

**APPENDIX A**

**EPA Letter (19 October 2018)**

19/10/2018

EPA Reference: 5008941

Ms. Debbie Payne  
Strategic Planner  
MELBOURNE CITY COUNCIL  
90-130 SWANSTON ST  
MELBOURNE VIC 3000

Dear Ms. Payne,

**RE: AMENDMENT C309 WEST MELBOURNE STRUCTURE PLAN**

Thank you for your e-mail in relation to the above planning scheme amendment, received by EPA on 08/10/2018. Council's request seeks advice on the application of the Environmental Audit Overlay (EAO), which is proposed as part of Planning Scheme Amendment C309.

EPA understands that this amendment seeks to apply an EAO to the Structure Plan Area to ensure that potentially contaminated land use suitable for a sensitive use, amongst other changes. Whilst EPA supports the application of the EAO as the primary mechanism for ensuring risks of potentially contaminated land are appropriately addressed, EPA has concerns with its broad application to the entire precinct.

The application of the EAO should be undertaken in accordance with *Ministerial Direction No. 1 – Potentially Contaminated Land* (Ministerial Direction No. 1), which requires that in preparing a planning scheme amendment that would have the effect of allowing "potentially contaminated land" <sup>1</sup> agriculture or public open space, a planning authority must satisfy itself that the environmental conditions of the land are or will be suitable for that use. The Explanatory Report doesn't currently reference *Ministerial Direction No. 1*, nor does Councils report reference the *Department of Sustainability and Environment (DSE), General Practice Note: Potentially Contaminated Land, June 2005 (PCL Practice Note)*.

By proposing the application of the EAO, it should be assumed that the planning authority has made an assessment that the land is potentially contaminated, and is unlikely to be suitable for a sensitive use without more detailed assessment and remediation works or management. The planning authority is also determining that the requirements of *Ministerial Direction No. 1* may be deferred. EPA is not in receipt of any supporting environmental assessment to justify the application of the EAO to the entire precinct, as what is supporting the Arden Precinct Structure Plan process. The EAO is not simply a means of identifying land that is or might be contaminated and should not be used for that purpose.

EPA does not support the blanket placement of an EAO on a broad area, particularly with established sensitive-use land without sufficient justification. The *PCL Practice Note* states that planning authorities should exercise caution when applying the EAO, as all building and works associated with a sensitive use (irrespective of how minor) will trigger the need to undertake an environmental audit.

<sup>1</sup> *Ministerial Direction No. 1 – Potentially Contaminated Land* (27 September 2001), "potentially contaminated land" is defined to mean land-use or known to have been used for: a) industry; b) mining; or c) the storage of chemicals, gas, wastes or liquid fuel (if not ancillary to another use of the land).



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The application of an EAO can lead to significant practical problems and cost consequences for owners of land affected by the EAO (particularly where an EAO applied to existing residential land and only minor works are proposed, such as a roller door or changing fence height). For example, *Archetype Australia Pty Ltd v Yarra CC (Red Dot) [2010] VCAT 497* found that, where a multi storey dwelling is located on land affected by an EAO, then on a strict view even upper level works completely removed from the ground level soil would require the preparation of a statutory environmental audit to achieve compliance with the EAO. This interpretation may apply to existing developments within the amendment area, where a permit is sought in future.

Additionally, the EAO should not be applied to land which has already been subject to an environmental audit, where a Certificate of Environmental Audit is issued or if a Statement of Environmental Audit is issued and the conditions contain minimal restrictions or the conditions have been complied with. The map below displays environmental audits that have been completed in the amendment area. Careful consideration is required in determining the appropriateness of applying the EAO to sites which have already undergone a statutory audit.



**X** – Indicates the completion of an environmental audit in accordance with section 53X of the *Environment Protection Act 1970*. Refer to table for further detail.

Prior to approval of the amendment, EPA considers it appropriate that some form of assessment to determine the risk of contamination on a site by site basis to determine if the EAO is appropriate for that site. EPA acknowledges that this is a resource consuming process, however is a necessary one. EPA is able and willing to assist Council with this process where possible.

