
CLY010	Gulian Motors, 15 James Street, Clayton South, 3169	Automotive repair/engine works	Service stations/fuel storage
CLY011	Australian Inhibitor Pty Ltd., 5 Meriton Place, Clayton South, 3169	Building Trades Products Manufacture	
CLY022	Clayleigh Motors, 5 James Street, Clayton, 3168	Automotive repair/engine works	Building Trades Products Manufacture
CLY023	Rods Auto Electrics., 11 James Street, Clayton, 3168	Automotive repair/engine works	
CLY024	Viking Hume Fibre Glass Pty. Ltd., 23-25 Murdock Street, Clayton, 3168	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
CLY025	Clayton Camera Centre, 328A Clayton Road, Clayton, 3168	Building Trades Products Manufacture	
CLY027	Jet Print., 1304 Centre Road, Clayton, 3168	Printing	Food preparation/Processing
CLY028	Centre Panel Beaters Pty. Ltd., 3 James Street, Clayton, 3168	Automotive repair/engine works	Metal finishing and treatments
CLY029	Winsome Window Accessories, 27 James Street, Clayton, 3168	Building Trades Products Manufacture	Metal finishing and treatments
CLY031	Sanco Amorces., 9-11 Murdock Street, Clayton, 3168	Chemical storage	Metal finishing and treatments
CLY033	Dooley's Welding Service Pty. Ltd., 26 Murdock Street, Clayton, 3168	Metal finishing and treatments	Building Trades Products Manufacture
CLY034	D.K.L. Plastic Products, 7 Meriton Place, Clayton South, 3169	Fibreglass reinforced plastic manufacture	
CLY035	Delta Clayton Service Station, 1418 Centre Road Clayton, 3168	Service stations/fuel storage	
CLY036	Johns Hydraulics Equipment Pty. Ltd., 1374 Centre Road, Clayton, 3168	Fibreglass reinforced plastic manufacture	Tyre Manufacture and Other Rubber Processing
CLY039	Equinex Laboratories Pty. Ltd., 20 Murdock Street, Clayton, 3168	Food preparation/Processing	
CLY040	Premier Plastics Co. Pty. Ltd., 12 Meriton Place, Clayton South, 3169	Fibreglass reinforced plastic manufacture	
CLY042	Evode Powder Coatings Pty. Ltd. 8 Meriton Place, Clayton South, 3169	Metal coating / electroplating	
CLY044	Parker & Smith., 6 Murdock Street, Clayton, 3168	Metal finishing and treatments	Electrical components manufacture
CLY045	A.B.V. Precision Tooling Co., 35 Murdock Street, Clayton, 3158	Metal finishing and treatments	Timber Products Manufacture
CLY046	Forum Tyre & Auto Centre (Head Office), 4 James Street, Clayton South, 3169	Automotive repair/engine works	Building Trades Products Manufacture
CLY047	Forum Tyre & Auto Centre, 1358 Centre Road, Clayton South, 3169	Automotive repair/engine works	
CLY049	Apex Packaging Co. Pty. Ltd., 22 Murdock Street, Clayton, 3168	Chemical storage	Toiletries, Detergents, Manufacture etc
CLY050	Waverley Confectionery Co., 12 Murdock Street, Clayton South, 3169	Food preparation/Processing	Metal finishing and treatments
CLY051	Heinrich's Motor Service Centre Pty. Ltd., 1364 Centre Road Clayton, 3168	Automotive repair/engine works	
CLY052	Hindoff Engineering Pty. Ltd., 23 James Street, Clayton, 3168	Metal finishing and treatments	
CLY053	Overland Equipment, 13-15 Murdock Street, Clayton, 3168	Boat building/maintenance	Automotive repair/engine works
CLY056	Stevenson-Davies Pty. Ltd., 21 Murdock Street, Clayton, 3168	Building Trades Products Manufacture	Timber Products Manufacture
CLY057	J C Products Pty Ltd, 1 James Street, Clayton South, 3169	Building Trades Products Manufacture	
CLY058	Tredmar Chemical Products, 10 Murdock Street, Clayton, 3168	Chemical manufacturing	Pesticide Manufacture
CLY059	Lincoln Press Pty. Ltd., 7 James Street, Clayton, 3168	Printing	
CLY060	Smith-Tyler, M. G. (Vic.) Pty. Ltd., 5 Murdock Street, Clayton, 3168	Printing	
CLY061	Rods Auto Electrics., 22 James Street, Clayton, 3168	Automotive repair/engine works	Fibreglass reinforced plastic manufacture
CLY062	Ran Court Pty Ltd, 19 Meriton Place, Clayton South, 3169	Textile operations	
CLY063	Lme Pty Ltd, 16 Murdock Street, Clayton South, 3169	Metal finishing and treatments	
CLY069	Gloria Body Works., 1b Meriton Place, Clayton, 3168	Automotive repair/engine works	
CLY070	McMillan Concrete Pumping Pty. Ltd, 17 Meriton Place, Clayton, 3168	Concrete batching	
CLY071	Mobil Clayton Service Station., 1487 Centre Road, Clayton, 3168	Service stations/fuel storage	
CLY072	Tandy Electronics, 331 Clayton Road, Clayton, 3168	Electrical components manufacture	

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CLY074	Murdock Engineering Pty. Ltd., 31 Murdock Street, Clayton, 3168	Metal finishing and treatments	
CLY075	Brabllt Structural Engineering Co. Pty. Ltd., 36 Murdock Street, Clayton, 3168	Metal finishing and treatments	
CLY078	Bedtime Quilts., 20 James Street, Clayton, 3168	Textile operations	
CLY079	Nevinson Motors., 3 Murdock Street, Clayton South, 3169	Automotive repair/engine works	
CLY082	Pendry, L. & D., 28 Murdock Street, Clayton, 3168	Metal finishing and treatments	
CLY084	Polythene & Paper Products Pty. Ltd., 21 James Street, Clayton, 3168	Building Trades Products Manufacture	
CLY085	Hansen, Ej, 34 Murdock Street, Clayton, 3168	Building Trades Products Manufacture	
CLY088	Pyroseal Products Pty Ltd., 8 Murdock Street, Clayton, 3168	Building Trades Products Manufacture	Concrete batching
CLY090	Rex Trolleys & Trucks., 14-16 Meriton Place, Clayton, 3168	Building Trades Products Manufacture	
CLY091	Rosene Fashions, 379 Clayton Road, Clayton, 3168	Textile operations	
CLY096	T U N. Engineering Pty. Ltd, 24 James Street, Clayton, 3168	Metal finishing and treatments	Building Trades Products Manufacture
CLY097	Torino Motors, 6 Meriton Place, Clayton South, 3169	Service stations/fuel storage	
CLY102	Eversure Auto Works, 3 Audsley Street, Clayton South, 3169	Automotive repair/engine works	Building Trades Products Manufacture
CLY103	Clayton Printing & Publishing Pty. Ltd., 14 Centre Road, Clayton, 3168	Printing	Timber Products Manufacture
CLY104	A.1 Blinds., 1336 Centre Road, Clayton, 3168	Building Trades Products Manufacture	
CLY107	Anders, R. A., 1 Atlantic Street, Clayton, 3168	Automotive repair/engine works	
CLY111	Ford-Swinton Industries Pty. Ltd., 8 James Street, Clayton, 3168	Metal finishing and treatments	Electrical components manufacture
CLY112	Ayandee Mower Service, 1340 Centre Road, Clayton, 3168	Automotive repair/engine works	
CLY119	SKF Australian Sales, 1310 Centre Road, Clayton, 3168	Building Trades Products Manufacture	
CLY120	Campbell, H., 34 Jaguar Drive, Clayton, 3168	Building Trades Products Manufacture	
CLY136	Curnow, R. T., 299 Clayton Road, Clayton, 3168	Fibreglass reinforced plastic manufacture	
CLY166	Glendaren Auto Panels, 25 James Street, Clayton, 3168	Automotive repair/engine works	
CLY183	Petran Steel Products, 24 Murdock Street, Clayton, 3168	Building Trades Products Manufacture	
CLY189	Mr. Impeccable, 335A Clayton Road, Clayton, 3168	Dry cleaning	
CLY192	Nixon, Peter Trading Pty. Ltd., 5 Audsley Street, Clayton South, 3169	Fibreglass reinforced plastic manufacture	
CLY194	Marshall Tractor Service, 2 Murdock Street, Clayton, 3168	Automotive repair/engine works	Building Trades Products Manufacture
CLY200	Palmer, R. A., 5 Jean Avenue, Clayton, 3168	Building Trades Products Manufacture	
CLY201	Nepco Products Pty. Ltd, 9 James Street, Clayton, 3168	Metal finishing and treatments	Building Trades Products Manufacture
CLY206	Clayton Furnishings & Floor Coverings, 129 Carinish Road, Clayton, 3168	Timber preserving/treatment	
CLY211	Ross, Rob Motors., 1332 Centre Road, Clayton, 3168	Automotive repair/engine works	
CLY214	Salonick Car Sales., 1362 Centre Road, Clayton, 3168	Automotive repair/engine works	
CLY219	Shell Oil Clayton, Cnr. Clayton Road & Carinish Road, 3168	Service stations/fuel storage	
CLY224	Canadian Dry Cleaners, 328 Clayton Road, Clayton, 3168	Dry cleaning	
CLY231	Tandy Electronics, 321 Clayton Road, Clayton, 3168	Electrical components manufacture	
CLY232	Finray Sheetmetal Pty. Ltd., 13 Murdock Street, Clayton, 3168	Metal finishing and treatments	Building Trades Products Manufacture
CLY238	BP Australia Limited., Cnr. Centre Road & Clayton Road, Clayton, 3168	Service stations/fuel storage	Automotive repair/engine works
CLY239	Eva New Dry Cleaners, 131 Carinish Road, Clayton, 3168	Dry cleaning	
CLY240	Clayton, Flexhide (Victoria) Pty. Ltd., 1461 Centre Road, Clayton, 3168	Chemical manufacturing	Automotive repair/engine works
CLY252	Salter, L., 24 Robinson Street, Clayton, 3168	Printing	Building Trades Products Manufacture
CLY253	Van Mullem, A., 29 Alice Street, Clayton, 3168	Printing	Building Trades Products Manufacture
CLY256	Applied Research & Development Proprietary Limited, 1 Murdoch Street, Clayton, 3168	Mechanical Engineering	Building Trades Products Manufacture
CLY258	Maydom Engineering Co., 18 Murdock Street, Clayton, 3168	Mechanical Engineering	
CLY259	Amicable General Cleening Services Pty. Ltd., 31 Alice Street, Clayton, 3168	Building Trades Products Manufacture	
CLY260	Atkinson, V., 49 Carinish Road, Clayton, 3168	Service stations/fuel storage	
CLY267	Craftsman Joinery & Glass Co. Pty. Ltd., 2 James Street, Clayton, 3168	Timber Products Manufacture	

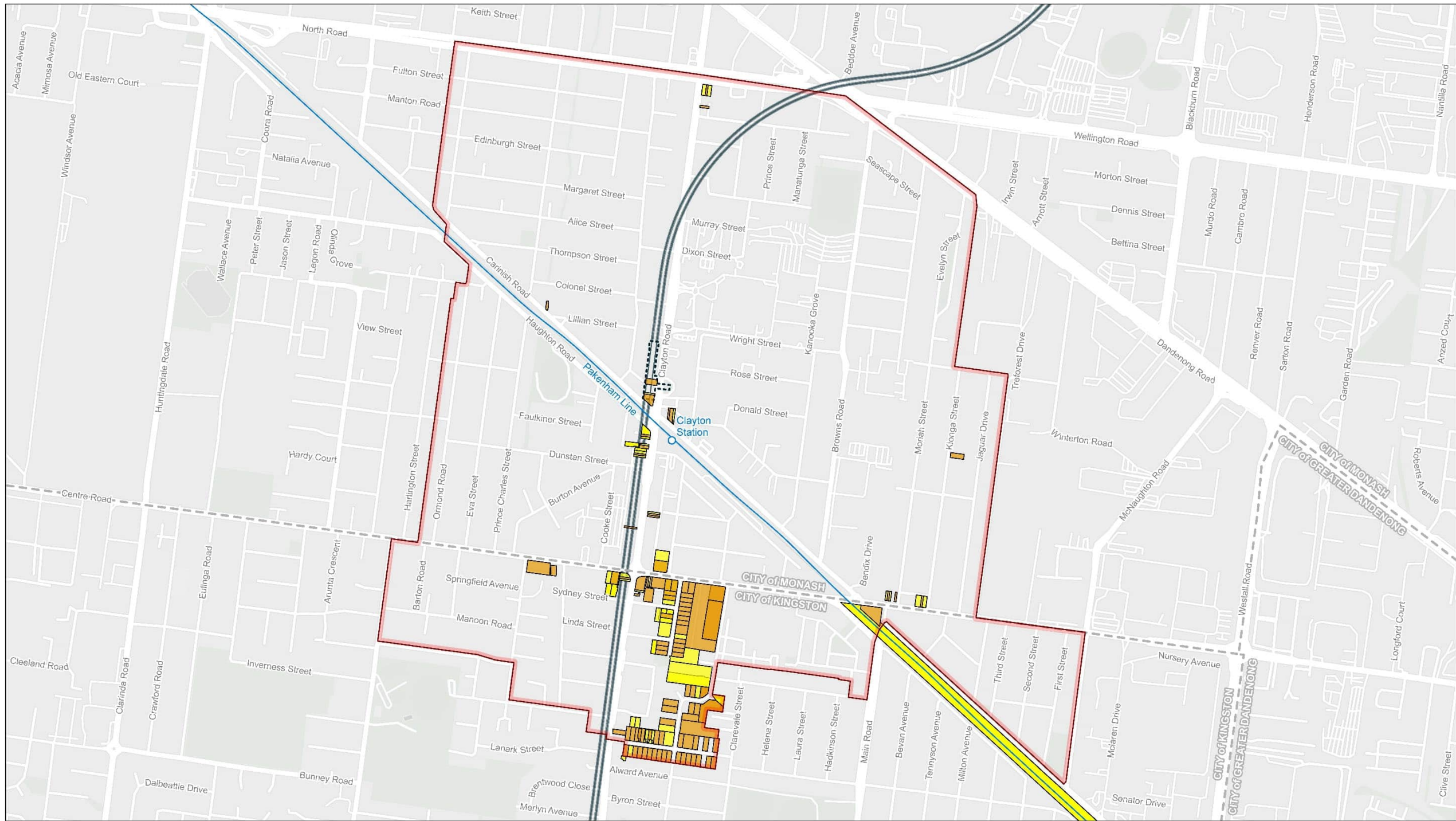
MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
CLY273	Harvey Cement Products Pty. Ltd., 440 Clayton Road, Clayton, 3168	Building Trades Products Manufacture	
CLY277	Malmark Motors, 13 James Street, Clayton, 3168	Automotive repair/engine works	
CLY280	Maydom Engineering., 432 Haughton Road, Clayton, 3168	Mechanical Engineering	
CLY282	Mulgrave Metals., 380 Clayton Road, Clayton, 3168	Scrap metal recovery	
CLY283	Nicholls, J. L., 65 Carinish Road, Clayton, 3168	Automotive repair/engine works	
CLY285	Orbit Industries Pty. Ltd., 27 Murdock Street, Clayton, 3168	Building Trades Products Manufacture	Timber Products Manufacture
CLY294	Clayton Motors, Cnr. Clayton Road & Centre Road, Clayton, 3168	Service stations/fuel storage	Automotive repair/engine works
CLY297	Golden Fleece (H. C. Sleigh Limited)., Cnr. North Road & Clayton Road, Clayton, 3168	Service stations/fuel storage	
CLY298	Hail, Allan, 22 Myrniong Street, Clayton, 3168	Building Trades Products Manufacture	
CLY299	Hawthorn, Pat, Garage., Cnr. Centre Road & Thomas Street, Clayton, 3168	Automotive repair/engine works	
CLY300	Redwood, John, Esso Servicenter., Cnr. Centre Road & James Street, Clayton, 3168	Service stations/fuel storage	Automotive repair/engine works
CLY303	Monash Constructions Pty. Ltd., 34 Kionga Street, Clayton, 3168	Building Trades Products Manufacture	
CLY323	Ayward, C. J., 73 Ormond Road, Clayton, 3108	Agriculture	
CLY341	Shell Oil Clayton, Cnr. North Road & Dandenong Road, 3168	Service stations/fuel storage	
CLY346	Tru-form Formwork., 2021 Princes Highway, Clayton, 3168	Concrete batching	
CLY401	Monash Instrument Co., 11 Arnott Street, Clayton North, 3168	Building Trades Products Manufacture	
Presently trading	170 Clayton Road, Clayton, 3168	Dry cleaner	
Presently trading	Unit 1/67 Carinish Road, Clayton, 3168	Dry cleaner	
Presently trading	1298 Centre Road, Clayton, 3168	Dry cleaner	
Presently trading	1469 Centre Road, Clayton, 3168	Dry cleaner	

2.2 Potentially contaminated land (medium)

Table 2-2 lists the 65 sites which are adjacent to known or potentially contaminated sites in the Clayton Structure Plan Area. Their locations are shown in Figure 2-1 on the next page.

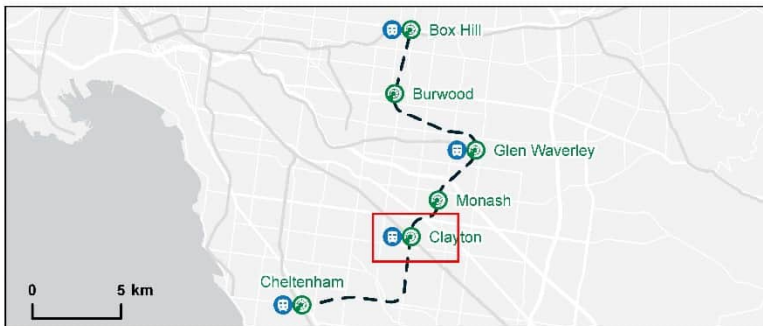
Sites included in Table 2-2 are contingent on the primary or secondary PPN30 matched activity being identified in PPN30 as a site with potential to receive contamination from the adjoining land. These matched activities include:


- Automotive repair/engine works
- Chemical manufacturing
- Chemical storage
- Dry cleaning
- Electrical components manufacture
- Service stations/fuel storage.




- Structure Plan Area
- Suburban Rail Loop East Alignment
- Suburban Rail Loop East Station Box
- Existing Metro Line
- Existing Metro Station
- Local Government Area (LGA) Boundary
- Potentially Contaminated Land (High)
- Potentially Contaminated Land (Medium)

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024






SUBURBAN RAIL LOOP



AJM
Joint Venture

Suburban Rail Loop
Clayton Structure Plan Area
 Potentially Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508421		Revision: A.5	
Drawn By: N. Fun	Approved By: C. Ritchie	Date: 22/10/2024	Map Size: A3



Coordinate System: GDA2020 MGA Zone 55

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FIGURE 2-1 POTENTIALLY CONTAMINATED LAND IN THE CLAYTON STRUCTURE PLAN AREA

TABLE 2-2 POTENTIALLY CONTAMINATED LAND (MEDIUM)

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
CLY006	Automotive repair/engine works		28 Audsley Street Clayton South, 3169
CLY006	Automotive repair/engine works		3/10 Clarevale Street Clayton South, 3169
CLY006	Automotive repair/engine works		6 Clarevale Street Clayton South, 3169
CLY006	Automotive repair/engine works		6/12A Clarevale Street Clayton South, 3169
CLY006	Automotive repair/engine works		8 Clarevale Street Clayton South, 3169
CLY010	Automotive repair/engine works	Service stations/fuel storage	19 James Street Clayton South, 3169
CLY031	Chemical storage	Metal finishing and treatments	9-11 Murdock Street Clayton South, 3169
CLY035	Service stations/fuel storage		170 Rayhur Street Clayton South, 3169
CLY035	Service stations/fuel storage		6-200 Rayhur Street Clayton South, 3169
CLY044	Metal finishing and treatments	Electrical components manufacture	4 Murdock Street Clayton South, 3169
CLY194	Automotive repair/engine works	Building Trades Products Manufacture	
CLY044	Metal finishing and treatments	Electrical components manufacture	5 Alward Avenue Clayton South, 3169
CLY044	Metal finishing and treatments	Electrical components manufacture	7 Alward Avenue Clayton South, 3169
CLY046	Automotive repair/engine works	Building Trades Products Manufacture	2-6 James Street Clayton South, 3169
CLY047	Automotive repair/engine works		
CLY300	Service stations/fuel storage	Automotive repair/engine works	1358-1360 Centre Road Clayton South, 3169
CLY047	Automotive repair/engine works		
CLY300	Service stations/fuel storage	Automotive repair/engine works	
CLY049	Chemical storage	Toiletries, Detergents, Manufacture etc	21 Alward Avenue Clayton South, 3169
CLY049	Chemical storage	Toiletries, Detergents, Manufacture etc	23 Alward Avenue Clayton South, 3169
CLY058	Chemical manufacturing	Pesticide Manufacture	9 Alward Avenue Clayton South, 3169
CLY061	Automotive repair/engine works	Fibreglass reinforced plastic manufacture	8 Parsons Street Clayton South, 3169
CLY069	Automotive repair/engine works	Automotive repair/engine works	11 Audsley Street Clayton South, 3169
CLY069	Automotive repair/engine works	Automotive repair/engine works	3 Meriton Place Clayton South, 3169
CLY071	Service stations/fuel storage		1487-1489 Centre Road Clayton 3168
CLY072	Electrical components manufacture		329 Clayton Road Clayton, 3168
CLY072	Electrical components manufacture		333A Clayton Road Clayton, 3168
CLY072	Electrical components manufacture		6 Nicholson Court Clayton, 3168
CLY072	Electrical components manufacture		8 Nicholson Court Clayton, 3168
CLY079	Automotive repair/engine works		39 Meppel Drive Clayton South, 3169
CLY079	Automotive repair/engine works		41 Meppel Drive Clayton South, 3169
CLY107	Automotive repair/engine works		1 Atlantic Street Clayton, 3168
CLY107	Automotive repair/engine works		3 Atlantic Street Clayton, 3168
CLY107	Automotive repair/engine works		7 Browns Road Clayton, 3168
CLY111	Metal finishing and treatments	Electrical components manufacture	12 James Street Clayton South, 3169
CLY111	Metal finishing and treatments	Electrical components manufacture	6 Olive Street Clayton South, 3169
CLY111	Metal finishing and treatments	Electrical components manufacture	8 Olive Street Clayton South, 3169
CLY111	Metal finishing and treatments	Electrical components manufacture	8A James Street Clayton South, 3169
CLY112	Automotive repair/engine works		1338 Centre Road Clayton South, 3169
CLY166	Automotive repair/engine works		29 James Street Clayton South, 3169
CLY189	Dry cleaning		335 Clayton Road Clayton, 3168
CLY189	Dry cleaning		337 Clayton Road Clayton, 3168
CLY194	Automotive repair/engine works	Building Trades Products Manufacture	2/1 Alward Avenue Clayton South, 3169
CLY194	Automotive repair/engine works	Building Trades Products Manufacture	3 Alward Avenue, Clayton South, 3169