As Council has acknowledged, the Arden Precinct is currently undergoing the development of a structure plan, which incorporates the assessment of potentially contaminated land to determine appropriate planning controls. As part of this process, a consultant has been engaged to undertake an assessment of the precinct to evaluate the potential for contamination to be present for each parcel of land, and provide an assessment of the relative risk posed by contamination to land use development. The relative risk rankings have been derived in a manner consistent with the *PCL Practice Note* process for identifying potentially contaminated land. These risk ranking will be used to inform the appropriate further assessment required which may include a Phase II environmental site assessment, or statutory environmental audit (likely deferred via applying the EAO). Such assessment would allow Council to apply the EAO in a more site specific way, rather than as a blanket requirement across the whole

precinct – unless the outcome of the assessment is that it should be applied precinct wide. If there is no evidence of potentially contaminating land uses it may not be appropriate to apply the EAO to a sites.

EPA has the following information to assist in the identification of potentially contaminated land:

<b>53X Environmental Audits</b>		
<b>Premises</b>	<b>EPA Reference (CARMS)</b>	<b>Outcome</b>
86-90 Ireland St West Melbourne	63015-1	Statement of Environmental Audit
621-643 King Street, West Melbourne	66412-2	Statement of Environmental Audit
Roden Street, West Melbourne	31390-1	Statement of Environmental Audit
71-75 Capel St, North Melbourne	43144-1	Statement of Environmental Audit
37-49 Rosslyn St, West Melbourne	44867-1	Statement of Environmental Audit
61-63 Stanley St, West Melbourne	46022-1	Statement of Environmental Audit
141-149 Roden St, West Melbourne	68546-1	Statement of Environmental Audit
243 Adderley St & 90-98 Railway Pl, West Melbourne	32617-1	Statement of Environmental Audit
212 Roden St, West Melbourne	63014-1	Statement of Environmental Audit
220 Roden St, West Melbourne	63691-1	Statement of Environmental Audit
220 Dudley St, West Melbourne	35724-1, 2 & 3	Statement of Environmental Audit
479-485 Spencer St, West Melbourne	69010-2	Statement of Environmental Audit
SW Corner King Street & Dudley St, West Melbourne	30816-1	Statement of Environmental Audit
Corner Spencer and Batman St, West Melbourne	58989-1	Statement of Environmental Audit
16-30 Jeffcott St, West Melbourne	21866-1	Statement of Environmental Audit
33 Jeffcott St, West Melbourne	27071-1	Statement of Environmental Audit
48 Jeffcott St, West Melbourne	52659-2	Statement of Environmental Audit
50-64 Jeffcott St, West Melbourne	62990-1	Statement of Environmental Audit

The above EPA reference number can be used to search for the statutory documentation on EPA's online database. A Statement of Environmental Audit indicates that the auditor is of the opinion that there is, or may be, some restriction on use of the site due to its environmental condition. A Statement may include conditions that require remediation works to be undertaken or places ongoing requirements on the site. A Statement might also indicate that a site is not suitable for any use.

EPA acknowledges whilst there may be precinct wide contamination issues, there must be an assessment process to justify the application of the EAO. Considering the above comments, EPA suggests that it may be appropriate to meet to discuss the amendment and determine the most appropriate way forward.

If you need additional information or would like to discuss this matter, please contact our Assessing Officer, Nicholas Kennedy on 1300 EPA VIC (1300 372 842).