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
CLY194	Automotive repair/engine works	Building Trades Products Manufacture	444 Clayton Road, Clayton South, 3169
CLY194	Automotive repair/engine works	Building Trades Products Manufacture	446 Clayton Road, Clayton South, 3169
CLY211	Automotive repair/engine works		1330 Centre Road, Clayton South, 3169
CLY211	Automotive repair/engine works		1332-1334 Centre Road, Clayton South, 3169
CLY238	Service stations/fuel storage	Automotive repair/engine works	
CLY211	Automotive repair/engine works		17 Sydney Street, Clayton South, 3169
CLY211	Automotive repair/engine works		19 Sydney Street, Clayton South, 3169
CLY219	Service stations/fuel storage		307 Clayton Road, Clayton, 3168
CLY224	Dry cleaning		326A Clayton Road, Clayton, 3168
CLY231	Electrical components manufacture		317-319 Clayton Road, Clayton, 3168
CLY231	Electrical components manufacture		323 Clayton Road, Clayton, 3168
CLY238	Service stations/fuel storage	Automotive repair/engine works	411-413 Clayton Road, Clayton South, 3169
CLY239	Dry cleaning		135 Carinish Road, Clayton, 3168
CLY240	Chemical manufacturing	Automotive repair/engine works	1459B Centre Road, Clayton, 3168
CLY240	Chemical manufacturing	Automotive repair/engine works	1463 Centre Road, Clayton, 3168
CLY260	Service stations/fuel storage		47E Carinish Road, Clayton, 3168
CLY260	Service stations/fuel storage		4A Thompson Street, Clayton, 3168
CLY260	Service stations/fuel storage		51 Carinish Road, Clayton, 3168
CLY283	Automotive repair/engine works		63 Carinish Road, Clayton, 3168
CLY283	Automotive repair/engine works		65 Carinish Road, Clayton, 3168
CLY294	Service stations/fuel storage	Automotive repair/engine works	378 Clayton Road, Clayton South, 3169
CLY297	Service stations/fuel storage		1464 North Road, Clayton, 3168
MON221	Service stations/fuel storage		
CLY299	Automotive repair/engine works		1399-1401 Centre Road, Clayton, 3168
1469 Centre Road, Clayton, 3168	Dry cleaning		1467 Centre Road, Clayton, 3168
170 Clayton Road, Clayton, 3168	Dry cleaning		172 Clayton Road, Clayton, 3168
170 Clayton Road, Clayton, 3168	Dry cleaning		168 Clayton Road, Clayton, 3168



Appendix D
**Monash
Structure Plan
Area results**

1 Monash contaminated land

The following sections identify the sites which are regulated due to potential contamination within the Monash Structure Plan Area. To meet the threshold to be considered 'regulated contaminated land', the site must satisfy one (or more) of the following criteria:

- 1) The site is subject to an Environmental Audit Overlay (EAO)¹.
- 2) The site is listed as an Environment Protection Authority Victoria (EPA Victoria) priority site².
- 3) The site has been subjected to an EPA Victoria environmental audit³ *and* has not received a certificate of environmental audit.

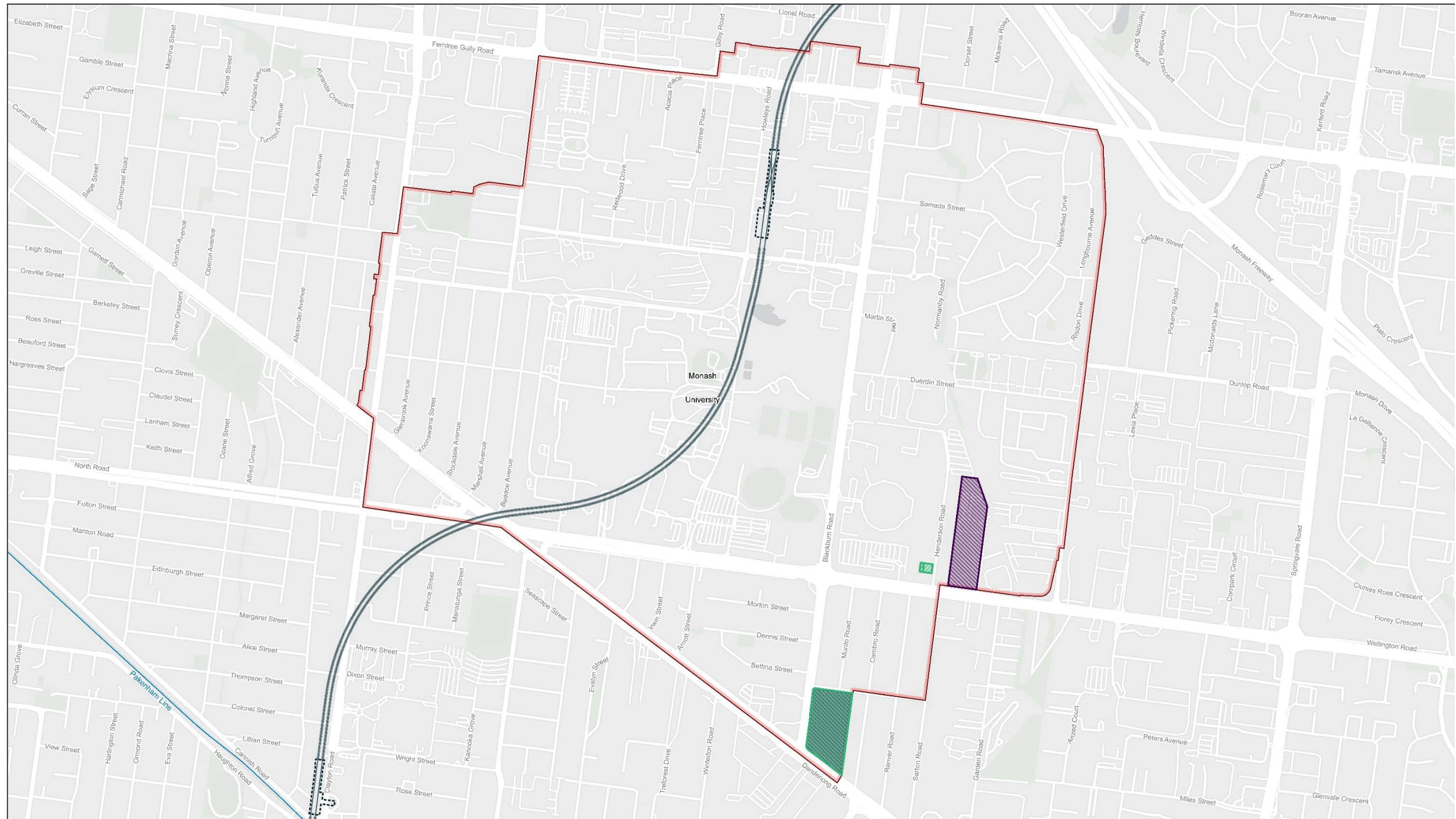
Sites identified in the following sections satisfy one or more of these criteria are considered 'regulated contaminated land' in this report. Figure 1-1 on the next page shows all identified regulated contaminated land in the Monash Structure Plan Area.

¹ An Environmental Audit Overlay (EAO) is an overlay applied by planning authorities to land which is known or strongly suspected to be contaminated.

² An 'EPA priority site' is a site which is the subject of a notice issued by the EPA requiring management of contamination.

³ An 'EPA environmental audit' is an assessment undertaken by an EPA-approved auditor to evaluate the risk of harm that a site poses to human health or the environment, where each audit has a unique identifier referred to as the Computer Assisted Records Management System (CARMS) number. An audit may be undertaken as:

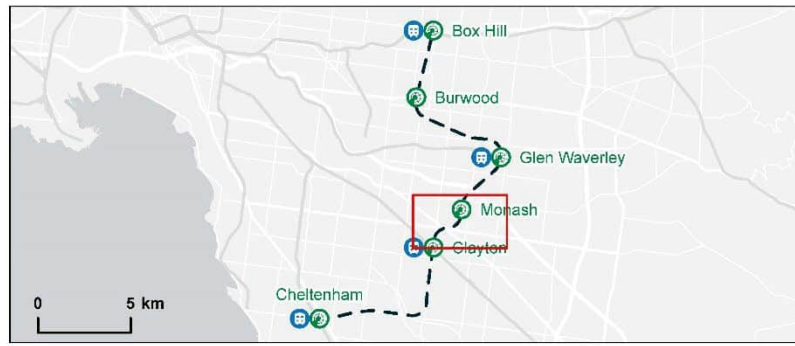
- a) A risk of harm audit (formerly known as a '53V audit'), which manages environmental risks in response to industrial activity or known contamination.
- b) A condition of the environment audit (formerly known as a '53X' audit), which assesses a site regarding the land use it may be suitably used for, usually resulting in the issue of a certificate of environmental audit (CoEA, where the site can be utilised for any land use) or a statement of environmental audit (SoEA, which outlines specific land uses that the site may be used for).



- Structure Plan Area
- Suburban Rail Loop East Alignment
- Suburban Rail Loop East Station Box
- Existing Metro Line
- Local Government Area (LGA) Boundary

- Known Contaminated Land Site**
- Environment Protection Authority (EPA) Audit Site
 - Environmental Audit Overlay

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024



SUBURBAN RAIL LOOP

ajurecon Jacobs MOTT MACDONALD

AJM Joint Venture

Suburban Rail Loop
Monash Structure Plan Area
 Known Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508420		Revision: A.5	
Drawn By: L. Tily	Approved By: C. Ritchie	Date: 25/09/2024	Map Size: A3

0 700
 Metres
 Coordinate System: GDA2020 MGA Zone 55

FIGURE 1-1 KNOWN OR SUSPECTED KNOWN CONTAMINATED LAND IN THE MONASH STRUCTURE PLAN AREA

1.1 Environmental Audit Overlays

Background searches indicated the presence of three Environmental Audit Overlays (EAOs) within the Structure Plan Area, as listed in Table 1-1.

TABLE 1-1 ENVIRONMENTAL AUDIT AREAS LOCATED IN THE MONASH STRUCTURE PLAN AREA

SITE NAME / ADDRESS	AREA (M ²)	ISSUE
M-City Shopping Centre, 2107-2125 Dandenong Road, Clayton	34,260	Historical industrial land use (See CARMS 75379-1 in Table 1-3).
Formerly Nuplex Industries, 72-74 Henderson Rd, Clayton	1368	Former industrial land use. Former pollution notice requiring assessment and/or cleanup.

**This address has two EAOs applied to it, one for its Eastern street frontage, the other (smaller) EAO is for its western portion.*

1.2 Priority sites

No current priority sites were identified within the Monash Structure Plan Area.

1.3 Audited sites

The two audited sites identified within the Monash Structure Plan Area are listed in Table 1-2.

TABLE 1-2 AUDITED SITES IN THE MONASH STRUCTURE PLAN AREA

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
64525-1	25/01/2011	159 Wellington Road, Clayton	53X
75379-1	28/02/2019	2107-2125 Dandenong Road, Clayton	53X Statement

**Sites are overlain by an EAO and do not require a planning response*

Table 1-3 summarises the details of the two above audits. It identifies the sources of contamination, the impacts of the contamination and the requirements and outcomes of each audit. The 'Site Uses Considered (Highest)' column outlines the most sensitive land use designations which could be applied to each site following the completion of the environmental audit.

TABLE 1-3 AUDIT SUMMARIES FOR SITES AUDITED IN THE MONASH STRUCTURE PLAN AREA

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
64525-1	159 Wellington Road, Clayton	25/01/2011	Production of Rockwool. North-western portion used for the disposal of fill and storage of materials associated with manufacturing operations on the central and southern portions of the site. Fuel handling and storage on adjacent sites	Bradford Insulation Group - CSR Limited (commercial / industrial facility)	Hydrocarbons, NAPL, heavy metals, formaldehyde	Soil and groundwater	Audit is a requirement of Clean Up Notice NO6863	In the northern part of the site, residual contamination poses a low risk to beneficial uses, and there is a low priority for carrying out further investigation of the contamination	Develop a Site Management Plan for managing activities in the northern part of the site and controlling groundwater use	No	Commercial / industrial only
75379-1	2107 – 2125 Dandenong Road, Clayton	28/02/2019	Agriculture, poultry farming and market gardens, commercial uses	Commercial centre (homemakers)	Nitrates, PAHs, naphthalene, petroleum hydrocarbons	Soil and groundwater	SoEA issued, with conditions	There are no ongoing soil risks. Risks in groundwater include unsuitability for some beneficial uses which will be managed by statement conditions preventing extraction for precluded beneficial uses. There are no soil vapour risks under the proposed development.	None. Auditor has recommended the site is a GQRUZ	No	Sensitive: high density residential, commercial / industrial

2 Potentially contaminated land

Potentially contaminated land identified through historical business activities are presented in the two sub-sections below and together on Figure 2-1.

2.1 Potentially contaminated land (high)

Table 2-1 lists the 103 potentially contaminated sites in the Monash Structure Plan Area. Their locations are shown in on the next page.

Sites in Table 2-1 represent a primary or secondary PPN30 matched activity which PPN30 lists as a land use with potential to contaminate land. The primary match for a site refers to the activity which best represents its land use throughout the period where contamination is generally most likely to have taken place (approximately 1960s to 1980s). The secondary match is the activity which is the next most representative for the site during that period.

Matched activities include:

- Agriculture
- Animal Processing Works
- Automotive repair/engine works
- Automotive repair/engine works
- Battery manufacturing
- Boat building/maintenance
- Building Trades Products Manufacture
- Cement manufacture
- Ceramic works
- Chemical manufacturing
- Concrete batching
- Drum re-conditioning facility
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Fibreglass reinforced plastic manufacture
- Food preparation/Processing
- Foundry
- Mechanical Engineering
- Metal coating/electroplating
- Metal finishing and treatments
- Paint and Ink Manufacture
- Pesticide Manufacture
- Printing
- Scrap metal recovery
- Service stations/fuel storage
- Soap and Perfume Manufacturing
- Textile operations

- Textile Production and Dyeing
- Timber preserving/treatment
- Timber Products Manufacture
- Toiletries, Detergents, Manufacture
- Tyre manufacturing

Vehicle Manufacture.

TABLE 2-1 POTENTIALLY CONTAMINATED LAND (HIGH)

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
MON001	A1 Hydraulics, 50 Henderson, Road, Clayton North, 3168	Building Trades Products Manufacture	
MON002	Notting Hill Joinery & Timber Co. Pty. Ltd., 346 Ferntree Gully Road, Clayton North, 3168	Timber Products Manufacture	
MON004	Allaw Technologies Pty Ltd, 9/585 Blackburn Road, Clayton North, 3168	Building Trades Products Manufacture	
MON005	Jim Gordon & Associates., Unit 4/417 Ferntree Gully Road, Mount Waverley, 3149	Printing	Pharmaceuticals Manufacture
MON006	Architectural Products A'asia Pty Ltd, 7/26 Howleys Road, Notting Hill, 3168	Glass manufacture	
MON007	Armstrong & Son Pty. Ltd., 66 Henderson Road, Clayton North, 3168	Automotive repair/engine works	
MON009	Holec Pty Ltd, 5/585 Blackburn Road, Notting Hill, 3168	Electrical components manufacture	
MON011	Audio Telex Communications Pty. Ltd., Unit 4/26 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON012	Stanpol Joinery, 7 Howleys Road, Clayton North, 3168	Timber Products Manufacture	Building Trades Products Manufacture
MON013	Deluxe Chemicals, 51 Henderson Road, Clayton North, 3168	Chemical manufacturing	Service stations/fuel storage
MON015	Herless Pty. Ltd., 69 Henderson Road, Clayton North, 3168	Metal finishing and treatments	Food preparation/Processing
MON017	Bailey Controls Australia Pty Ltd, 7/585 Blackburn Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON018	Bearing Service Co Of Aust Pty Ltd, 155 Wellington Road, Clayton North, 3168	Chemical manufacturing	Building Trades Products Manufacture
MON019	Ramsay Insulating Services Pty. Ltd., 6/171 Wellington Road, Clayton, 3168	Building Trades Products Manufacture	
MON020	Binks-Bullows, 17 Redwood Dr Notting Hill, 3168	Paint and Ink Manufacture	
MON021	Pioneer Concrete (Vic.) Pty. Ltd., 43 Howleys Road, Clayton North, 3168	Concrete batching	Building Trades Products Manufacture
MON022	Blakeley W H Knife & Saw Co Pty Ltd, 36 Henderson Road, Clayton North, 3168	Building Trades Products Manufacture	
MON023	Hadland, John (Aust.) Pty. Ltd., 7 Hampshire Road, Glen Waverley, 3150	Building Trades Products Manufacture	
MON026	Bushells Pty. Ltd., 71 Normanby Road, Notting Hill, 3168	Food preparation/Processing	Building Trades Products Manufacture
MON027	BMH Industries Pty. Ltd., 42 Henderson Road, Clayton North, 3168	Metal finishing and treatments	Mechanical Engineering
MON029	Shell Oil Clayton, Cnr. North Road & Dandenong Road, 3168	Service stations/fuel storage	
MON030	Campbell Brothers/Du Bois, 14 Redwood Dr Notting Hill, 3168	Chemical manufacturing	Chemical treatment
MON032	Colorfile (Aust) Pty Ltd, 52 Henderson Road, Clayton North, 3168	Building Trades Products Manufacture	
MON033	Consolidated Bearing Company, Unit 2/26 Howleys Road, Notting Hill, 3168.	Metal finishing and treatments	
MON034	Consolidated Extrusions, 65 Normanby Road, Clayton North, 3168	Metal finishing and treatments	
MON035	Covers Australia Pty. Ltd., 9 Howleys Road, Notting Hill, 3168	Printing	Vehicle Manufacture
MON036	Customtone Kitchens Victoria, 2065 Dandenong Road, Clayton, 3168	Timber Products Manufacture	Building Trades Products Manufacture
MON037	Roslan Service Station, 585 Blackburn Road, Clayton North, 3168	Service stations/fuel storage	Building Trades Products Manufacture
MON038	Cyclone Scaffolding, 3/591 Blackburn Road, North Clayton, 3168	Building Trades Products Manufacture	
MON039	Dawborn Steels, 385 Ferntree Gully Road, Mount Waverley, 3149	Metal finishing and treatments	
MON040	De Masi, Frank Pty Ltd, 56 Henderson Road, Clayton North, 3168	Metal finishing and treatments	
MON043	Cooper, J. R. (Notting Hill) Pty. Ltd., 585-597 Blackburn Road, Clayton North, 3168	Paint and Ink Manufacture	Automotive repair/engine works
MON044	E P T Pty Ltd, 175 Wellington Road, Clayton, 3168	Metal coating / electroplating	Mechanical Engineering
MON046	Mr. Muffler., 577 Blackburn Road, Clayton, 3168	Automotive repair/engine works	
MON047	Wilby Engineering Co., 9 Normanby Road, Notting Hill, 3168	Metal finishing and treatments	Building Trades Products Manufacture
MON048	Tri Components Pty Ltd, 5 Hampshire Road, Glen Waverley, 3150	Electrical components manufacture	
MON049	Exicom Australia Pty. Ltd., 15/26 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON050	Skam Aluminium, 61A Henderson Road, Clayton, 3168	Metal finishing and treatments	Building Trades Products Manufacture
MON051	F.M.C. (Aust.) Ltd., 50 Howleys Road, Clayton, 3168	Building Trades Products Manufacture	
MON052	Diesel Silencer Company Pty. Ltd., 68 Henderson Road, North Clayton, 3168	Vehicle Manufacture	Building Trades Products Manufacture
MON053	Hecla Electrics Pty. Ltd., 296 Ferntree Gully Road, Clayton, 3168	Building Trades Products Manufacture	
MON054	Copper & Aluminium Company Of Australia Pty. Ltd., 61 Normanby Road, Notting Hill, 3168	Metal finishing and treatments	Building Trades Products Manufacture
MON055	Vapormatic Co. (Aust.) Pty. Ltd., 49 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON056	Fuel Zone 3., 344 Ferntree Gully Road, Notting Hill, 3168	Service stations/fuel storage	Printing

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
MON057	Dumac Engineering Pty. Ltd., 51 Howleys Road, Notting Hill, 3168	Mechanical Engineering	Building Trades Products Manufacture
MON059	Hadland Photonics Pty. Ltd., 19A Hampshire Road, Glen Waverley, 3150	Building Trades Products Manufacture	
MON061	Specialty Press Ltd., The., 611 Blackburn Road, North Clayton, 3168	Printing	Pulp or paper works
MON063	Caltex Oil (Australia) Pty. Limited., 2097 Dandenong Road, Clayton North, 3168	Service stations/fuel storage	Automotive repair/engine works
MON064	Hoya Lens Melbourne., Unit 5/26 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON065	IEI (Aust) Pty Ltd, 15 Normanby Road, Clayton North, 3168	Building Trades Products Manufacture	
MON066	Industrial Pyrometers., Unit 10/26 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON067	International Panel Beating., 47 Henderson Road, Clayton North, 3168	Automotive repair/engine works	
MON069	Hunt, N. P. & Co. Pty. Ltd., 411 Ferntree Gully Road, Mount Waverley, 3149	Chemical treatment	Metal finishing and treatments
MON070	Leisure Unlimited Australia Pty. Ltd., Unit 1/26 Howleys Road, Notting Hill 3168	Metal finishing and treatments	Building Trades Products Manufacture
MON072	Flexgrind (Aust.) Pty. Ltd., 371 Ferntree Gully Road, Mount Waverley,3149	Metal finishing and treatments	
MON073	Macnaught Industries Pty Ltd., 5 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON077	Meteor Industrial Finishers Pty. Ltd., 32 Howleys Road, Notting Hill, 3168	Metal coating / electroplating	
MON078	Mitchell Furniture Service, 64 Henderson Road, Clayton Nort, 3168	Timber preserving/treatment	
MON079	Mogul Chemicals Pty Ltd, 57 Henderson Road, Clayton, 3168	Chemical manufacturing	
MON080	Neerod Engineering Pty. Ltd., 740 Blackburn Road, Clayton North, 3168	Metal finishing and treatments	Building Trades Products Manufacture
MON082	Demag Industrial Equipment Pty. Ltd., 76 Henderson Street, Clayton North, 3168	Building Trades Products Manufacture	Vehicle Manufacture
MON083	N.E.C. Home Electronics Australia Pty Ltd, 23 Normanby Road, Clayton North, 3168	Electrical components manufacture	
MON084	Triset Computer Stationery, Suite 1, 19B Hampshire Road, Glen Waverley, 3150	Printing	Building Trades Products Manufacture
MON085	Novaprint Pty. Ltd., 41 Henderson Road, Clayton North, 3168	Printing	
MON086	Onga Pty. Ltd., 357 Ferntree Gully Road, Mount Waverley, 3149	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
MON090	Perry Made Curtains, 43 Henderson Road, Clayton, 3168	Textile operations	
MON091	Romet Industries (Vic.) Pty. Ltd., Factory 3, 371 Ferntree Gully Road, Mount Waverley, 3149	Metal finishing and treatments	Building Trades Products Manufacture
MON092	Prestronics (Aust) Pty Ltd, Unit 11/26 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON094	Masterbilt Industries Pty. Ltd., 45 Normanby Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON095	Macron Plastics, 37 Normanby Road, Clayton North, 3168	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
MON096	Collingwood Timber Joinery & Trading Co. Pty. Ltd., 326 Ferntree Gully Road, Notting Hill, 3168	Timber Products Manufacture	Building Trades Products Manufacture
MON097	Royal Micro Systems, 27 Normanby Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON098	S & Y Specialised Plating Pty Ltd, Unit 8/26 Howleys Road, Notting Hill, 3168	Electroplating	Metal finishing and treatments
MON100	Selbys Scientific Ltd., 352 Ferntree Gully Road, Notting Hill, 3168	Chemical storage	Mining and extractive industries
MON104	Sprenger Furniture, 60 Henderson Road, Clayton North, 3168	Building Trades Products Manufacture	
MON106	Pemara Press Pty. Ltd., 35 Henderson Road, Clayton North, 3168	Printing	Paint and Ink Manufacture
MON107	T S M Engineering, 32 Henderson Road, Clayton North, 3168	Building Trades Products Manufacture	
MON108	Telephone Systems Int. Pty Ltd, 3/585 Blackburn Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON110	Tri-Fixx Pty. Ltd., 16/26 Howleys Road, Notting Hill, 3168	Building Trades Products Manufacture	
MON113	Whiteway Neon Pty. Ltd., 399 Ferntree Gully Road, Mount Waverley, 3149	Building Trades Products Manufacture	
MON118	Avis Colorclad Coatings, 58 Henderson Road, Clayton North, 3168	Fibreglass reinforced plastic manufacture	
MON120	Big Sister Distributors Pty. Ltd., 669 Blackburn Road, Clayton, 3168	Food preparation/Processing	Building Trades Products Manufacture
MON123	Comalco Fabricators Ltd., 599 Blackburn Road, Clayton North, 3168	Metal finishing and treatments	Building Trades Products Manufacture
MON124	Customtone Kitchens, 2051 Dandenong Road, Clayton, 3168	Building Trades Products Manufacture	
MON126	DHL Engineers, 45 Henderson Road, Clayton North, 3168	Mechanical Engineering	
MON129	Hadland, John (Aust.) Pty. Ltd., 17 Hampshire Road, Glen Waverley, 3150	Building Trades Products Manufacture	
MON136	Linmac Pty. Ltd., 53 Henderson Road, Clayton North, 3168	Building Trades Products Manufacture	Building Trades Products Manufacture
MON139	Mecelec Pty. Ltd., 10 Industrial Aenue, North Clayton, 3168	Metal finishing and treatments	Mechanical Engineering
MON140	Melbar Pressings., 38 Henderson Road, Clayton North, 3168	Automotive repair/engine works	

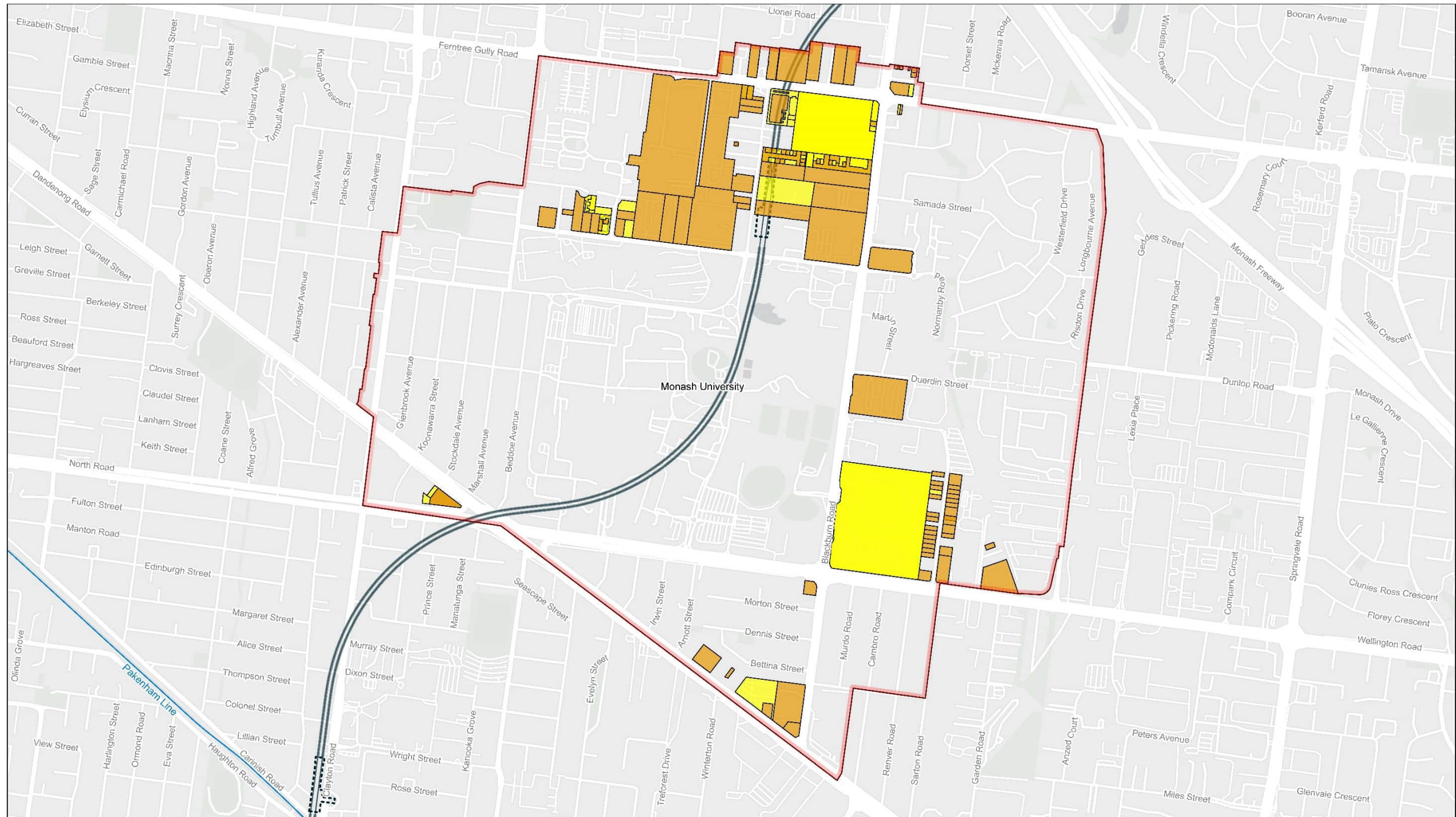
MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
MON142	Monash Instrument Co., 11 Arnot Street, Clayton North, 3168	Building Trades Products Manufacture	
MON144	Pete's Mowers, 414 Ferntree Gully Road, Clayton North, 3168.	Automotive repair/engine works	
MON146	Smith. B. Torcycles., 3 Hampshire Road, Mount Waverley, 3149	Automotive repair/engine works	
MON147	Superblast Pty. Ltd , 28 Howleys Road, Clayton North, 3168	Abrasive blasting	Metal coating / electroplating
MON150	Australian General Electric Pty. Ltd., 19 Normanby Road, Notting Hill, 3168	Battery manufacturing	Electrical components manufacture
MON152	Gamble, Ian W., 9 Florence Avenue, Clayton North, 3168	Timber Products Manufacture	
MON155	BP Australia Limited., Cnr. Ferntree Gully Road & Blackburn Road, Notting Hill, 3168	Service stations/fuel storage	
MON156	Novaprint Pty. Ltd., 39 Henderson Road, Clayton North, 3168	Printing	
MON159	Arnold's Transport Service Station, Cnr. Princes Highway & Blackburn Road, Clayton, 3168	Service stations/fuel storage	
MON161	Probus, A. P. I., Pty. Ltd., 670-724 Blackburn Road, Notting Hill 3168	Service stations/fuel storage	Automotive repair/engine works
MON174	Tru-form Formwork., 2021 Princes Highway, Clayton, 3168	Concrete batching	
MON221	Golden Fleece (H. C. Sleigh Limited)., Cnr. Road North Road & Clayton Road, Clayton, 3168	Service stations/fuel storage	
Presently trading	9/21 Howleys Road, Notting Hill, 3168	Dry cleaner	
Presently trading	92 Wellington Road, Clayton, 3168	Service station	

2.2 Potentially contaminated land (medium)

Table 2-2 identifies the 26 sites which are adjacent to known or potentially contaminated sites in the Monash Structure Plan Area. Their locations are shown in Figure 2-1 on the next page.

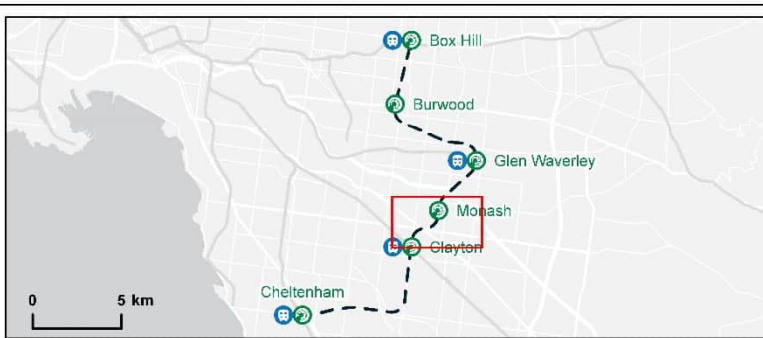
Sites included in Table 2-2 are contingent on the primary or secondary PPN30 matched activity being identified in PPN30 as a site with potential to receive contamination from the adjoining land. These matched activities include:

- Automotive repair/engine works
- Chemical manufacturing
- Chemical storage
- Electrical components manufacture
- Electroplating
- Service stations/fuel storage.



- Structure Plan Area
- Suburban Rail Loop East Alignment
- Suburban Rail Loop East Station Box
- Existing Metro Line
- Local Government Area (LGA) Boundary
- Potentially Contaminated Land (High)
- Potentially Contaminated Land (Medium)

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024



SUBURBAN RAIL LOOP

Suburban Rail Loop
Monash Structure Plan Area
 Potentially Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508421		Revision: A.5	
Drawn By: N. Fun	Approved By: C. Ritchie	Date: 22/10/2024	Map Size: A3

0 700
 Metres
 Coordinate System: GDA2020 MGA Zone 55

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FIGURE 2-1 POTENTIALLY CONTAMINATED LAND IN THE MONASH STRUCTURE PLAN AREA

TABLE 2-2 POTENTIALLY CONTAMINATED LAND (MEDIUM)

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
CLY341	Service stations/fuel storage		1459 North Road, Clayton, 3168
MON029	Service stations/fuel storage		
CLY341	Service stations/fuel storage		1734 Dandenong Road, Clayton, 3168
MON029	Service stations/fuel storage		
MON007	Automotive repair/engine works		133-153 Wellington Road, Clayton, 3168
MON140	Automotive repair/engine works		
MON009	Electrical components manufacture		585-589 Blackburn Road Notting Hill, 3168
MON037	Service stations/fuel storage	Building Trades Products Manufacture	
MON030	Chemical manufacturing	Chemical treatment	10-12 Redwood Drive, Notting Hill, 3168
MON030	Chemical manufacturing	Chemical treatment	41-43 Normanby Road, Notting Hill, 3168
MON037	Service stations/fuel storage	Building Trades Products Manufacture	26-30 Howleys Road, Notting Hill, 3168
MON098	Electroplating	Metal finishing and treatments	
MON037	Service stations/fuel storage	Building Trades Products Manufacture	40-48 Howleys Road, Notting Hill, 3168
MON046	Automotive repair/engine works		370-372 Ferntree Gully Road, Notting Hill, 3168
MON098	Electroplating	Metal finishing and treatments	
MON046	Automotive repair/engine works		380 Ferntree Gully Road, Notting Hill, 3168
MON098	Electroplating	Metal finishing and treatments	
MON046	Automotive repair/engine works		386-390 Ferntree Gully Road, Notting Hill, 3168
MON098	Electroplating	Metal finishing and treatments	
MON046	Automotive repair/engine works		398-400 Ferntree Gully Road, Notting Hill, 3168
MON046	Automotive repair/engine works		567-577 Blackburn Road, Notting Hill, 3168
MON056	Service stations/fuel storage	Printing	344 Ferntree Gully Road, Notting Hill, 3168
MON063	Service stations/fuel storage	Automotive repair/engine works	2071-2091 Dandenong Road, Clayton, 3168
MON083	Electrical components manufacture		15 Redwood Drive, Notting Hill, 3168
MON083	Electrical components manufacture		27 Commercial Road Notting Hill, 3168
MON150	Battery manufacturing	Electrical components manufacture	
MON083	Electrical components manufacture		27 Normanby Road, Notting Hill, 3168
MON083	Electrical components manufacture		29 Normanby Road, Notting Hill, 3168
MON100	Chemical storage	Mining and extractive industries	352-368 Ferntree Gully Road, Notting Hill, 3168
MON140	Automotive repair/engine works		40 Henderson Road, Clayton, 3168
MON144	Automotive repair/engine works		412 Ferntree Gully Road, Notting Hill, 3168
MON155	Service stations/fuel storage		10 Hampshire Road, Glen Waverley, 3150
9/21 Howleys Road, Notting Hill, 3168	Dry cleaning		25 Howleys Road, Notting Hill, 3168
9/21 Howleys Road, Notting Hill, 3168	Dry cleaning		13-21 Howleys Road, Notting Hill, 3168
92 Wellington Road, Clayton, 3168	Service stations/fuel storage		90 Wellington Road, Clayton, 3168



Appendix E
**Glen Waverley
Structure Plan
Area results**

1 Glen Waverley contaminated land

The following sections identify the sites which are regulated due to potential contamination within the Glen Waverley Structure Plan Area. To meet the threshold to be considered 'regulated contaminated land', the site must satisfy one (or more) of the following criteria:

- 1) The site is subject to an Environmental Audit Overlay (EAO)¹.
- 2) The site is listed as an Environment Protection Authority Victoria (EPA Victoria) priority site².
- 3) The site has been subjected to an EPA Victoria environmental audit³ *and* has not received a certificate of environmental audit.

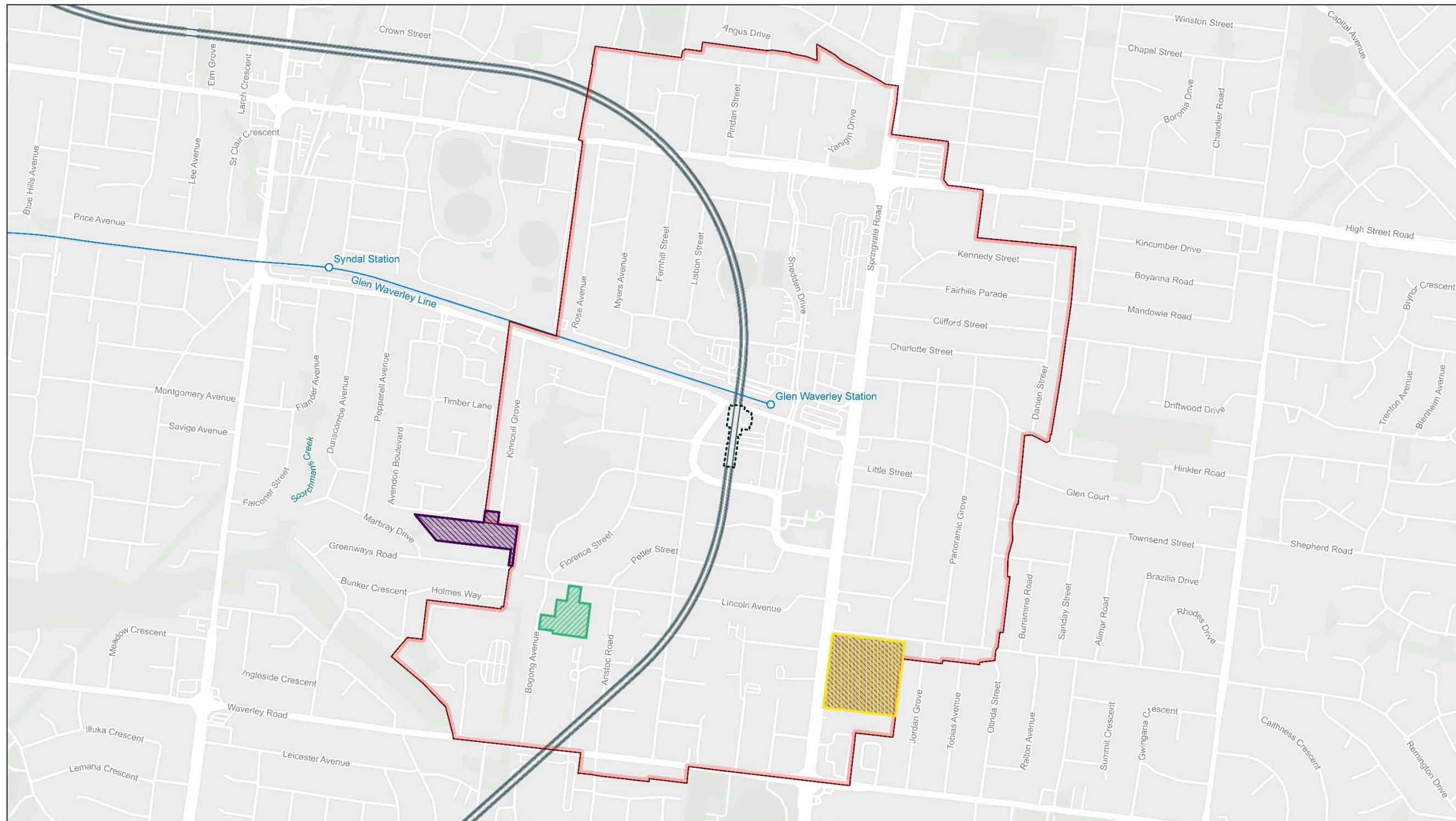
Sites identified in the following sections satisfy one or more of these criteria, are considered 'regulated contaminated land' in this report. Figure 1 1 shows all identified sites in the Glen Waverley Structure Plan Area.

¹ An Environmental Audit Overlay (EAO) is an overlay applied by planning authorities to land which is known or strongly suspected to be contaminated.

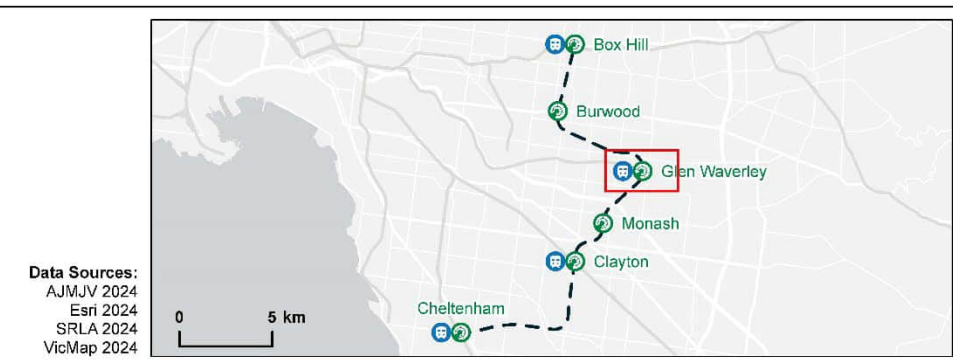
² An 'EPA priority site' is a site which is the subject of a notice issued by the EPA requiring management of contamination.