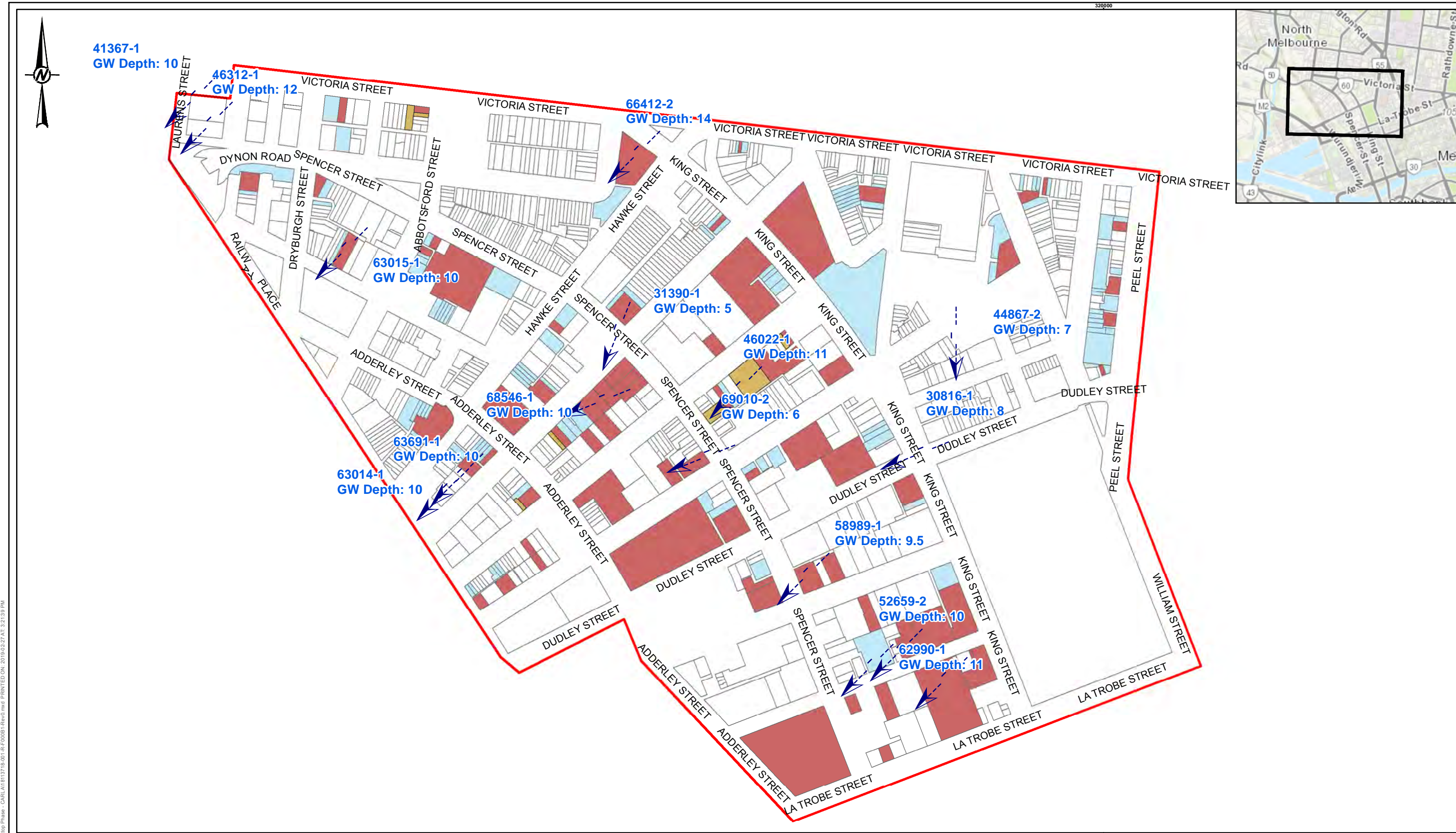
Yours sincerely,



Daniel Hunt  
Metropolitan Regional Manager  
EPA Victoria

**APPENDIX B**

**Properties Assessed for Adjacent  
Site Contamination Risk**



**LEGEND**

- AREA BOUNDARY
- PROPERTY BOUNDARIES
- PROPERTY ASSESSED DUE TO ADJACENT POTENTIALLY CONTAMINATED SITE
- POTENTIALLY CONTAMINATED SITE (GROUNDWATER RISK)
- PROPERTY WHERE EAO APPLICATION IS DRIVEN BY ADJACENT POTENTIALLY CONTAMINATED SITE

**AUDIT SITES USED FOR GROUNDWATER INFORMATION**

ESTIMATED GROUNDWATER FLOW DIRECTION

55989-2 CARMS NUMBER

**NOTE(S)**  
PROJECTION: GDA 1994 MGA ZONE 55

**REFERENCE(S)**  
1. ROAD, PROPERTY, BUILDING DATA SOURCED FROM VICMAP.  
2. LOCATION MAP SOURCED FROM ESRI ONLINE BASEMAP