³ An 'EPA environmental audit' is an assessment undertaken by an EPA-approved auditor to evaluate the risk of harm that a site poses to human health or the environment, where each audit has a unique identifier referred to as the Computer Assisted Records Management System (CARMS) number. An audit may be undertaken as:

- a) A risk of harm audit (formerly known as a '53V audit'), which manages environmental risks in response to industrial activity or known contamination.
- b) A condition of the environment audit (formerly known as a '53X' audit), which assesses a site regarding the land use it may be suitably used for, usually resulting in the issue of a certificate of environmental audit (CoEA, where the site can be utilised for any land use) or a statement of environmental audit (SoEA, which outlines specific land uses that the site may be used for).



- Structure Plan Area
 - Suburban Rail Loop East Alignment
 - Suburban Rail Loop East Station Box
 - Existing Metro Line
 - Existing Metro Station
 - Local Government Area (LGA) Boundary
- Known Contaminated Land Site**
 - Environment Protection Authority (EPA) Audit Site
 - Environment Protection Authority (EPA) Priority Site
 - Environmental Audit Overlay



Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024

SUBURBAN RAIL LOOP

AJM Jacobs M
 Joint Venture
 MOTT MACDONALD

Suburban Rail Loop
Glen Waverley Structure Plan Area
 Known Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508420		Revision: A.5	
Drawn By: L. Tily	Approved By: C. Ritchie	Date: 25/09/2024	Map Size: A3

0 600

Metres

Coordinate System: GDA2020 MGA Zone 55

FIGURE 1-1 REGULATED CONTAMINATED LAND IN THE GLEN WAVERLEY STRUCTURE PLAN AREA

1.1 Environmental Audit Overlay

Background searches indicated the presence of one Environmental Audit Overlay (EAOs) within the Glen Waverley Structure Plan Area, as listed in Table 1-1.

TABLE 1-1 ENVIRONMENTAL AUDIT AREA LOCATED IN THE GLEN WAVERLEY STRUCTURE PLAN AREA

SITE NAME / ADDRESS	AREA (M ²)	ISSUE
Glen Waverley Zone Substation, 84-86 Bogong Avenue, Glen Waverley	11,141	Not specified, assumed to be related to substation land use, possibly due to polychlorinated biphenyls (PCB) contamination.

1.2 Priority site

The one priority site identified within the Glen Waverley Structure Plan Area is listed in Table 1-2.

TABLE 1-2 PRIORITY SITE LOCATED WITHIN THE GLEN WAVERLEY STRUCTURE PLAN AREA

NOTICE NO	NOTICE TYPE	COMPANY	SITE NAME / ADDRESS	ISSUE	DATE ISSUED	STATUS
2468	Not specified	Wilson Transformer Company	Wilson Transformer Company, 310-336 Springvale Road, Glen Waverley	Current industrial site. Requires assessment and/or clean up (see CARMS 67772-1 in Table 1-4)	Not specified	Current EPA List

1.3 Audited site

The one audited site within the Glen Waverley Structure Plan Area is listed in Table 1-3.

TABLE 1-3 AUDITED SITE IN THE GLEN WAVERLEY STRUCTURE PLAN AREA

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
67772-1	4/10/2013	310 Springvale Road, Glen Waverley	53V

Table 1-4 summarises the details of the above audit. It identifies the sources of contamination, the impacts of the contamination and the requirements and outcomes of the audit. The 'Site Uses Considered (Highest)' column outlines the most sensitive land use designations which could be applied to the site following the completion of the environmental audit.

TABLE 1-4 AUDIT SUMMARY FOR SITE AUDITED IN THE GLEN WAVERLEY STRUCTURE PLAN AREA

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
67772-1	310 Springvale Road, Glen Waverley	4/10/2013	Agricultural until 1953, transformer manufacturing thereafter	Transformer manufacture	Thermal oils escaped bunding at site. PCB and kerosene impacts to soils, groundwater, and surface water (Scotchman's Creek)	Soil, groundwater, surface water, soil vapour.	Cleanup notice issued 2010	<p>On-site risk to human health; volatile contaminants present in soil and groundwater at site, further assessment needed, inhalation risk possible</p> <p>Off-site risk to human health west of the site; up to 100m away.</p> <p>Off-site environmental risk: PCBs in Scotchman's creek, extent unknown.</p> <p>Off-site workers (stormwater system): unlikely to be an unacceptable risk</p>	<p>Soil Management Plan needed at site for future works.</p> <p>Further assessment of vapour inhalation risk required.</p> <p>Additional GW investigations needed to characterise nature and extent of impacts, especially volatile chlorinated impacts and DNAPL, and to determine if off site locations are being impacted</p>	No	N/A

2 Potentially contaminated land

Potentially contaminated land identified through historical business activities are presented in the two sub-sections below and together on Figure 3-1.

2.1 Potentially contaminated land (high)

Table 2-1 lists the 47 potentially contaminated sites in the Glen Waverley Structure Plan Area.

Sites in Table 2-1 represent a primary or secondary PPN30 matched activity which PPN30 lists as a land use with potential to contaminate land. The primary match for a site refers to the activity which best represents its land use throughout the period where contamination is generally most likely to have taken place (approximately 1960s to 1980s). The secondary match is the activity which is the next most representative for the site during that period. Matched activities include:

- Agriculture
- Animal Processing Works
- Automotive repair/engine works
- Automotive repair/engine works
- Battery manufacturing
- Boat building/maintenance
- Building Trades Products Manufacture
- Cement manufacture
- Ceramic works
- Chemical manufacturing
- Concrete batching
- Drum re-conditioning facility
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Fibreglass reinforced plastic manufacture
- Food preparation/Processing
- Foundry
- Mechanical Engineering
- Metal coating/electroplating
- Metal finishing and treatments
- Paint and Ink Manufacture
- Pesticide Manufacture
- Printing
- Scrap metal recovery
- Service stations/fuel storage
- Soap and Perfume Manufacturing
- Textile operations
- Textile Production and Dyeing
- Timber preserving/treatment

- Timber Products Manufacture
- Toiletries, Detergents, Manufacture
- Tyre manufacturing
- Vehicle Manufacture.

TABLE 2-1 POTENTIALLY CONTAMINATED LAND (HIGH)

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
GWY001	Safety Steel Structures Pty. Ltd., 6D Aristoc Road, Glen Waverley, 3150	Metal finishing and treatments	Service stations/fuel storage
GWY006	Aristoc Offset, 3 Aristoc Road, Glen Waverley, 3150	Printing	
GWY007	Morris Productions Pty. Ltd., 245 Springvale Road, Glen Waverley.	Animal Processing Works	Automotive repair/engine works
GWY008	Mills, Warren., 3 Aristoc Road, Glen Waverley,3150	Automotive repair/engine works	
GWY010	Barnetta, Edna, 57 Kingsway, Glen Waverley, 3150	Textile operations	Textile operations
GWY013	Buscombe, D., 12 Aristoc Road, Glen Waverley, 3150	Printing	Building Trades Products Manufacture
GWY016	Bristol Paint & Wallpaper, 53 Myrtle Street, Glen Waverley, 3150	Paint and Ink Manufacture	Building Trades Products Manufacture
GWY017	G. T. & G. R. Engineering (Vic.) Pty. Ltd., Factory 4/2 Aristoc Road, Glen Waverley, 3150.	Building Trades Products Manufacture	
GWY019	Bristol Decorator Centre, 110 Kingsway, Glen Waverley 3150	Building Trades Products Manufacture	
GWY021	Caltex Oil Glen Waverley, 252 Springvale Road Glen Waverley, 3150	Service stations/fuel storage	Automotive repair/engine works
GWY022	Arrowsmith Lumber Co. Pty. Ltd., 39 Myrtle Street, Glen Waverley, 3150	Timber Products Manufacture	Vehicle Manufacture
GWY031	Tally-Ho Timber & Builders' Supplies., 21 Aristoc Road, Glen Waverley, 3150	Timber Products Manufacture	
GWY032	Glen Waverley Motor Works Pty. Ltd., 1/43 Myrtle Street Glen Waverley, 3150	Automotive repair/engine works	Building Trades Products Manufacture
GWY035	Winston Steel 4A Aristoc Road, Glen Waverley, 3150	Metal finishing and treatments	Printing
GWY038	Glen Photo Shop., The. Shop 19, The Glen Shopping Centre, 235 Springvale Road, Glen Waverley, 3150	Printing	Printing
GWY039	Glen Waverley Camera Centre., 95 Kingsway, Glen Waverley, 3150	Printing	
GWY040	Glen Waverley Mower Service, 25 Railway Parade, Glen Waverley, 3150.	Automotive repair/engine works	
GWY041	Glen Waverley Panel Repairs Pty. Ltd., 8 Aristoc Road, Glen Waverley, 3150	Automotive repair/engine works	
GWY043	Glen Waverley Picture Framing Pty. Ltd., 698 High Street Road, Glen Waverley, 3150	Building Trades Products Manufacture	
GWY044	Peter Garner (Vic.) Pty. Ltd. 102-104 Kingsway, Glen Waverley, 3150	Textile operations	
GWY045	Russell, William Pty. Ltd., 9 Aristoc Road, Glen Waverley, 3150	Timber Products Manufacture	
GWY048	Helding & Howell Cabinets, 5 Aristoc Rd Glen Waverley, 3150	Building Trades Products Manufacture	Printing
GWY049	Glen Mower Service, 10 Aristoc Road, Glen Waverley, 3150	Automotive repair/engine works	
GWY050	Hurl Norman J & Co (Aust) Pty Ltd, 14 Aristoc Road Glen Waverley, 3150	Food preparation/Processing	Building Trades Products Manufacture
GWY056	Lomac Service Centre., 13 Aristoc Road, Glen Waverley, 3150	Automotive repair/engine works	Metal finishing and treatments
GWY063	Norton, Merv., Rear Janes Motors, Springvale Road, Glen Waverley, 3150	Metal finishing and treatments	Automotive repair/engine works
GWY064	Miglas W. & E. Joinery Mfrs. Pty. Ltd., 19 Aristoc Road, Glen Waverley, 3150	Timber Products Manufacture	Building Trades Products Manufacture
GWY068	Ampol Petroleum (Victoria) Pty. Ltd., Cnr. High Street Road & Rose Avenue, Glen Waverley, 3150	Service stations/fuel storage	
GWY069	Hansa Toy Corporation Pty. Ltd., The. 41 Myrtle Street, Glen Waverley, 3150	Building Trades Products Manufacture	
GWY070	Stanmor Ceramics., 18 Aristoc Road., Glen Waverley, 3150	Building Trades Products Manufacture	
GWY074	Glen Smallgoods Pty. Ltd., 7 Aristoc Road, Glen Waverley, 3150	Food preparation/Processing	Building Trades Products Manufacture
GWY075	Glen Waverley Fibrous Plaster Works., 1 Aristoc Road, Glen Waverley, 3150	Building Trades Products Manufacture	
GWY079	Waverley Photo Video & Duty Free, 99 Kingsway Glen Waverley, 3150	Building Trades Products Manufacture	
GWY094	Colorbrush Paint Stores Pty. Ltd., 169 Coleman Parade, Glen Waverley, 3150	Paint and Ink Manufacture	
GWY096	Warren Incinerator & Engineering Pty. Ltd., 47 Myrtle Street, Glen Waverley, 3150	Building Trades Products Manufacture	
GWY105	Glen Waverley Dry Cleaners, 179 Coleman Parade, Glen Waverley, 3150	Dry cleaning	
GWY106	Glen Waverley Dry Cleaners, 649 Waverley Road, Glen Waverley, 3150	Dry cleaning	
GWY116	Humphrey-Omega Dry Cleaners Pty. Ltd., 88a Kingsway, Glen Waverley, 3150	Dry cleaning	
GWY152	Creators (Australia) Pty. Ltd., 635 Waverley Road, Glen Waverley, 3150	Vehicle Manufacture	Fibreglass reinforced plastic manufacture
GWY158	Johnson, Frank Automart Pty. Ltd., 647 Waverley Road, Glen Waverley, 3150	Automotive repair/engine works	
GWY167	Allied Machine Tools Pty. Ltd., 14 Pindari Street., Glen Waverley, 3150	Metal coating / electroplating	
GWY170	Twiddle's Timber & Hardware Supplies, 344 Springvale Road, Glen Waverley, 3150	Service stations/fuel storage	Timber Products Manufacture
GWY180	Service stations/fuel storage	Service stations/fuel storage	

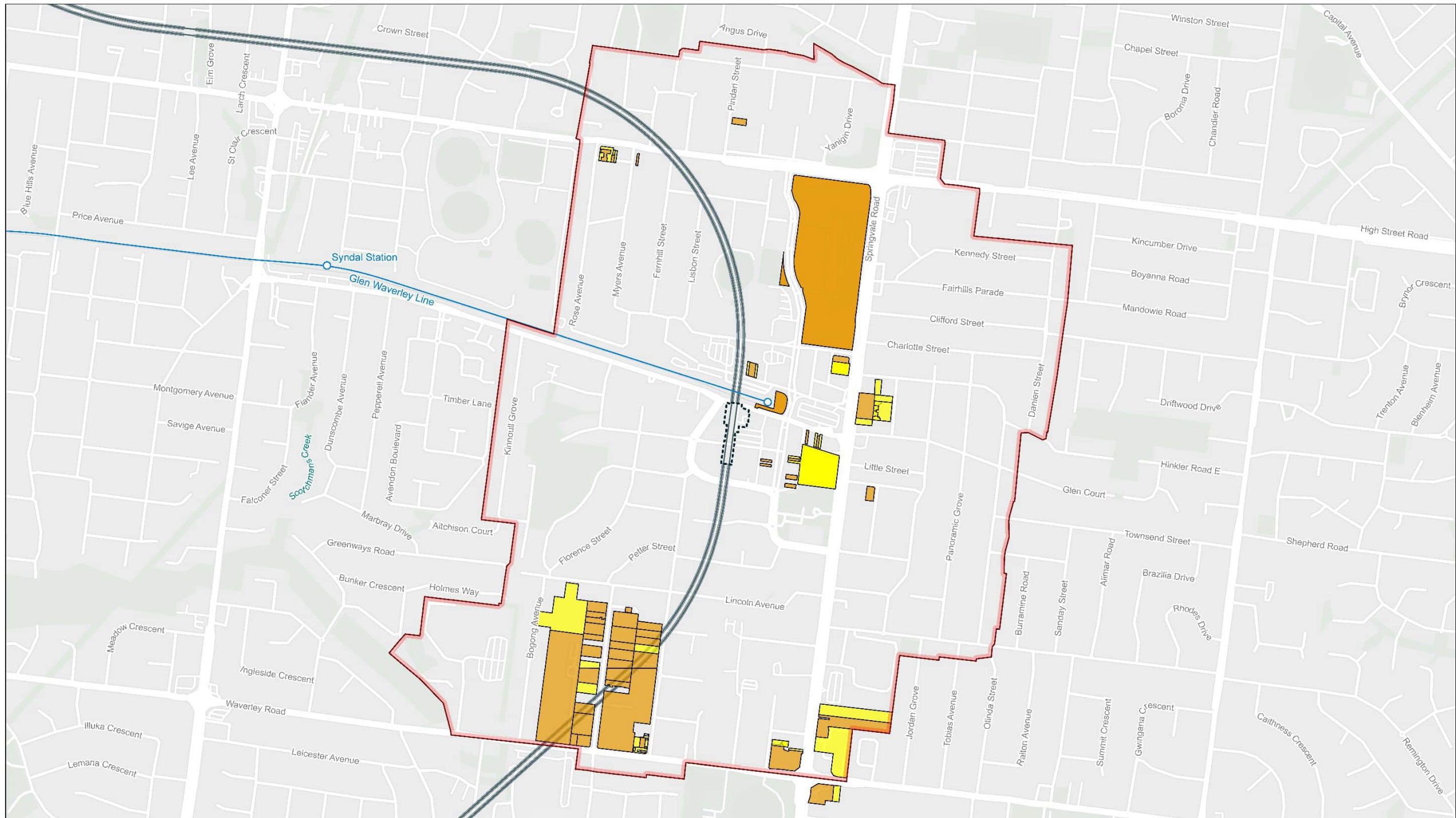
MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
GWY184	Dean, C. N., 4 Hogan Road, Glen Waverley, 3150	Metal finishing and treatments	
Currently trading	726/730 Waverley Road, Glen Waverley, 3150	Service station	
Currently trading	676 High Street Road Glen Waverley, 3150	Service station	
Currently trading	262A/235 Springvale Road, Glen Waverley, 3150	Dry cleaner	

2.2 Potentially contaminated land (medium)

Table 2-2 lists the 36 sites which are adjacent to known or potentially contaminated sites in the Glen Waverley Structure Plan Area. Their locations are shown in Figure 2-1 on the next page.

Sites included in Table 2-2 are contingent on the primary or secondary PPN30 matched activity being identified in PPN30 as a site with potential to receive contamination from the adjoining land. These matched activities include:

- Automotive repair/engine works
- Dry cleaning
- Electroplating
- Service stations/fuel storage.



Structure Plan Area	Potentially Contaminated Land (High)
Suburban Rail Loop East Alignment	Potentially Contaminated Land (Medium)
Suburban Rail Loop East Station Box	
Existing Metro Line	
Existing Metro Station	
Local Government Area (LGA) Boundary	

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024

Suburban Rail Loop
Glen Waverley Structure Plan Area
 Potentially Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508421		Revision: A.5	
Drawn By: N. Fun	Approved By: C. Ritchie	Date: 22/10/2024	Map Size: A3


Coordinate System: GDA2020 MGA Zone 55

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FIGURE 2-1 POTENTIALLY CONTAMINATED LAND IN THE GLEN WAVERLEY STRUCTURE PLAN AREA

TABLE 2-2 POTENTIALLY CONTAMINATED LAND (MEDIUM)

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
GWY008	Automotive repair/engine works		84-86 Bogong, Avenue, Glen Waverley, 3150
GWY021	Service stations/fuel storage	Automotive repair/engine works	1 Evelyn Street, Glen Waverley, 3150
GWY021	Service stations/fuel storage	Automotive repair/engine works	2 Hinkler Road, Glen Waverley, 3150
GWY021	Service stations/fuel storage	Automotive repair/engine works	258 Springvale Road, Glen Waverley, 3150
GWY021	Service stations/fuel storage	Automotive repair/engine works	3-7 Evelyn Street, Glen Waverley, 3150
GWY032	Automotive repair/engine works	Building Trades Products Manufacture	45 Myrtle Street, Glen Waverley, 3150
GWY041	Automotive repair/engine works		
GWY040	Automotive repair/engine works		21 Railway Parade North, Glen Waverley, 3150
GWY040	Automotive repair/engine works		29 Railway Parade North, Glen Waverley, 3150
GWY056	Automotive repair/engine works	Metal finishing and treatments	11A Aristoc Road, Glen Waverley, 3150
GWY056	Automotive repair/engine works	Metal finishing and treatments	15 Aristoc Road, Glen Waverley, 3150
GWY068	Service stations/fuel storage		676 High Street Road, Glen Waverley, 3150
GWY068	Service stations/fuel storage		680 High Street Road, Glen Waverley, 3150
GWY068	Service stations/fuel storage		682 High Street Road, Glen Waverley, 3150
GWY105	Dry cleaning		177 Coleman Parade, Glen Waverley, 3150
GWY105	Dry cleaning		181 Coleman Parade, Glen Waverley, 3150
GWY116	Dry cleaning		285-287 Springvale Road, Glen Waverley, 3150
GWY116	Dry cleaning		285-289 Springvale Road, Glen Waverley, 3150
GWY116	Dry cleaning		86 Kingsway, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	23 Jordan Grove, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	23 Larkspur Circuit, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	25 Jordan Grove, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	25 Larkspur Circuit, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	27 Jordan Grove, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	27 Larkspur Circuit, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	29 Larkspur Circuit, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	31 Larkspur Circuit, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	33 Larkspur Circuit, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	342 Springvale Road, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	35 Larkspur Circuit, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	388 Springvale Road, Glen Waverley, 3150
GWY170	Service stations/fuel storage	Timber Products Manufacture	693 Waverley Road, Glen Waverley, 3150
GWY176	Automotive repair/engine works		10A Rose Avenue, Glen Waverley, 3150
GWY176	Automotive repair/engine works		10B Rose Avenue, Glen Waverley, 3150
GWY176	Automotive repair/engine works		11 Myers Avenue, Glen Waverley, 3150
GWY176	Automotive repair/engine works		7 Myers Avenue, Glen Waverley, 3150
GWY180	Service stations/fuel storage		655 Waverley Road, Glen Waverley, 3150



Appendix F
**Burwood
Structure Plan
Area results**

1 Burwood

contaminated land

The following sections identify the sites which are regulated due to potential contamination within the Burwood Structure Plan Area. To meet the threshold to be considered 'regulated contaminated land', the site must satisfy one (or more) of the following criteria :

- 1) The site is subject to an Environmental Audit Overlay (EAO)¹.
- 2) The site is listed as an Environment Protection Authority Victoria (EPA Victoria) priority site².
- 3) The site has been subjected to an EPA Victoria environmental audit³ *and* has not received a certificate of environmental audit.

Sites identified in the following sections satisfy one or more of these criteria are considered 'regulated contaminated land' in this report. Figure 1-1 shows all identified sites in the Burwood Structure Plan Area.

¹ An Environmental Audit Overlay (EAO) is an overlay applied by planning authorities to land which is known or strongly suspected to be contaminated.

² An 'EPA priority site' is a site which is the subject of a notice issued by the EPA requiring management of contamination.

³ An 'EPA environmental audit' is an assessment undertaken by an EPA-approved auditor to evaluate the risk of harm that a site poses to human health or the environment, where each audit has a unique identifier referred to as the Computer Assisted Records Management System (CARMS) number. An audit may be undertaken as:

- a) A risk of harm audit (formerly known as a '53V audit'), which manages environmental risks in response to industrial activity or known contamination.
- b) A condition of the environment audit (formerly known as a '53X' audit), which assesses a site regarding the land use it may be suitably used for, usually resulting in the issue of a certificate of environmental audit (CoEA, where the site can be utilised for any land use) or a statement of environmental audit (SoEA, which outlines specific land uses that the site may be used for).

1.1 Environmental Audit Overlays

Background searches indicated the presence of two Environmental Audit Overlays (EAOs) within the Burwood Structure Plan Area, as listed in Table 1-1.

TABLE 1-1 ENVIRONMENTAL AUDIT AREAS LOCATED IN THE BURWOOD STRUCTURE PLAN AREA

SITE NAME / ADDRESS	AREA (M ²)	ISSUE
85-101 Burwood Highway, Burwood	5736	Not specified (previous land uses included founding, screen printing and textile operations)
Better Choice Service Station, 1 Montpellier Road, Burwood	1409	Current service station

1.2 Priority sites

No priority sites were identified within the Burwood Structure Plan Area.

1.3 Audited sites

The two audited sites identified within the Burwood Structure Plan Area are listed in Table 1-2.

TABLE 1-2 AUDITED SITES IN THE BURWOOD STRUCTURE PLAN AREA

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
54220-1	17/01/2005	310 Burwood Highway, Burwood	53X Statement
71409-2	20/07/2020	170-174 Highbury Road, Mount Waverley	53X

Table 1-3 summarises the details of the two above audits. It identifies the sources of contamination, the impacts of the contamination and the requirements and outcomes of each audit. The 'Site Uses Considered (Highest)' column outlines the most sensitive land use designations which could be applied to each site following the completion of the environmental audit.

TABLE 1-3 AUDIT SUMMARIES FOR SITES AUDITED IN THE BURWOOD STRUCTURE PLAN AREA

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
54220-1	310 Burwood Highway, Burwood	17/01/2005	Potential agricultural and commercial use prior to establishment as a BP service station between 1966-1972. Infrastructure contained showroom, workshop, 5 underground storage tanks, carwash and triple interceptor.	Service station, workshop and showroom	OCPs, OPPs, TRH/BTEX, solvents, metals	Soil, groundwater.	Statement of Environmental Audit Issued	The site is detrimental, or potentially detrimental to some beneficial uses of the site. No CoEA has been issued for the site. A Statement of Environmental Audit was prepared stating suitable use for high density residential or commercial uses, subject to conditions relating to the management of contaminated soils (i.e., barrier and isolation of soils with residual hydrocarbon impacts). A requirement for these soils to be removed before a CoEA can be issued.	Conditions relating to the management of contaminated soils (i.e., barrier and isolation of soils with residual hydrocarbon impacts). A requirement for these soils to be removed before a CoEA can be issued.	No	Sensitive: High density residential (with conditions)
71409-2	170-174 Highbury Road, Mount Waverley	20/07/2020	Between 1895 and 1960 the site was used for farming activities which included market gardening. A Caltex service station and workshop was established at the site in 1961 and operated until approximately 1997. When the service station closed in 1997, it is understood to have remained unoccupied for over 10 years. 6 USTs and a Triple Interceptor Trap are known to have been formerly located on the site. By 2011 onsite infrastructure associated with the service station had been removed/ demolished from the site. In 2015, excavations for the double basement commenced and the majority of excavated soils were removed off-site.	Vacant (at time of audit)	TRH/TPH, BTEXN, Solvents, MAH, PAH, metals, VOCs, phenols, PCBs, OCP, fluoride, cyanide, sulphate, pH and asbestos	Soil, groundwater.	Statement of Environmental Audit Issued	Fill material at the site contains concentrations of heavy metals above ecological criteria but within "Fill Material" limits. Minor elevated concentrations of heavy metals, chloride, sodium, TRHs and PAHs were detected in groundwater both onsite and offsite, but only extending a few metres down-gradient underneath the adjacent roadway. The proposed mixed-use development (commercial including child-care and high-density residential) consisting of three above ground levels and double basement car parking that has already been partially cut into the natural profile of the subject site, is proposed to cover the majority of the site, reducing the potential for casual soil access by residents or the public post construction and exposure to any remaining soil or groundwater vapour. While the bulk of the soils that remain on the site include imported natural soils consistent with "Fill Material", re excavated soils should be assessed and categorised in accordance with the Industrial Waste Resource Guidelines then disposed off-site to a facility appropriate to the category of soil removed. If any beneficial use of groundwater is to be realised in the future, whether considered to be protected or not, the groundwater quality must be subject to further review and approval by an Environmental Auditor at the time when assessed, to ensure that it is suitable for the proposed use.	Prior to any development of the site, the decommissioning of the existing groundwater monitoring bores would be required in accordance with the Minimum Construction Requirements for Water Bores in Australia (Edition 3, Revised February 2012, Australian Government National Water Commission), with review and approval by an environmental Auditor appointed under Part IXD of the Environment Protection Act 1970	No	Sensitive: High density residential, childcare, commercial (with conditions)

2 Potentially contaminated land

Potentially contaminated land identified through historical business activities are presented in the two sub-sections below and together on Figure 3-1.

2.1 Potentially contaminated land (high)

Table 2-1 lists the 162 potentially contaminated sites in the Burwood Structure Plan Area.

Sites included in Table 2-1 represent a primary or secondary PPN30 matched activity which PPN30 lists as a land use with potential to contaminate land. The primary match for a site refers to the activity which best represents its land use throughout the period when contamination is generally most likely to have occurred (approximately 1960s to 1980s). The secondary match is the activity which is the next most representative for the site during that period.

Matched activities include:

- Agriculture
- Animal Processing Works
- Automotive repair/engine works
- Automotive repair/engine works
- Battery manufacturing
- Boat building/maintenance
- Building Trades Products Manufacture
- Cement manufacture
- Ceramic works
- Chemical manufacturing
- Concrete batching
- Drum re-conditioning facility
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Fibreglass reinforced plastic manufacture
- Food preparation/Processing
- Foundry
- Mechanical Engineering
- Metal coating/electroplating
- Metal finishing and treatments
- Paint and Ink Manufacture
- Pesticide Manufacture
- Printing
- Scrap metal recovery
- Service stations/fuel storage
- Soap and Perfume Manufacturing
- Textile operations
- Textile Production and Dyeing
- Timber preserving/treatment

- Timber Products Manufacture
- Toiletries, Detergents, Manufacture
- Tyre manufacturing
- Vehicle Manufacture.

TABLE 2-1 POTENTIALLY CONTAMINATED LAND (HIGH)

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
BUR001	Alco Steel Products, 26 McIntyre Street, Burwood, 3125	Metal finishing and treatments	Building Trades Products Manufacture
BUR002	A.J.A. Panel & Auto Repairs, 68 Highbury Road, Burwood, 3125	Automotive repair/engine works	
BUR003	A.W.M. Electrical Wholesalers, 44 Highbury Road, Burwood, 3125	Electrical components manufacture	
BUR004	ABE Computers, 24 Burwood Highway, Burwood, 3125.	Building Trades Products Manufacture	
BUR005	Vulrange Distributors Pty. Ltd., 125 Highbury Road, Burwood, 3125	Building Trades Products Manufacture	Printing
BUR006	Action Ceiling Systems Pty. Ltd., 8 Alexander Drive, Burwood, 3125	Building Trades Products Manufacture	Metal finishing and treatments
BUR007	Dumac Engineering Pty. Ltd., 26 Harker Street, Burwood	Mechanical Engineering	Metal finishing and treatments
BUR008	Aimars Plan Printing & Office Services, 6 Burwood Highway, Burwood, 3125	Printing	
BUR009	Shell Oil Burwood, 117 Burwood Road, 3125	Service stations/fuel storage	Automotive repair/engine works
BUR010	Ampol Burwood Service Station, 140 Highbury Road, Burwood, 3125	Service stations/fuel storage	
BUR011	Southern Cross Yarns, 22 Duffy Street, Burwood, 3125	Textile operations	
BUR012	Keon Glass ('Foamer' Beer Goblet) 2 Duffy Street, Burwood	Glass manufacture	Abrasive blasting
BUR013	Anpas Pty Ltd Architectural Graphics, 8 Florence Street, Burwood, 3125	Electrical components manufacture	Building Trades Products Manufacture
BUR014	Apecs Investment Casting Pty Ltd, 17 Harker Street, Burwood, 3125	Building Trades Products Manufacture	
BUR015	Aquarian & Norganic Foods Pty Ltd., 19 Duffy Street, Burwood, 3125	Food preparation/Processing	
BUR016	P.A. People, The, Rear Factory 2 Florence Street, Burwood, 3125	Building Trades Products Manufacture	
BUR017	Ashwood Motors Pty. Ltd., 107 Highbury Road, Burwood, 3125	Automotive repair/engine works	Ceramic works
BUR018	Neil Bob Panels Pty. Ltd., 2A Duffy Street, Burwood, 3125	Metal finishing and treatments	Automotive repair/engine works
BUR020	Asset Fire Protections Pty Ltd., 13 Harker Street, Burwood, 3125	Firefighting or training (use of foams)	
BUR021	Barrett Bros. Cordials Pty. Ltd., 118 Burwood Road, Burwood, 3125	Food preparation/Processing	Concrete batching
BUR022	Jdp Printing Consultant Pty. Ltd. 140 Burwood Highway, Burwood, 3125	Printing	
BUR023	Maddison & Bowman Pty. Ltd., 137 Highbury Road, Burwood, 3125	Mechanical Engineering	Automotive repair/engine works
BUR024	Automatic Heating Application Pty Ltd, 11 Harker Street, Burwood, 3125	Building Trades Products Manufacture	
BUR025	Bri-Trailers Pty. Ltd., 7 Millicent Street, Burwood, 3125.	Vehicle Manufacture	Toiletries, Detergents, Manufacture etc
BUR026	Avery Australia Ltd, 19 Harker Street, Burwood, 3125	Building Trades Products Manufacture	
BUR027	Hydrosteer Pty. Ltd., 5 Leslie Court. Burwood, 3125	Automotive repair/engine works	Metal finishing and treatments
BUR028	Ilayson Industries Pty. Ltd., 9 Tudor Street, Burwood, 3125	Mechanical Engineering	
BUR029	Baron Printing Co., 113 Highbury Road, Burwood, 3125	Printing	Tyre Manufacture and Other Rubber Processing
BUR030	Bri-Mould Plastics & Die Making, 11 Millicent Street, Burwood	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
BUR031	Berkel Pty. Ltd., 19 Evans Street, Burwood, 3125.	Building Trades Products Manufacture	
BUR035	Breha Industries Pty. Ltd., 9 Florence Street, Burwood, 3125	Building Trades Products Manufacture	
BUR036	Briter Pty Ltd., 18 Duffy Street, Burwood, 3125	Printing	
BUR037	Geneer Enterprises, 1 Leslie Court, Burwood, 3125	Automotive repair/engine works	Metal finishing and treatments
BUR038	Camberwell Potteries Pty. Ltd., 106 Highbury Road, Burwood, 3123	Ceramic works	
BUR039	Burwood Auto Salvage Pty. Ltd., Rear, 46 Highbury Road, Burwood, 3125	Metal finishing and treatments	Service stations/fuel storage
BUR040	Shell Oil Burwood., 103 Highbury Road, Burwood, 3125	Service stations/fuel storage	Paint and Ink Manufacture
BUR041	Burwood Brake Service, 11 Alexander Drive, Burwood, 3125	Automotive repair/engine works	
BUR042	Burwood Highway Mowers, 33 Burwood Highway, Burwood, 3125	Automotive repair/engine works	
BUR043	Burwood Mitsubishi, 45 Burwood Highway, Burwood, 3125	Automotive repair/engine works	
BUR044	Burwood Panel Works Pty. Ltd., 13 Millicent Street, Burwood, 3125	Automotive repair/engine works	Electrical components manufacture
BUR046	Bynorm Woods Bros. Pty. Ltd., 6 Florence Street, Burwood, 3125	Automotive repair/engine works	
BUR047	Mono Pumps Ltd., 132 Burwood Road, Burwood	Building Trades Products Manufacture	Ceramic works
BUR048	Campbell Beep Industries Pty. Ltd., 80 Highbury Road, Burwood. 3125	Building Trades Products Manufacture	

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
BUR049	Charak, 22 McIntyre Street, Burwood 3125	Building Trades Products Manufacture	
BUR053	Anpas Amalgamated Name Plates & Signs Pty. Ltd., 1 Florence Street, Burwood. 3125	Building Trades Products Manufacture	
BUR054	Valiant Press Pty. Ltd. 14 Sixth Avenue, Burwood	Printing	Building Trades Products Manufacture
BUR055	D.L Engineering, 6 Duffy Street, Burwood. 3125	Printing	Metal finishing and treatments
BUR056	Pelham Press Pty. Ltd., 111 Highbury Road, Burwood	Printing	Metal coating / electroplating
BUR057	Aard Wolf Screenprinters, 5 Duffy Street, Burwood. 3125	Printing	Timber Products Manufacture
BUR058	Eastern Home Supplies & Service, 44 Burwood Road, East Burwood. 3151	Service stations/fuel storage	Building Trades Products Manufacture
BUR059	Longworth Engineering Pty. Ltd., 7 Florence Street, Burwood. 3125	Mechanical Engineering	Building Trades Products Manufacture
BUR060	Acme Engineering Co. Pty. Ltd., 1 Millicent Street, Burwood	Fibreglass reinforced plastic manufacture	Building Trades Products Manufacture
BUR061	Kovan Engineering (Aust) Pty Ltd, 10 Alexander Drive, Burwood, 3125	Food preparation/Processing	
BUR062	Johnston & Ritchie Engineering, 14 Florence Street, Burwood 3125	Metal finishing and treatments	
BUR063	N.M. Engineering Plumbing & Hardware Supplies, 9 Millicent Street, Burwood, 3125	Metal finishing and treatments	Building Trades Products Manufacture
BUR064	Enterprise Uniforms., 3 Barlyn Road, Mount Waverley, 3149	Textile operations	
BUR065	Eris Pty. Ltd., 117 Highbury Road, Burwood, 3125	Dry cleaning	Foundry
BUR066	Fenton Paper Pty. Ltd., 2 Lytton Street, Burwood, 3125	Printing	Timber Products Manufacture
BUR067	Forde, S. W. G. Pty. Ltd., 95 Highbury Road, Burwood, 3125	Metal finishing and treatments	Mechanical Engineering
BUR069	Genie Educational Pty Ltd, 20 Duffy Street, Burwood, 3125	Building Trades Products Manufacture	
BUR070	Dyne Industries Pty. Ltd., 3 Millicent Street, Burwood, 3125	Electrical components manufacture	Automotive repair/engine works
BUR071	Gordon & Gotch (Australasia) Ltd., Huntingdale Road, Burwood	Building Trades Products Manufacture	Building Trades Products Manufacture
BUR074	Headland Machinery Pty Ltd, 13 Tudor Street, Burwood, 3125	Building Trades Products Manufacture	
BUR076	Hills, A. G. (Printers) Pty. Ltd., 1 Sinnott Street, Burwood, 3125	Printing	Building Trades Products Manufacture
BUR077	J.L. Metagzed Products Pty. Ltd., 10 Florence Street, Burwood, 3125	Metal coating / electroplating	Mechanical Engineering
BUR078	Jacob Waverley Glass Pty. Ltd., 2 Sixth Avenue, Burwood, 3125	Glass manufacture	Building Trades Products Manufacture
BUR079	Jones A & Co Pty Ltd, 76 Highbury Road, Burwood, 3125	Building Trades Products Manufacture	
BUR081	Eureka Foods Pty. Ltd., 17 Florence Street, Burwood, 3125	Food preparation/Processing	
BUR082	M. & M. Litho (C. A. & J. L. Monk), 115 Highbury Road, Burwood, 3125	Printing	Mechanical Engineering
BUR083	Kino Paul Furniture, 121 Highbury Road, Burwood, 3125	Building Trades Products Manufacture	
BUR084	Kline Lindsay Pty Ltd., 10 Tudor Street, Burwood, 3125	Firefighting or training (use of foams)	
BUR085	Lacey, R. Panel Works Pty. Ltd., 133 Highbury Road, Burwood, 3125	Automotive repair/engine works	
BUR086	Fillers, K. & H. & Co. Pty. Ltd., 5 Sinnott Street, Burwood, 3125	Automotive repair/engine works	
BUR087	Lutony Fashions Pty. Ltd., 5 Harker Street, Burwood, 3125	Textile operations	
BUR088	Mackie Col Motors, 93 Highbury Road, Burwood, 3125	Automotive repair/engine works	Service stations/fuel storage
BUR089	Total Electronics, 9 Harker Street, Burwood, 3125	Electrical components manufacture	Building Trades Products Manufacture
BUR090	Schnitzer Motors., 3 Harker Street, Burwood, 3125	Service stations/fuel storage	Vehicle Manufacture
BUR091	Mclaren D. & J. 36 Burwood Highway, Burwood, 3125	Printing	
BUR092	Ariens Echo Australia Pty. Ltd., 17 Millicent Street, Burwood, 3125	Building Trades Products Manufacture	
BUR093	Precision Plating, 18 Sixth Avenue, Burwood 3125	Electroplating	Metal finishing and treatments
BUR094	Alison Printing., 8 Evans Street, Burwood, 3125	Printing	Automotive repair/engine works
BUR095	Saunders, G. F. Electronics, 47 Huntingdale Road, Burwood, 3125	Electrical components manufacture	Building Trades Products Manufacture
BUR096	Nidac Security Pty Ltd., 2 Cromwell Street, Burwood, 3125	Building Trades Products Manufacture	
BUR097	Dennison's Tailorised Dry Cleaners & Pressers Cnr.Toorak Road & Warrigal Road, Burwood, 3125	Dry cleaning	Service stations/fuel storage
BUR099	Office Screens Pty. Ltd., 49 Huntingdale Road, Burwood, 3125	Building Trades Products Manufacture	
BUR100	Oma Systems Pty Ltd., 31 Burwood Highway, Burwood, 3125	Printing	Building Trades Products Manufacture
BUR101	Parbury Wire Products Pty Ltd, 19 Tudor Street, Burwood, 3125	Building Trades Products Manufacture	
BUR102	Unique Protective Coatings Pty. Ltd., 74 Highbury Road, Burwood, 3125	Building Trades Products Manufacture	

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
BUR103	Penfold Mazda, 21 McIntyre Street, Burwood, 3125	Automotive repair/engine works	
BUR104	Shell Burwood Self Service., 69 Burwood Highway, Burwood, 3125	Service stations/fuel storage	Automotive repair/engine works
BUR105	Penfold Mazda, 59 Burwood Highway, Burwood, 3125	Automotive repair/engine works	
BUR106	Penfold Motors Burwood Pty Ltd, 66 Burwood Highway, Burwood, 3125	Automotive repair/engine works	
BUR107	Meyers Electric Motor Repairs Pty. Ltd., 10 Sixth Avenue, Burwood, 3125	Automotive repair/engine works	Building Trades Products Manufacture
BUR109	Molds Builders' Supplies, 77 Burwood Road, Burwood, 3125	Paint and Ink Manufacture	Timber Products Manufacture
BUR110	R. & D. Electronics, 4 Florence Street, Burwood, 3125	Building Trades Products Manufacture	Electrical components manufacture
BUR111	Rayson Industries Pty Ltd, 100 Highbury Road, Burwood, 3125	Metal finishing and treatments	Building Trades Products Manufacture
BUR112	Vincent, A. L. (Vic) Pty. Ltd., 24 Sixth Avenue, Burwood, 3125	Firefighting or training (use of foams)	Metal finishing and treatments
BUR113	Regal Blinds, 16 Sixth Avenue, Burwood, 3125	Textile operations	
BUR114	Repco Auto Parts Burwood (Workshop), 72 Burwood Highway, Burwood, 3125	Automotive repair/engine works	
BUR115	Repco Universal Group, 2 Somers Street, Burwood, 3125	Vehicle Manufacture	Building Trades Products Manufacture
BUR116	Miers, A. G. Pty. Ltd., 19 Florence Street, Burwood, 3125	Mechanical Engineering	Food preparation/Processing
BUR117	Ritter Automotive Vic. Pty. Ltd., 116 Highbury Road, Burwood, 3125	Automotive repair/engine works	
BUR118	Russell King Mini Mix Monarch, 7 Duffy Street, Burwood, 3125	Concrete batching	
BUR119	Amphion Service Station, 53 Burwood Road, Burwood, 3125	Service stations/fuel storage	
BUR120	Pageant Industries Pty. Ltd., 15 Tudor Street, Burwood, 3125	Metal finishing and treatments	Building Trades Products Manufacture
BUR121	Sleepmaster Pty. Ltd., 11 Evans Street, Burwood, 3125	Building Trades Products Manufacture	Textile operations
BUR122	Shell Oil Bennettswood., 265 Burwood Highway, Burwood, 3125	Service stations/fuel storage	Automotive repair/engine works
BUR123	Tutt, N. J. & W. J. Plastics Pty. Ltd., 5 Millicent Street, Burwood, 3125	Fibreglass reinforced plastic manufacture	Metal finishing and treatments
BUR126	Superior Radiator Centre, 10 Duffy Street, Burwood, 3125	Automotive repair/engine works	
BUR127	Superprint, 11 Florence Street, Burwood, 3125	Printing	Printing
BUR128	Perlux Engineering Co., 13 Florence Street, Burwood, 3125	Metal finishing and treatments	Metal finishing and treatments
BUR129	Teltec., 91 Highbury Road, Burwood, 3125	Building Trades Products Manufacture	
BUR130	Thermo Glaze Of Australia., 4 B Cromwell Street, Burwood, 3125	Ceramic works	
BUR131	Tree Craft, 62 Highbury Road, Burwood, 3125	Building Trades Products Manufacture	
BUR132	Spanmor Body Works., 1 Lytton Street, Burwood, 3125	Automotive repair/engine works	Timber Products Manufacture
BUR133	Johnson Non Ferrous Foundry, 119 Highbury Road, Burwood, 3125	Foundry	Building Trades Products Manufacture
BUR134	Volkspower., 12 Florence Street, Burwood, 3125	Service stations/fuel storage	Metal finishing and treatments
BUR135	Videlo Industries Pty. Ltd., 5 Florence Street, Burwood, 3125	Fibreglass reinforced plastic manufacture	Electrical components manufacture
BUR136	Arc-Plas Plastic Coatings Pty. Ltd., 15 Florence Street, Burwood, 3125	Fibreglass reinforced plastic manufacture	Fibreglass reinforced plastic manufacture
BUR137	Wood Design, 93 C Highbury Road, Burwood, 3125	Building Trades Products Manufacture	
BUR138	A.R. Precision Tools., 66 Highbury Road, Burwood, 3125	Metal finishing and treatments	
BUR141	A.W.C. Electric Pty. Ltd., 70 Burwood Road, Burwood, 3125	Vehicle Manufacture	Building Trades Products Manufacture
BUR142	Ashwood Motors Pty, Ltd., 107 Highbury Road, Burwood, 3125	Automotive repair/engine works	
BUR143	Jacob, A. S., 23 Evans Street, Burwood, 3125	Glass manufacture	Printing
BUR144	Automotive Enterprises., 12 Sixth Avenue, Burwood, 3125	Service stations/fuel storage	Automotive repair/engine works
BUR153	Brice Equipment Pty. Ltd., 17 Evans Street, Burwood, 3125	Building Trades Products Manufacture	
BUR155	Ready Mixed Concrete (Vic.) Pty. Ltd., 68 Burwood Road, Burwood, 3125	Concrete batching	
BUR157	BP Highway., 26 Burwood H'Way., Burwood, 3125	Service stations/fuel storage	
BUR158	Kidney C E & H M Golden Fleece Service Station Cnr. Elgar Road & Burwood Road, Burwood, 3125	Service stations/fuel storage	Boat building/maintenance
BUR159	Burwood Fuel & Fodder, 317 Warrigal Road, Burwood, 3125	Service stations/fuel storage	
BUR162	Screenads Pty. Ltd., 23 Burwood Highway, Burwood, 3125	Printing	Textile operations
BUR163	Ashcon Equipment Pty. Ltd., 12 Duffy Street, Burwood, 3125	Metal finishing and treatments	Mechanical Engineering
BUR164	Nidak Pty. Ltd., 2A Cromwell Street, Burwood, 3125	Building Trades Products Manufacture	

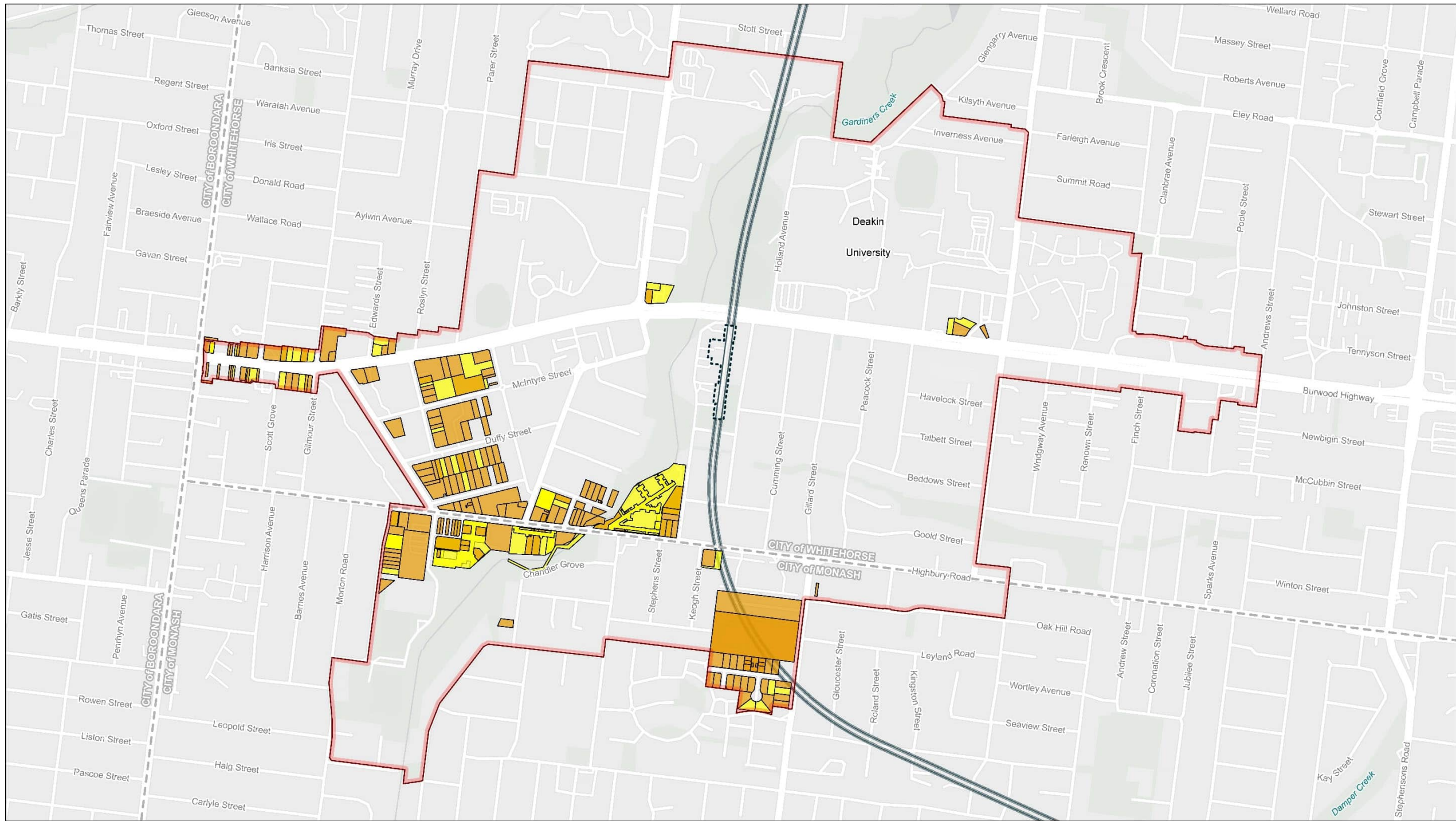
MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
BUR171	Eastern Exhaust Systems., 11 Tudor Street, Burwood, 3125	Vehicle Manufacture	Building Trades Products Manufacture
BUR173	Electralarm Pty. Ltd., 16 Burwood Highway, Burwood, 3125	Building Trades Products Manufacture	
BUR175	Wimmers Manufacturing Pty. Ltd., 99B Highbury Road, Burwood, 3125	Textile operations	
BUR176	Finger, W. L., 121 Burwood Highway, Burwood, 3125	Concrete batching	
BUR181	Halliday Electric Co., 136 Burwood Highway, Burwood, 3124	Electrical components manufacture	
BUR187	Hy Craft Carpets Pty. Ltd., 1 Harker Street, Burwood, 3125	Textile operations	
BUR189	Bleakley H. Pty. Ltd., 14 Duffy Street, Burwood, 3125	Chemical manufacturing	Textile operations
BUR190	Joy Toys Pty. Ltd., 15 Huntingdale Road, Burwood, 3125	Building Trades Products Manufacture	
BUR192	Modern Doors., 2 Evans Street, Burwood, 3125	Building Trades Products Manufacture	
BUR197	Ritter Automotive Pty. Ltd., 21 Evans Street, Burwood, 3125	Service stations/fuel storage	Automotive repair/engine works
BUR198	Roberts Office & School Supplies, 271 Burwood Highway., Burwood, 3125	Building Trades Products Manufacture	
BUR199	Suburban Distributing Co., 329 Warrigal Road, Burwood, 3125	Building Trades Products Manufacture	Ceramic works
BUR203	Total Burwood Service Station., 101 Highbury Road, Burwood, 3125	Service stations/fuel storage	
BUR204	United Sign Services, 58 Highbury Road, Burwood, 3125	Printing	Building Trades Products Manufacture
BUR205	Wheel Weights, 10 Evans Street, Burwood, 3125	Automotive repair/engine works	
BUR209	Mclean & Jackson., 54 Highbury Road, Burwood, 3125	Electroplating	Building Trades Products Manufacture
BUR216	Mclean & Jackson, 54 Highbury Road, Burwood, 3125	Mechanical Engineering	Building Trades Products Manufacture
BUR217	Dunstan Hydraulic (Vic.) Pty. Ltd., 25 Burwood Road, Burwood, 3125	Building Trades Products Manufacture	
BUR221	Miller, C. W., 19 Chandler Grove, Burwood, 3125	Building Trades Products Manufacture	
BUR227	Simson J. & Co., 43 Huntingdale Road, Burwood, 3125	Food preparation/Processing	
BUR231	Atom Distributing Co. Pty. Ltd., 52-62 Burwood Road, Burwood, 3125	Boat building/maintenance	Building Trades Products Manufacture
BUR233	Baines, William H. (Washers), 135 Highbury Road, Burwood, 3125	Metal finishing and treatments	
BUR243	Supertherm Plumbing Industries Pty. Ltd., 112 Burwood Road, Burwood, 3125	Building Trades Products Manufacture	
BUR244	Grace, T. M., 127 Highbury Road, Burwood, 3125	Textile operations	
BUR245	Helmsman Boat Industries, 7 Evans Street, Burwood, 3125	Boat building/maintenance	
BUR247	L.X.L. Roof Tiles., Cnr. Ireland Street & Cromwell Street, Burwood, 3125	Building Trades Products Manufacture	
BUR258	Smart-N-Ezy Doors., 9 Sinnott Street, Burwood, 3125	Metal finishing and treatments	
BUR261	A.J.A. Panel & Auto. Repairs., 68-70 Highbury Road, Burwood, 3125	Automotive repair/engine works	
BUR262	Amoco Australia Pty. Limited., Cnr. Burwood Road & Cromwell Street, Burwood East, 3151	Service stations/fuel storage	

2.2 Potentially contaminated land (medium)

Table 2-2 lists the 63 sites adjacent to known or potentially contaminated sites in the Burwood Structure Plan Area. Their locations are shown in Figure 2-1 on the next page.

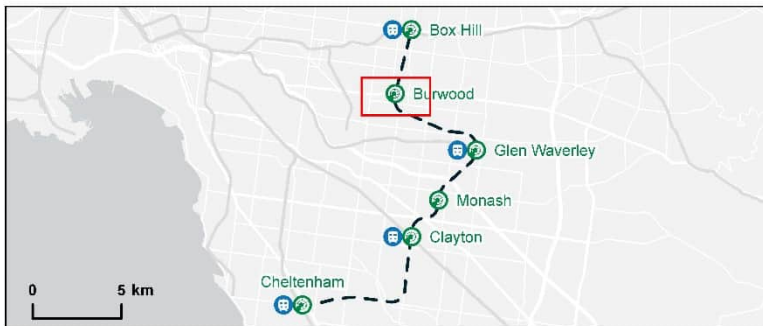
Sites included in Table 2-2 are contingent on the primary or secondary PPN30 matched activity being identified in PPN30 as a site with potential to receive contamination from the adjoining land. These matched activities include:


- Automotive repair/engine works
- Chemical manufacturing
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Service stations/fuel storage.



- Structure Plan Area
- Suburban Rail Loop East Alignment
- Suburban Rail Loop East Station Box
- Local Government Area (LGA) Boundary
- Potentially Contaminated Land (High)
- Potentially Contaminated Land (Medium)

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024







SUBURBAN RAIL LOOP

Suburban Rail Loop
Burwood Structure Plan Area
 Potentially Contaminated Land

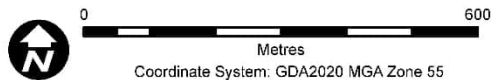
Drawing Number:		Revision:	
SRL-301-AJM-TPWD-MAP-PPG-PWD-508421		A.5	
Drawn By:	Approved By:	Date:	Map Size:
N. Fun	C. Ritchie	22/10/2024	A3



ajm
Joint Venture



**aurecon
jacobs
MOTT
MACDONALD**



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Metres
Coordinate System: GDA2020 MGA Zone 55

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FIGURE 2-1 POTENTIALLY CONTAMINATED LAND IN THE BURWOOD STRUCTURE PLAN AREA

TABLE 2-2 POTENTIALLY CONTAMINATED LAND (MEDIUM)

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
BUR002	Automotive repair/engine works		68 Highbury Road, Burwood, 3125
BUR261	Automotive repair/engine works		
BUR003	Electrical components manufacture		44 Highbury Road, Burwood, 3125
BUR039	Metal finishing and treatments	Service stations/fuel storage	
BUR009	Service stations/fuel storage	Automotive repair/engine works	115 Burwood Highway, Burwood, 3125
BUR009	Service stations/fuel storage	Automotive repair/engine works	2 Edwards Street, Burwood, 3125
BUR010	Service stations/fuel storage		142 Highbury Road, Burwood, 3125
BUR013	Electrical components manufacture	Building Trades Products Manufacture	17 Ardenne Close, Burwood, 3125
BUR046	Automotive repair/engine works		
BUR013	Electrical components manufacture	Building Trades Products Manufacture	19 Ardenne Close, Burwood, 3125
BUR013	Electrical components manufacture	Building Trades Products Manufacture	21 Ardenne Close, Burwood, 3125
BUR037	Automotive repair/engine works	Metal finishing and treatments	
BUR017	Automotive repair/engine works	Ceramic works	39-41 Ireland Street, Burwood, 3125
BUR132	Automotive repair/engine works	Timber Products Manufacture	
BUR142	Automotive repair/engine works		
BUR027	Automotive repair/engine works	Metal finishing and treatments	16 Florence Street, Burwood, 3125
BUR095	Electrical components manufacture	Building Trades Products Manufacture	
BUR027	Automotive repair/engine works	Metal finishing and treatments	2 Brockhoff Drive, Burwood, 3125
BUR027	Automotive repair/engine works	Metal finishing and treatments	3 Leslie Court, Burwood, 3125
BUR037	Automotive repair/engine works	Metal finishing and treatments	2 Leslie Court, Burwood, 3125
BUR037	Automotive repair/engine works	Metal finishing and treatments	4A Brockhoff Drive, Burwood, 3125
BUR041	Automotive repair/engine works		72-78 Highbury Road, Burwood, 3125
BUR041	Automotive repair/engine works		76-78 Highbury Road, Burwood, 3125
BUR205	Automotive repair/engine works		
BUR041	Automotive repair/engine works		8 Evans Street, Burwood, 3125
BUR042	Automotive repair/engine works		1 Central Avenue, Burwood, 3125
BUR043	Automotive repair/engine works		
BUR042	Automotive repair/engine works		1 Mount View Court, Burwood, 3125
BUR042	Automotive repair/engine works		29-31 Burwood Highway, Burwood, 3125
BUR044	Automotive repair/engine works	Electrical components manufacture	15 Millicent Street, Burwood, 3125
BUR046	Automotive repair/engine works		15 Ardenne Close, Burwood, 3125
BUR058	Service stations/fuel storage	Building Trades Products Manufacture	42-46 Burwood Highway, Burwood, 3125
BUR070	Electrical components manufacture	Automotive repair/engine works	1 Millicent Street, Burwood, 3125
BUR070	Electrical components manufacture	Automotive repair/engine works	
BUR103	Automotive repair/engine works		11-23 McIntyre Street, Burwood, 3125
BUR181	Electrical components manufacture		133-135 Highbury Road, Burwood, 3125
BUR085	Automotive repair/engine works		
BUR085	Automotive repair/engine works		
BUR086	Automotive repair/engine works		127 Highbury Road, Burwood, 3125
BUR086	Automotive repair/engine works		5-13 Sinnott Street, Burwood, 3125
BUR089	Electrical components manufacture	Building Trades Products Manufacture	
BUR126	Automotive repair/engine works		7 Harker Street, Burwood, 3125
BUR090	Service stations/fuel storage	Vehicle Manufacture	2a-4 Duffy Street, Burwood, 3125
BUR090	Service stations/fuel storage	Vehicle Manufacture	8-10 Duffy Street, Burwood, 3125

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
BUR126	Automotive repair/engine works		
BUR093	Electroplating	Metal finishing and treatments	20 Sixth Avenue, Burwood, 3125
BUR095	Electrical components manufacture	Building Trades Products Manufacture	45 Huntingdale Road, Burwood, 3125
BUR097	Dry cleaning	Service stations/fuel storage	7 Burwood Highway, Burwood, 3125
BUR097	Dry cleaning	Service stations/fuel storage	7-9 Burwood Highway, Burwood, 3125
BUR097	Dry cleaning	Service stations/fuel storage	9 Burwood Highway, Burwood, 3125
BUR103	Automotive repair/engine works		142 Burwood Highway, Burwood, 3125
BUR262	Service stations/fuel storage		
BUR103	Automotive repair/engine works		23A McIntyre Street, Burwood, 3125
BUR104	Service stations/fuel storage	Automotive repair/engine works	63 Burwood Highway, Burwood, 3125
BUR104	Service stations/fuel storage	Automotive repair/engine works	8 Eyre Street, Burwood, 3125
BUR105	Automotive repair/engine works		2 Central Avenue, Burwood 3125
BUR119	Service stations/fuel storage		
BUR105	Automotive repair/engine works		3/2 Eyre Street, Burwood 3125
BUR105	Automotive repair/engine works		59-61 Burwood Highway, Burwood 3125
BUR119	Service stations/fuel storage		
BUR106	Automotive repair/engine works		1 Scott Grove, Burwood, 3125
BUR106	Automotive repair/engine works		64 Burwood Highway, Burwood, 3125
BUR107	Automotive repair/engine works	Building Trades Products Manufacture	4-8 Sixth Avenue, Burwood, 3125
BUR110	Building Trades Products Manufacture	Electrical components manufacture	7 Ardenne Close, Burwood, 3125
BUR110	Building Trades Products Manufacture	Electrical components manufacture	9 Ardenne Close, Burwood, 3125
BUR114	Automotive repair/engine works		2 Gilmour Street, Burwood, 3125
BUR114	Automotive repair/engine works		70-70A Burwood Highway, Burwood, 3125
BUR117	Automotive repair/engine works		100-104 Highbury Road, Burwood, 3125
BUR117	Automotive repair/engine works		114 Highbury Road, Burwood, 3125
BUR117	Automotive repair/engine works		116A Highbury Road, Burwood, 3125
BUR117	Automotive repair/engine works		5 Chandler Grove, Burwood, 3125
BUR122	Service stations/fuel storage	Automotive repair/engine works	257 Burwood Highway, Burwood, 3125
BUR122	Service stations/fuel storage	Automotive repair/engine works	3 Centre Court, Burwood, 3125
BUR132	Automotive repair/engine works	Timber Products Manufacture	1 Lytton Street, Burwood, 3125
BUR157	Service stations/fuel storage		28 Burwood Highway, Burwood, 3125
BUR158	Service stations/fuel storage	Boat building/maintenance	171 Burwood Highway, Burwood, 3125
BUR158	Service stations/fuel storage	Boat building/maintenance	2 Elgar Road, Burwood, 3125
BUR159	Service stations/fuel storage		315 Warrigal Road, Burwood, 3125
BUR189	Chemical manufacturing	Textile operations	16 Duffy Street, Burwood, 3125
BUR205	Automotive repair/engine works		2/10-12 Evans Street, Burwood, 3125



Appendix G
**Box Hill
Structure Plan
Area results**

1 Box Hill contaminated land

The following sections identify the sites which are regulated due to potential contamination within the Box Hill Structure Plan Area. To meet the threshold to be considered 'regulated contaminated land', the site must satisfy one (or more) of the following criteria:

- 1) The site is subject to an Environmental Audit Overlay (EAO)¹.
- 2) The site is listed as an Environment Protection Authority Victoria (EPA Victoria) priority site².
- 3) The site has been subjected to an EPA Victoria environmental audit³ *and* has not received a certificate of environmental audit.

Sites identified in the following sections satisfy one or more of these criteria are considered 'regulated contaminated land' in this report. Figure 1-1 shows all identified sites in the Box Hill Structure Plan Area.

¹ An Environmental Audit Overlay (EAO) is an overlay applied by planning authorities to land which is known to be or potentially contaminated.

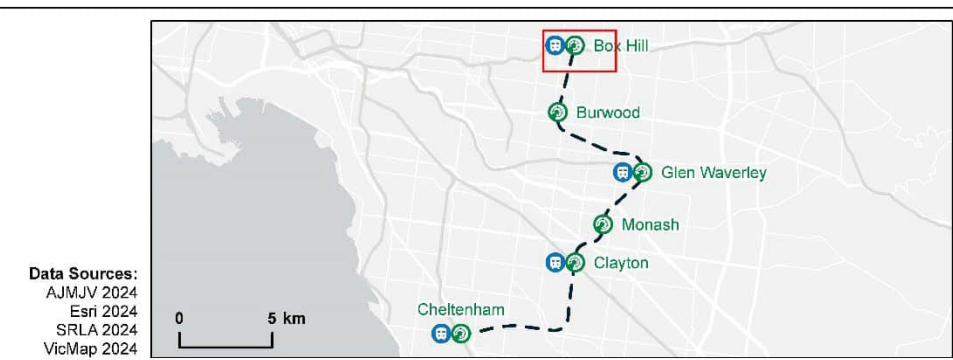
² An 'EPA priority site' is a site which is the subject of a notice issued by the EPA requiring management of contamination.

³ An 'EPA environmental audit' is an assessment undertaken by an EPA-approved auditor to evaluate the risk of harm that a site poses to human health or the environment, where each audit has a unique identifier referred to as the Computer Assisted Records Management System (CARMS) number. An audit may be undertaken as:

- a) A risk of harm audit (formerly known as a '53V audit'), which manages environmental risks in response to industrial activity or known contamination.
- b) A condition of the environment audit (formerly known as a '53X' audit), which assesses a site regarding the land use it may be suitably used for, usually resulting in the issue of a certificate of environmental audit (CoEA, where the site can be utilised for any land use) or a statement of environmental audit (SoEA, which outlines specific land uses that the site may be used for).



- Structure Plan Area
 - Suburban Rail Loop East Alignment
 - Suburban Rail Loop East Station Box
 - Existing Metro Line
 - Existing Metro Station
 - Local Government Area (LGA) Boundary
- Known Contaminated Land Site**
 - Environment Protection Authority (EPA) Audit Site
 - Environment Protection Authority (EPA) Priority Site
 - Environmental Audit Overlay



SUBURBAN RAIL LOOP

Suburban Rail Loop
Box Hill Structure Plan Area
 Known Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508420		Revision: A.5	
Drawn By: L. Tily	Approved By: C. Ritchie	Date: 25/09/2024	Map Size: A3

Coordinate System: GDA2020 MGA Zone 55

FIGURE 1-1 KNOWN OR SUSPECTED KNOWN CONTAMINATED LAND IN THE BOX HILL STRUCTURE PLAN AREA

1.1 Environmental Audit Overlays

Background searches indicated the presence of three Environmental Audit Overlays (EAOs) within the Box Hill Structure Plan Area, as listed in Table 1-1.

TABLE 1-1 ENVIRONMENTAL AUDIT AREAS LOCATED IN THE BOX HILL STRUCTURE PLAN AREA

SITE NAME / ADDRESS	AREA (M ²)	ISSUE
843-849 Whitehorse Road, Box Hill	8451	Historical service station and auto repair (See CARMS 78746-1 and EPA ref: EA001094 in Table 1-4).
6-12 Nelson Road, Box Hill and 4-10 Shipley Street, Box Hill	8951	Not specified (previous land uses included auto repair and a service station).
Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	70,270	Former landfill and brickworks site (See Notice 4303 in Table 1-3 and CARMS 45255-1 to 45255-4 in Table 1-4).

1.2 Priority sites

The one priority site identified within the Box Hill Structure Plan Area is listed in Table 1-2.

TABLE 1-2 PRIORITY SITES LOCATED WITHIN THE CHELTENHAM STRUCTURE PLAN AREA

NOTICE NO	NOTICE TYPE	COMPANY	SITE NAME / ADDRESS	ISSUE	DATE ISSUED	STATUS
4303	Not specified	Not specified	Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	Former landfill. Requires ongoing management (See CARMS 45255-1 to 45255-4 in Table 1-4).	Not specified	Current EPA List

1.3 Audited sites

The eight audited sites without certificates were identified within the Box Hill Structure Plan Area are listed in Table 1-3.

TABLE 1-3 AUDITED SITES IN THE BOX HILL STRUCTURE PLAN AREA

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
45255-1	18/10/2004	Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	53X Statement
45255-1A	17/11/2003	Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	53X Statement
45255-2	7/06/2004	Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	53X Statement
45255-4	23/08/2019	Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	53X Statement
73893-1	21/01/2016	519-521 Station Street, Box Hill	53X Statement
78636-1	14/01/2022	793-797 Whitehorse Road, Box Hill	53X

CARMS NO.	DATE COMPLETED	ADDRESS	AUDIT CATEGORY
78746-1	3/09/2021	843 Whitehorse Road, Box Hill	53X Statement
No CARMS (Ref: EA001094)	18/10/2021	845-849 Whitehorse Road, Box Hill	Not specified

**Sites are overlain by an EAO and do not require a planning response*

Table 1-4 summarises the details of the eight above audits. It identifies the sources of contamination, the impacts of the contamination and the requirements and outcomes of each audit. The 'Site Uses Considered (Highest)' column outlines the most sensitive land use designations which could be applied to each site following the completion of the environmental audit.

TABLE 1-4 AUDIT SUMMARIES FOR SITES AUDITED IN THE BOX HILL STRUCTURE PLAN AREA

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
45255-1 45255-1A 45255-2	Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	18/10/2004 17/11/2003 7/06/2004	Formerly Box Hill brick works established in the 1890's. Included clay source pit and kilns on-site. From 1988 until 1999 the clay pit was used as a council landfill (Box Hill Landfill) accepting inert waste, rubble and green waste for a period of time. Landfill rehabilitation took place in 2001, including capping and landfill gas monitoring. In 2004 a minor works pollution abatement notice (MWPAN) was issued to the site.	Capped landfill and abandoned industrial buildings.	Landfill gas, waste debris (potential ACM), ash, diesel spill, leachate	Soil, groundwater, landfill gas.	Statement of Environmental Audit.	Suitable for sensitive uses (with conditions) - Low and Medium density residential	Conditions: - Groundwater at the site should not be used unless it is demonstrated to be suitable for the use proposed. - Landfill gas should be monitored in accordance with the Landfill gas monitoring plan. - A gas venting system shall be used under building residences, and - Management of the audit site should be in accordance with the Site Management Plan (Golder 2002)	No	Sensitive: Residences, kindergarten, etc.
45255-4	Former Box Hill Landfill & Brickworks, 14 Federation Street, Box Hill	23/08/2019	The site was historically a clay quarry and brickworks factory. Following the closure of the brickworks and cessation of quarry activities, the quarry was backfilled during landfilling operations. Landfilling of the quarry included a wide range of industrial and domestic solid inert waste, construction and demolition debris, excavated soil and rock and green waste. Current capped former landfill (vacant land).	Capped landfill and abandoned industrial buildings.	Landfill gas, waste debris (potential ACM), ash, diesel spill, leachate.	Soil, groundwater, landfill gas.	Statement of Environmental Audit Issued.	Suitable for sensitive uses (with conditions) - Low and Medium density residential	Extensive conditions (including further remediation works) for areas A, B and C presented in Appendix A of the Audit report.	No	Sensitive: Residences, kindergarten, etc.
73893-1	519-521 Station Street, Box Hill	21/01/2016	Low density Residential. Service station in the Northeast Corner operated 1967-1982. Service station demolished in 1983 and turned into carpark. Council purchased site.	Car park, several trees. No buildings.	Metals, BaP, PAHs, TRH C16-C34, benzene.	Soil, groundwater.	Statement of Environmental Audit Issued.	Suitable for the beneficial uses associated with the sensitive use: high density residential and commercial / industrial land use categories, subject to the conditions stated within the SoEA.	Physical barrier required i.e., concrete/ asphalt. Garden beds require at least 0.5 m thickness of appropriate soil below the finished surface. Residual polluted land remaining on-site is remediated such that all beneficial uses of land are restored, or it is demonstrated that all elements of land at the site do not pose an unacceptable human health and/or environmental risk through appropriate risk-based assessment.	No	Sensitive: High density residential and commercial/ industrial land.

SITE DETAILS			ACTIVITIES				AUDIT DETAILS				
CARMS	ADDRESS	DATE COMPLETED	SITE HISTORY	SITE USE	CONTAMINATION	MEDIA CONTAMINATED	ACTION	AUDIT FINDINGS	FURTHER WORK / REQUIREMENTS	CERTIFICATE OF ENVIRO. AUDIT?	SITE USES CONSIDERED (HIGHEST)
78636-1	793-797 Whitehorse Road, Box Hill	14/01/2022	The site was in residential/commercial use as a garage/ service station from 1945 until about 1968 when it was redeveloped for use as a service station.	Former service station. Current use is vacant pending redevelopment as an area of limited soil access residential slab on ground.	TRH, BTEXN, metals nitrate.	Soil, groundwater, soil vapour.	Statement of Environmental Audit Issued.	Suitable for sensitive uses (with conditions).	Installation and maintenance of a vapour mitigation system, a construction management plan and a (post-construction) environmental management plan.	No	Sensitive: Residences, kindergarten, etc.
78746-1	843 Whitehorse Road, Box Hill	3/09/2021	The site was historically used as a petroleum service station, and likely included a car wash later on. The site has now been redeveloped for high-density mixed use residential and commercial use with a multi-level basement for car parking.	Former service station.	Metals, BTEXN, PAHs, TRH, Phenols, TCE.	Soil, groundwater, soil vapour.	Statement of Environmental Audit Issued.	Suitable for the proposed high-density residential and commercial use, as well as other possible sensitive uses such as recreation/ public open space use and commercial/industrial use.	Removal of the remaining contaminated soil and groundwater at the site as part of the redevelopment, in accordance with the CEMP.	No	Sensitive: High density residential and commercial/ industrial land.
No CARMS (Ref: EA0010 94)	845-849 Whitehorse Road, Box Hill	18/10/2021	The site was primarily low density industrial until approximately 1970. Several commercial building (Spotlight, KFC, motor workshop) established. Car yard, tyre retail and offices exist across addresses 849-851 Whitehorse Road.	Various commercial/ industrial and residential uses.	Fill material (metals, PAHs), demolition waste, hydrocarbons.	Soil.	Statement of Environmental Audit Issued.	Suitable for construction of three high-rise buildings, consisting of high-density mixed-use space (residential and commercial, including a childcare centre)	Nil. Land considered suitable for proposed use.	No	Sensitive: Residences, kindergarten, etc.

2 Potentially contaminated land

Potentially contaminated land identified through historical business activities are presented in the two sub-sections below and together on Figure 2-1.

2.1 Potentially contaminated land (high)

Table 2-1 lists the 125 potentially contaminated sites in the Box Hill Structure Plan Area.

Sites included in Table 2-1 represent a primary or secondary PPN30 matched activity which PPN30 lists as a land use with potential to contaminate land. The primary match for a site refers to the activity which best represents its land use throughout the period when contamination is generally most likely to have occurred (approximately 1960s to 1980s). The secondary match is the activity which is the next most representative for the site during that period. Matched activities include:

- Agriculture
- Animal Processing Works
- Automotive repair/engine works
- Automotive repair/engine works
- Battery manufacturing
- Boat building/maintenance
- Building Trades Products Manufacture
- Cement manufacture
- Ceramic works
- Chemical manufacturing
- Concrete batching
- Drum re-conditioning facility
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Fibreglass reinforced plastic manufacture
- Food preparation/Processing
- Foundry
- Mechanical Engineering
- Metal coating/electroplating
- Metal finishing and treatments
- Paint and Ink Manufacture
- Pesticide Manufacture
- Printing
- Scrap metal recovery
- Service stations/fuel storage
- Soap and Perfume Manufacturing
- Textile operations
- Textile Production and Dyeing
- Timber preserving/treatment

- Timber Products Manufacture
- Toiletries, Detergents, Manufacture
- Tyre manufacturing
- Vehicle Manufacture.

TABLE 2-1 POTENTIALLY CONTAMINATED SITES (HIGH)

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
BOX002	Jr Remote Control Australia Pty Ltd, 424A Station Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX004	Ace Dratting Service., 724A Station Street, Box Hill, 3128	Printing	
BOX005	Aldo Motors, 849 Canterbury Road, Box Hill South, 3128	Service stations / fuel storage	Automotive repair/engine works
BOX007	Gouge Pty. Ltd., 6 Main Street, Box Hill, 3128	Dry cleaning	
BOX011	Smith, O. H., 818 Whitehorse Road, Box Hill, 3128	Automotive repair / engine works	
BOX016	Tara Press., 480 Station Street, Box Hill, 3128	Printing	Building Trades Products Manufacture
BOX018	Cole, T. A., Sery Stn Pty Ltd, 860 Whitehorse Road, Box Hill, E.11	Service stations / fuel storage	Automotive repair/engine works
BOX023	Bluestone Jewellery Manufactures, 588 Station Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX024	Russell Burrows Pty. Ltd., 889 Whitehorse Road, Box Hill, 3128	Automotive repair / engine works	Tyre manufacturing
BOX025	Medley, H., 21 Main Street, Box Hill, 3128	Dry cleaning	Tyre Manufacture and Other Rubber Processing
BOX026	Box Hill Amcal Chemist., 918 Whitehorse Road, Box Hill, 3128	Printing	
BOX027	Eagles, C., 564 Station Street, Box Hill, 3128	Service stations / fuel storage	Automotive repair/engine works
BOX029	Box Hill Heating & Cooling Pty Ltd, 930 Whitehorse Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX030	Learmonth Industries, 929 Whitehorse Road, Box Hill, 3128	Automotive repair / engine works	Building Trades Products Manufacture
BOX031	Box Hill Motors, 757 Station Street, Box Hill South, 3128	Automotive repair / engine works	
BOX034	Box Hill Pine Place, 888 Canterbury Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX037	Box Hill V. W., 55 Carrington Road, Box Hill, 3128	Service stations / fuel storage	Automotive repair/engine works
BOX039	Bp Box Hill South Service Station, 891 Canterbury Road, Box Hill, 3128	Service stations / fuel storage	Automotive repair/engine works
BOX041	Tasty Products Pty. Ltd., 852 Canterbury Road, Box Hill, 3128	Food preparation / Processing	
BOX043	Broadhead, P. & Son Pty. Ltd., 761 Station Street, Box Hill North, 3129	Paint and Ink Manufacture	Service stations/fuel storage
BOX045	Eveready Towing Service, 540 Station Street, Box Hill, 3128	Automotive repair / engine works	Textile operations
BOX046	Carrington Press., 484 Station Street, Box Hill, 3128	Printing	Cement manufacture
BOX047	C & C Metal Industries Pty Ltd, 444 Station Street, Box Hill, 3128	Building Trades Products Manufacture	Mechanical Engineering
BOX048	Cameraworld Pty. Ltd., 931 Whitehorse Road, Box Hill, 3128	Printing	
BOX049	Lindell, Hettena Pty. Ltd., 15 Carrington Road, Box Hill, 3128	Mechanical Engineering	
BOX052	Underwood, J. N., 440 Station Street, Box Hill, E.11	Service stations / fuel storage	Dry cleaning
BOX054	Coloroll Australia Pty Ltd, 30 Ellingworth Parade, Box Hill, 3128	Building Trades Products Manufacture	
BOX056	Elu Machinery Pty. Ltd., 46 Rutland Road, Box Hill, 3128	Building Trades Products Manufacture	Electrical components manufacture
BOX057	Consulprint Pty. Ltd., 26 Ellingworth Parade, Box Hill, 3128	Printing	
BOX060	Golden Fleece Box Hill, 901 Whitehorse Road, 3128	Service stations / fuel storage	
BOX061	Craftsman Fire Places, 895 Canterbury Road, Box Hill South, 3128	Building Trades Products Manufacture	
BOX064	Station Timber Yards Pty. Ltd., 395 Station Street, Box Hill, 3128	Timber Products Manufacture	
BOX065	Pickrell, W. G. Project Plant Engineering, 934 Whitehorse Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX066	Crossley, C. O., 704 Station Street, Box Hill, 3128	Metal finishing and treatments	Mechanical Engineering
BOX067	Shankel Controls, 4/6 Watts Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX068	Ampol Box Hill, 500 Station Street, Box Hill, 3128	Service stations / fuel storage	Automotive repair/engine works
BOX069	Value Motors Pty. Ltd., 772 Station Street, Box Hill North, 3129	Automotive repair / engine works	
BOX071	Cole, T. A., Service Station Pty. Ltd., 860 Whitehorse Road, Box Hill, 3128	Service stations / fuel storage	Timber Products Manufacture
BOX073	Monk, R. W., 2 Rutland Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX075	Engineering Workshop Supplies, 893A Canterbury Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX078	Fontana Trimming Pty. Ltd., 25 Ellingworth Parade, Box Hill, 3128	Automotive repair / engine works	
BOX079	G & F D Retravisio Discounts, 10 Main Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX080	Jeffrey, F. T. Pty. Ltd., 9 Ellingworth Parade, Box Hill, 3128	Timber Products Manufacture	

MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
BOX082	Goodyear Tyre & Brake Service., 69 Carrington Road, Box Hill, 3128	Automotive repair / engine works	
BOX086	Hoath's Print., 874 Canterbury Road, Box Hill South, 3128	Printing	
BOX087	Holeproof Ltd., 853 Whitehorse Road, Box Hill, 3128	Textile operations	
BOX088	Microprocessor Applications Pty. Ltd., 48 Rutland Road, Box Hill, 3128	Electrical components manufacture	
BOX090	Broadhead, P., & Son Pty. Ltd., 552-554 Station Street, Box Hill, 3128	Paint and Ink Manufacture	Building Trades Products Manufacture
BOX093	Mitchell, Allan F., 9 Prospect Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX094	Knebel Kitchens Pty Ltd., Shop 3/1031 Whitehorse Road, Box Hill, 3128	Service stations / fuel storage	
BOX097	Rabbit Express Photo Systems., 42 Main Street, Box Hill, 3128	Printing	
BOX098	Martin & Edwards Pty. Ltd., Showroom: 963 Whitehorse Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX099	G. & G. Artistic Framers, 20 Rutland Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX100	Lamson Paragon Ltd., Eastern Metropolitan Region, 871 Canterbury Road, Box Hill, 3128	Printing	
BOX101	Malvern Blind Supply, Showroom: 527 Station Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX102	Melvic Printing. 884 Canterbury Road Box Hill South, 3128	Printing	
BOX109	BP Bass Service Station, 851 Canterbury Road, Box Hill, 3128	Service stations / fuel storage	Automotive repair/engine works
BOX115	Pilkington Glass, 442 Station Street, Box Hill, 3128	Glass manufacture	
BOX117	Parts & Accessories., 1031 Whitehorse Road, Box Hill, 3128	Automotive repair / engine works	Printing
BOX119	Malvern Blind Supply 2 Cambridge Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX123	Sancell Pty. Ltd., 15 Ellingworth Parade, Box Hill, 3128	Soap and Perfume Manufacturing	Building Trades Products Manufacture
BOX125	Carrington Press, 1025 Whitehorse Road, Box Hill, 3128	Printing	
BOX126	Shell Oil Co. (Aust.) Ltd., Cnr. Whitehorse Road & Bruce Street, Box Hill, 3128	Service stations / fuel storage	
BOX130	Station Motor Body Repairs Pty Ltd, 720 Station Street, Box Hill, 3128	Automotive repair/engine works	Service stations/fuel storage
BOX133	Semloh Motors, 941 Whitehorse Road, Box Hill, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX135	Modern Products Pty. Ltd., 28 Rutland Road, Box Hill, 3128	Paint and Ink Manufacture	Chemical manufacturing
BOX137	Colonial Gas Association Ltd., 944 Whitehorse Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX139	Learmont Industries., 9 Bank Street, Box Hill, 3128	Automotive repair/engine works	
BOX140	Dobell, B.E., 36 Rutland Road, Box Hill, 3128	Automotive repair/engine works	
BOX141	Tradecraft Pty Ltd, 897 Canterbury Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX144	Kevin Donnellan's Performance Tyres Pty. Ltd., 1013 Whitehorse Road, Box Hill, 3128	Tyre manufacturing	Service stations/fuel storage
BOX146	W. A. M. Electrical, 1126 Whitehorse Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX148	Wadsley N., 892 Canterbury Road, Box Hill South, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX149	Ward Motors Pty, Ltd., 811 Whitehorse Road, Mont Albert, 3127	Automotive repair/engine works	
BOX153	Ampol Petroleum (Victoria) Pty. Ltd., Cnr. Whitehorse Road & Court Street, Box Hill, 3128	Service stations/fuel storage	
BOX154	Whitehorse Photographics Pty. Ltd., 6 Market Street, Box Hill, 3128	Printing	
BOX160	Malvern Blind Supply Pty. Ltd., 482a Station Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX161	Woods, H. & R., 545 Station Street, Box Hill, 3128	Building Trades Products Manufacture	Textile operations
BOX177	McLaren, W. H., 7 Market Street, Box Hill, 3128	Textile operations	
BOX178	Caltex Oil Box Hill., 860 Whitehorse Road, Box Hill, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX179	Webber's Auto Parts, 53 Carrington Road, Box Hill, 3128	Automotive repair/engine works	
BOX181	Dalmor Plating Co. Pty. Ltd., 702 Station Street, Box Hill, 3128	Electroplating	Metal finishing and treatments
BOX182	Comshare Corp. Pty. Ltd., 608 Station Street, Box Hill, 3128	Electrical components manufacture	
BOX186	Schurmann, Trevlyn Pty. Ltd., 1117 Whitehorse Road, Box Hill, 3128	Printing	
BOX188	Hill & Smith., 770 Station Street, Box Hill, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX190	Don Service Station., 910 Canterbury Road, Box Hill, 3128	Service stations/fuel storage	
BOX191	Saville Row Dry Cleaners, 420 Station Street, Box Hill, 3128	Dry cleaning	
BOX194	Broadhead, P., & Son, 31 Carrington Road, Box Hill, 3128	Building Trades Products Manufacture	

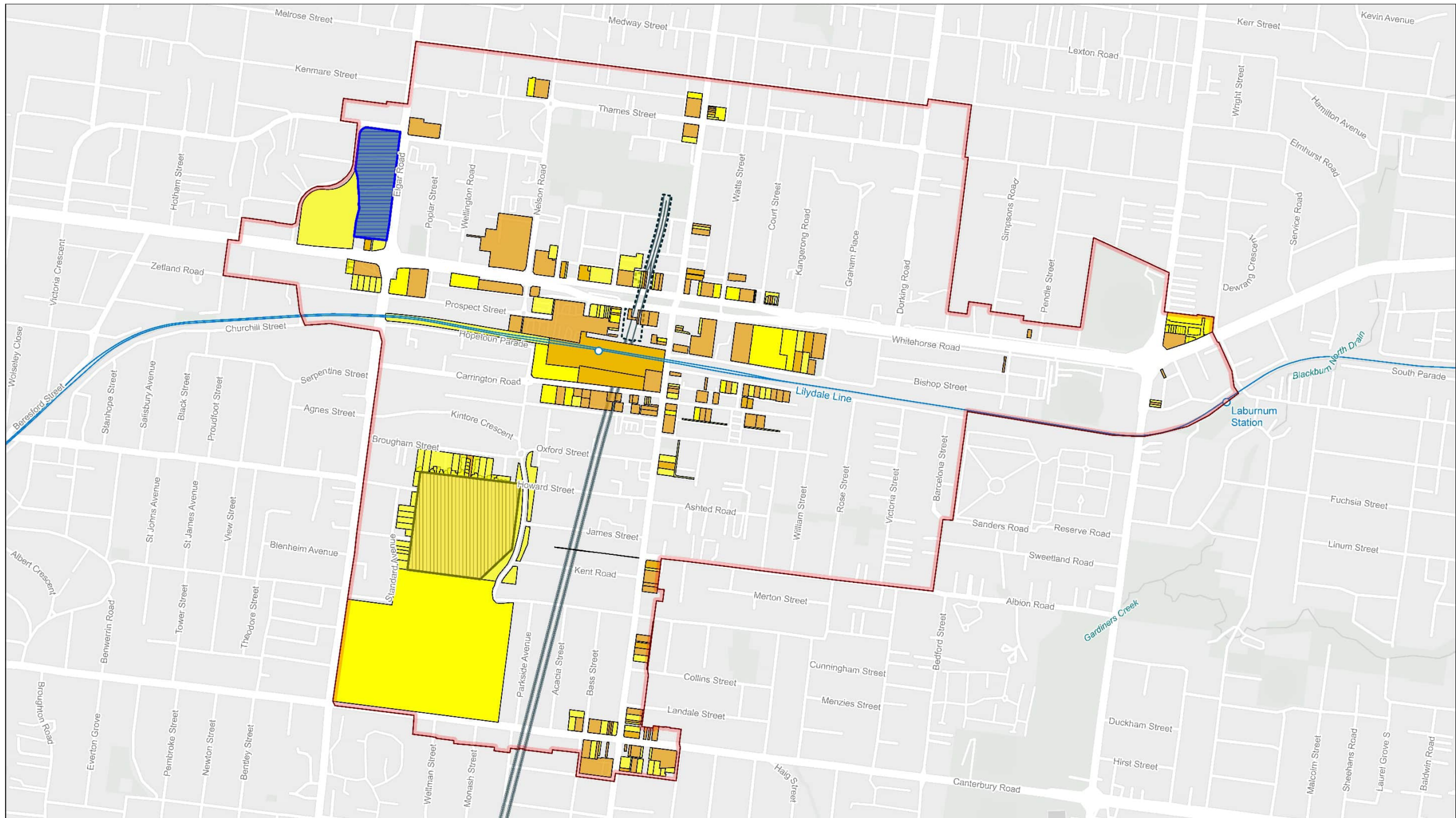
MAPID	PREMISE	PRIMARY MATCH	SECONDARY MATCH
BOX200	Shell Oil Box Hill, Cnr. Middleborough Road & Whitehorse Road, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX203	Fiske Bros., 883 Whitehorse Road, Box Hill, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX205	Fostoria Fannon (Aust.) Pty. Ltd. 12 Ellingworth Parade, Box Hill, 3128	Building Trades Products Manufacture	
BOX212	Reporter Pty. Ltd., 531 Station Street, Box Hill, 3128	Printing	
BOX216	Hawthorn Paint Centre, 6 Whitehorse Road, Blackburn, 3130	Paint and Ink Manufacture	
BOX219	Home Maintenance & Improvements, 50 Rutland Road, Box Hill, 3128	Printing	
BOX226	Box Hill Motor Cycles, 768 Station Street, Box Hill, 3128	Automotive repair/engine works	
BOX227	Master Dry Cleaners, Medley, H., 566 Station Street, Box Hill, 3128	Dry cleaning	
BOX228	Harvey, D., Ltd 1038-1048 Whitehorse Road, Box Hill, E.11	Building Trades Products Manufacture	
BOX229	Reed,- E., 873 Canterbury Road, Box Hill, 3128	Textile operations	
BOX241	Carrington Press, 19 Carrington Road, Box Hill, 3128	Printing	
BOX244	O'Reilly Computer, 10 Ellingworth Parade, Box Hill, 3128	Electrical components manufacture	
BOX247	Payless Cleaners, 20 Cambridge Street, Box Hill, 3128	Dry cleaning	
BOX251	Bennett W. 40 Rutland Road, Box Hill, 3128	Automotive repair/engine works	
BOX256	Caltex Oil Box Hill, 526 Station Street, Box Hill, 3128	Service stations/fuel storage	
BOX262	Taylor, C. O., 947 Whitehorse Road, Box Hill, 3128	Mechanical Engineering	
BOX266	Steele, Noel, Pty. Ltd., 390 Station Street, Box Hill South, 3128	Dry cleaning	Chemical manufacturing
BOX274	Cousins, V. C., 28 Arnold Street, Box Hill, 3128	Building Trades Products Manufacture	Cement manufacture
BOX278	Blake, R. H., 979 Whitehorse Road, Box Hill, 3128	Service stations/fuel storage	Metal finishing and treatments
BOX285	Mack, M. E. & Co. Pty. Ltd., 10 Cambridge Street, Box Hill, 3128	Building Trades Products Manufacture	Foundry
BOX288	Billings, B. A., 3 Carrington Road, Box Hill, 3128	Dry cleaning	Metal finishing and treatments
BOX296	Reporter Pty. Ltd., 533 Station Street, Box Hill, 3128	Printing	
BOX301	Ireland, R. J., 39 Carrington Road, Box Hill, 3128	Service stations/fuel storage	Wood Preservative and Timber Treatment
BOX302	Elgar Service Station Pty. Ltd., 786 Whitehorse Road, Mont Albert, 3127	Service stations/fuel storage	
BOX306	Shell Oil Box Hill, 54 Carrington Road, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX308	Value Motors Pty. Ltd., 772 Station Road, Box Hill, 3128	Automotive repair/engine works	
BOX312	Anketell, G. F., 27 Ellingworth Parade, Box Hill, 3128	Building Trades Products Manufacture	
BOX314	BP Australia Limited., 41 Carrington Road, Box Hill, 3128	Service stations/fuel storage	Automotive repair/engine works
BOX318	Dennison's Tailorised Dry Cleaners & Pressers 1018 Whitehorse Road, Box Hill, 3128	Dry cleaning	Automotive repair/engine works
BOX321	Barnett, W. H., 17 Brougham Street, Box Hill, 3128	Animal Processing Works	
BOX338	Harvey, CI Ltd., 1038 Whitehorse Road, Box Hill, 3128	Building Trades Products Manufacture	
BOX339	Lawrence, F. H., 864 Canterbury Road, Box Hill South, 3128	Service stations/fuel storage	
BOX356	Payne, James E., & Sons Pty. Ltd., 41 Bank Street, Box Hill, 3128	Building Trades Products Manufacture	
BOX405	Box Hill Transport Service, 35 Bank Street, Box Hill, 3128	Automotive repair/engine works	
BOX446	Glance, A. M., 118 Thames Street, Box Hill, 3128	Automotive repair/engine works	
BOX456	Acme, 875 Canterbury Road, Box Hill, E.11	Service stations/fuel storage	
Presently trading	384 Middleborough Road, Blackburn, 3130	Dry cleaner	

2.2 Potentially contaminated land (medium)

Table 2-2 lists the 164 sites which are adjacent to known or potentially contaminated sites in the Box Hill Structure Plan Area. Their locations are shown in Figure 2-1 on the next page.

Sites included in Table 2-2 are contingent on the primary or secondary PPN30 matched activity being identified in PPN30 as a site with potential to receive contamination from the adjoining land. These matched activities include:

- Automotive repair/engine works
- Chemical manufacturing
- Gasworks
- Dry cleaning
- Electrical components manufacture
- Electroplating
- Landfill
- Service stations/fuel storage.



Structure Plan Area

- Suburban Rail Loop East Alignment
- Suburban Rail Loop East Station Box
- Existing Metro Line
- Existing Metro Station
- Local Government Area (LGA) Boundary

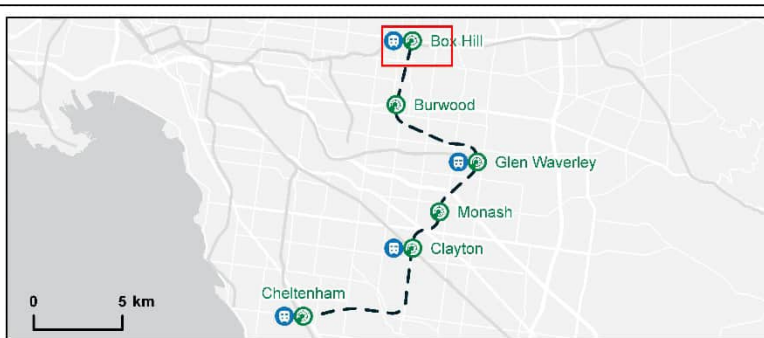
Former Gasworks

Former Landfill

Potentially Contaminated Land (High)

Potentially Contaminated Land (Medium)

Data Sources:
 AJMJV 2024
 Esri 2024
 SRLA 2024
 VicMap 2024



Suburban Rail Loop

Box Hill Structure Plan Area

Potentially Contaminated Land

Drawing Number: SRL-301-AJM-TPWD-MAP-PPG-PWD-508421

Revision: A.5

Drawn By: N. Fun	Approved By: C. Ritchie	Date: 22/10/2024	Map Size: A3
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0 600 Metres

Coordinate System: GDA2020 MGA Zone 55

Logos: SUBURBAN RAIL LOOP, AJM Joint Venture, aurecon Jacobs MOTT MACDONALD

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FIGURE 2-1 POTENTIALLY CONTAMINATED LAND IN THE BOX HILL STRUCTURE PLAN AREA

TABLE 2-2 POTENTIALLY CONTAMINATED LAND (MEDIUM)

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
14 Federation Street, Box Hill, 3128	Landfill		1 Standard, Avenue Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		11 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		11 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		13 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		13-15 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		13A Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		15 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		16 Thurston Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		17 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		17-19 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		19 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		21 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		23 Surrey Drive, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		25 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		25 Surrey Drive, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		25-29 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		3 Federation Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		3 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		31 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		31 Surrey Drive, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		33 Oxford Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		35 Brougham Street, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		354 Elgar Road, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		434 Mont Albert Road, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		457 Mont Albert Road, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		5 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		7 Standard Avenue, Box Hill, 3128
14 Federation Street, Box Hill, 3128	Landfill		9 Brougham Street, Box Hill, 3128
Box Hill Gasworks	Gasworks		805A Whitehorse Road, Mont Albert, 3127
Box Hill Gasworks	Gasworks		811 Whitehorse Road, Mont Albert, 3127
Box Hill Gasworks	Gasworks		813-823 Whitehorse Road, Mont Albert, 3127
BOX005	Service stations/fuel storage	Automotive repair/engine works	7 Bass Street, Box Hill, 3128
BOX005	Service stations/fuel storage	Automotive repair/engine works	847 Canterbury Road, Box Hill, 3128
BOX007	Dry cleaning		591 Station Street, Box Hill, 3128
BOX007	Dry cleaning		593 Station Street, Box Hill, 3128
BOX008	Service stations/fuel storage		899A Canterbury Road, Box Hill, 3128
BOX011	Automotive repair/engine works		810-812 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	
BOX025	Dry cleaning	Tyre Manufacture and Other Rubber Processing	1 Main Street, Box Hill, 3128
BOX306	Service stations/fuel storage	Automotive repair/engine works	
BOX018	Service stations/fuel storage	Automotive repair/engine works	1 Market Street, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	11 Market Street, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	13 Market Street, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	15 Market Street, Box Hill, 3128

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
BOX018	Service stations/fuel storage	Automotive repair/engine works	2 Prospect Street, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	23 Market Street, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	27 Main Street, Box Hill, 3128
BOX025	Dry cleaning	Tyre Manufacture and Other Rubber Processing	
BOX306	Service stations/fuel storage	Automotive repair/engine works	
BOX018	Service stations/fuel storage	Automotive repair/engine works	3 Market Street, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	7 Market Street, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	874 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	888 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	902-904 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	906 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	908 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	910 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	912 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	914 Whitehorse Road, Box Hill, 3128
BOX018	Service stations/fuel storage	Automotive repair/engine works	916-918 Whitehorse Road, Box Hill, 3128
BOX024	Automotive repair/engine works	Tyre manufacturing	889-891 Whitehorse Road, Box Hill, 3128
BOX027	Service stations/fuel storage	Automotive repair/engine works	560 Station Street, Box Hill, 3128
BOX030	Automotive repair/engine works	Building Trades Products Manufacture	927 Whitehorse Road, Box Hill, 3128
BOX030	Automotive repair/engine works	Building Trades Products Manufacture	929 Whitehorse Road, Box Hill, 3128
BOX031	Automotive repair/engine works		755 Station Street, Box Hill, 3128
BOX035	Service stations/fuel storage		17-23 Nelson Road, Box Hill, 3128
BOX037	Service stations/fuel storage	Automotive repair/engine works	22 Cambridge Street, Box Hill, 3128
BOX179	Automotive repair/engine works		
BOX247	Dry cleaning		
BOX037	Service stations/fuel storage	Automotive repair/engine works	24 Cambridge Street, Box Hill, 3128
BOX082	Automotive repair/engine works		65-67 Carrington Road, Box Hill, 3128
BOX037	Service stations/fuel storage	Automotive repair/engine works	
BOX082	Automotive repair/engine works		881-891 Canterbury Road, Box Hill, 3128
BOX039	Service stations/fuel storage	Automotive repair/engine works	
BOX043	Paint and Ink Manufacture	Service stations/fuel storage	773 Station Street, Box Hill North, 3129
BOX045	Automotive repair/engine works	Textile operations	550 Station Street, Box Hill, 3128
BOX045	Automotive repair/engine works	Textile operations	552 Station Street, Box Hill, 3128
BOX052	Service stations/fuel storage	Dry cleaning	438 Station Street, Box Hill, 3128
BOX052	Service stations/fuel storage	Dry cleaning	442 Station Street, Box Hill, 3128
BOX056	Building Trades Products Manufacture	Electrical components manufacture	44 Rutland Road, Box Hill, 3128
BOX060	Service stations/fuel storage		901-907 Whitehorse Road, Box Hill, 3128
BOX060	Service stations/fuel storage		909-911 Whitehorse Road, Box Hill, 3128
BOX068	Service stations/fuel storage	Automotive repair/engine works	4 Albion Road, Box Hill, 3128
BOX068	Service stations/fuel storage	Automotive repair/engine works	500 Station Street, Box Hill, 3128
BOX069	Automotive repair/engine works		764 Station Street, Box Hill North, 3129
BOX188	Service stations/fuel storage	Automotive repair/engine works	
BOX226	Automotive repair/engine works		
BOX308	Automotive repair/engine works		826-834 Whitehorse Road, Box Hill, 3128
BOX071	Service stations/fuel storage	Timber Products Manufacture	

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
BOX071	Service stations/fuel storage	Timber Products Manufacture	828 Whitehorse Road, Box Hill, 3128
BOX071	Service stations/fuel storage	Timber Products Manufacture	830 Whitehorse Road, Box Hill, 3128
BOX078	Automotive repair/engine works		25-27 Ellingworth Parade, Box Hill, 3128
BOX082	Automotive repair/engine works		30 Cambridge Street, Box Hill, 3128
BOX082	Automotive repair/engine works		75 Carrington Road, Box Hill, 3128
BOX094	Service stations/fuel storage		1031 Whitehorse Road, Box Hill, 3128
BOX117	Automotive repair/engine works	Printing	
BOX153	Service stations/fuel storage		
BOX109	Service stations/fuel storage	Automotive repair/engine works	867-879 Canterbury Road, Box Hill, 3128
BOX456	Service stations/fuel storage		
BOX113	Automotive repair/engine works		10 Whitehorse Road, Blackburn, 3130
BOX126	Service stations/fuel storage		2-4 Bruce Street, Box Hill, 3128
BOX126	Service stations/fuel storage		925 Whitehorse Road, Box Hill, 3128
BOX130	Automotive repair/engine works	Service stations/fuel storage	722 Station Street, Box Hill, 3128
BOX133	Service stations/fuel storage	Automotive repair/engine works	939 Whitehorse Road Box Hill, 3128
BOX135	Paint and Ink Manufacture	Chemical manufacturing	26 Rutland Road, Box Hill, 3128
BOX135	Paint and Ink Manufacture	Chemical manufacturing	30-32 Rutland Road, Box Hill, 3128
BOX139	Automotive repair/engine works		984 Whitehorse Road, Box Hill, 3128
BOX140	Automotive repair/engine works		38 Rutland Road, Box Hill, 3128
BOX251	Automotive repair/engine works		
BOX144	Tyre manufacturing	Service stations/fuel storage	1025 Whitehorse Road, Box Hill, 3128
BOX144	Tyre manufacturing	Service stations/fuel storage	999 Whitehorse Road, Box Hill, 3128
BOX148	Service stations/fuel storage	Automotive repair/engine works	3 Clarke Street, Box Hill South 3128
BOX148	Service stations/fuel storage	Automotive repair/engine works	898 Canterbury Road, Box Hill South 3128
BOX149	Automotive repair/engine works		465 Elgar Road, Mont Albert, 3127
BOX178	Service stations/fuel storage	Automotive repair/engine works	8 Prospect Street, Box Hill, 3128
BOX181	Electroplating	Metal finishing and treatments	702 Station Street, Box Hill, 3128
BOX182	Electrical components manufacture		606 Station Street, Box Hill, 3128
BOX182	Electrical components manufacture		610 Station Street, Box Hill, 3128
BOX190	Service stations/fuel storage		11 Clarke Street, Box Hill South, 3128
BOX190	Service stations/fuel storage		2 Latrobe Street, Box Hill South, 3128
BOX190	Service stations/fuel storage		7 Clarke Street, Box Hill South, 3128
BOX190	Service stations/fuel storage		9 Clarke Street, Box Hill South, 3128
BOX190	Service stations/fuel storage		906 Canterbury Road, Box Hill South, 3128
BOX191	Dry cleaning		418 Station Street, Box Hill, 3128
BOX191	Dry cleaning		420 Station Street, Box Hill, 3128
BOX191	Dry cleaning		422 Station Street, Box Hill, 3128
BOX200	Service stations/fuel storage	Automotive repair/engine works	3 Whitehorse Road, Blackburn 3130
BOX203	Service stations/fuel storage	Automotive repair/engine works	7-11 Shipley Street, Box Hill, 3128
BOX204	Automotive repair/engine works		1101-1107 Whitehorse Road, Box Hill, 3128
BOX204	Automotive repair/engine works		3 Pendle Street, Box Hill, 3128
BOX227	Dry cleaning		568 Station Street, Box Hill, 3128
BOX244	Electrical components manufacture		24A Ellingworth Parade, Box Hill, 3128
BOX244	Electrical components manufacture		8 Ellingworth Parade, Box Hill, 3128
BOX251	Automotive repair/engine works		42 Rutland Road, Box Hill, 3128

MAPID	PRIMARY MATCH	SECONDARY MATCH	ADJACENT PROPERTY
BOX256	Service stations/fuel storage		522 Station Street, Box Hill, 3128
BOX256	Service stations/fuel storage		526 Station Street, Box Hill, 3128
BOX266	Dry cleaning	Chemical manufacturing	390-400 Station Street, Box Hill South, 3128
BOX278	Service stations/fuel storage	Metal finishing and treatments	973 Whitehorse Road, Box Hill, 3128
BOX278	Service stations/fuel storage	Metal finishing and treatments	991 Whitehorse Road, Box Hill, 3128
BOX288	Dry cleaning	Metal finishing and treatments	1 Carrington Road, Box Hill, 3128
BOX288	Dry cleaning	Metal finishing and treatments	5 Carrington Road, Box Hill, 3128
BOX302	Service stations/fuel storage		65 Zetland Road, Mont Albert, 3127
BOX302	Service stations/fuel storage		67 Zetland Road, Mont Albert, 3127
BOX302	Service stations/fuel storage		69 Zetland Road, Mont Albert, 3127
BOX302	Service stations/fuel storage		71 Zetland Road, Mont Albert, 3127
BOX302	Service stations/fuel storage		73 Zetland Road, Mont Albert, 3127
BOX302	Service stations/fuel storage		782 Whitehorse Road, Mont Albert, 3127
BOX310	Automotive repair/engine works		1140 Whitehorse Road, Box Hill, 3128
BOX315	Electroplating		20 Ashted Road, Box Hill, 3128
BOX315	Electroplating		23-25 Albion Road, Box Hill, 3128
BOX315	Electroplating		26 Ashted Road, Box Hill, 3128
BOX315	Electroplating		27 Albion Road, Box Hill, 3128
BOX315	Electroplating		29 Albion Road, Box Hill, 3128
BOX315	Electroplating		31 Albion Road, Box Hill, 3128
BOX318	Dry cleaning	Automotive repair/engine works	1022 Whitehorse Road, Box Hill, 3128
BOX318	Dry cleaning	Automotive repair/engine works	27 Bank Street, Box Hill, 3128
BOX333	Automotive repair/engine works	Printing	1136 Whitehorse Road, Box Hill, 3128
BOX339	Service stations/fuel storage		862 Canterbury Road, Box Hill South 3128
BOX339	Service stations/fuel storage		866 Canterbury Road, Box Hill South 3128
BOX369	Service stations/fuel storage		14 Bass Street, Box Hill, 3128
BOX369	Service stations/fuel storage		18 Bass Street, Box Hill, 3128
BOX397	Automotive repair/engine works		148 Thames Street, Box Hill North 3129
BOX397	Automotive repair/engine works		494 Elgar Road, Box Hill North 3129
BOX397	Automotive repair/engine works		496 Elgar Road, Box Hill North 3129
BOX402	Automotive repair/engine works		1 Graham Place, Box Hill, 3128
BOX402	Automotive repair/engine works		5 Graham Place, Box Hill, 3128
BOX405	Automotive repair/engine works		1030 Whitehorse Road, Box Hill, 3128
BOX405	Automotive repair/engine works		1038 Whitehorse Road, Box Hill, 3128
BOX405	Automotive repair/engine works		33 Bank Street, Box Hill, 3128
BOX444	Automotive repair/engine works		1127 Whitehorse Road, Box Hill, 3128
BOX444	Automotive repair/engine works		1129 Whitehorse Road, Box Hill, 3128
BOX446	Automotive repair/engine works		120 Thames Street, Box Hill North, 3129
BOX456	Service stations/fuel storage		875 Canterbury Road, Box Hill, 3128
BOX470	Automotive repair/engine works		17 Parkside Avenue, Box Hill, 3128
BOX470	Automotive repair/engine works		21 Parkside Avenue, Box Hill, 3128
384 Middleborough Road, Blackburn VIC 3130	Dry cleaning		382 Middleborough Road, Blackburn, 3130
384 Middleborough Road, Blackburn VIC 3130	Dry cleaning		386 Middleborough Road, Blackburn, 3130



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