**CLIENT**  
CITY OF MELBOURNE

**CONSULTANT**

YYYY-MM-DD	2019-02-27
DESIGNED	CJD
PREPARED	SDH
REVIEWED	IMK
APPROVED	IMK

**PROJECT**  
AMENDMENT C309 - WEST MELBOURNE STRUCTURE PLAN, PRELIMINARY LAND CONTAMINATION ASSESSMENT

**TITLE**  
PROPERTIES ASSESSED FOR ADJACENT SITE CONTAMINATION RISK

PROJECT NO.	CONTROL	REV.	FIGURE
18113718	001-R	1	B1

0 150 300  
1:5,000 METRES

320000

PATH: V:\City of Melbourne\Field Sketches Data\18113718-001-R\F00051-Rp010.mxd PRINTED ON: 2019-02-27 AT: 3:21:39 PM

25mm  
© THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN. THE SHEET SIZE HAS BEEN MODIFIED FROM ISO A3

**Table B1: Summary of Assessment of Adjacent Site Contamination Risk**

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
109002	49-59 Stanley Street	Commercial	31-47 Stanley Street	Automotive repair/engine works	SW	SW	46022-1	Adjacent site is not for sensitive use	Do Not Apply
107474	33-37 Peel Street	Commercial	39-47 Peel Street	Service Station	S	S	44867-2	Adjacent service stations are from 1935, low risk	Do Not Apply
			25-31 Peel Street	Service Station	N				
110119	482 William Street	Residential	484-490 William Street	Service Station	SE	S	44867-2	Site has been developed, likely USTs removed	Do Not Apply
108850	423-435 Spencer Street	Residential	419-421 Spencer Street	Electrical/electrical components manufacture	N	SW	58989-1	Upgradient	Do Not Apply
108885	655-657 Spencer Street	Commercial	651-653 Spencer St	Automotive repair/engine works	NW	SW	63015-1	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
			70-72 Abbotsford Street	Service Station	NE				
				Automotive repair/engine works					
103031	Eades Park 372-376 King Street	Public land (schools, hospitals, parks)	1-37 Roden Street	Underground Storage Tank (Medium)	SE	SW	46022-1	Upgradient	Do Not Apply
107478	49-51 Peel Street	Commercial	39-47 Peel Street	Service Station	N	S	44867-2	Upgradient	Do Not Apply
109691	209 Victoria Street	Commercial	211 Victoria Street	Dry Cleaners	E	S	44867-2	Upgradient	Do Not Apply
105100	34 Ireland Street	Residential	617-643 Spencer Street	Underground Storage Tank (Medium)	S	SW	63015-1	Site has been developed, likely USTs removed	Do Not Apply
105346	557 King Street	Residential	559-577 King Street	Underground Fuel Storage	E	SW	66412-2	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
101575	18 Capel Street	Residential	25-31 Peel Street	Service Station	SW	S	44867-2	Adjacent service station is from 1935, low risk	Do Not Apply
110138	383-389 William Street	Public Reserve	369-381 William Street	Underground Storage Tank (Medium)	N	S	44867-2	Upgradient	Do Not Apply
100204	195 Adderley Street	Residential	172-184 Roden Street	Automotive repair/engine works	NE	SW	63014-1	Upgradient	Do Not Apply
100213	225-227 Adderley Street	Residential	92-108 Hawke Street	Automotive repair/engine works	NW	SW	63014-1	Upgradient	Do Not Apply
108943	468-470 Spencer Street	Commercial	464-466 Spencer Street	Dry Cleaning	NW	SW	69010-2	Upgradient	Do Not Apply
104731	129 Hawke Street	Residential	158-162 Roden Street	Automotive repair/engine works	NW	SW	68546-1	Upgradient	Do Not Apply
109033	221 Stanley Street	Residential	298-302 Rosslyn Street	Chemical Manufacturing	NW	SW	63691-1	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
107484	77-79 Peel Street	Residential	73-75 Peel Street	Automotive repair/engine works	N	S	44867-2	Upgradient	Do Not Apply
108378	96 Roden Street	Residential	550-558 Spencer Street	Service Station	NE	SW	31390-1	Upgradient	Do Not Apply
108413	145-147 Rosslyn Street	Vacant Block	464-466 Spencer Street	Dry Cleaning	NE	SW	69012-2	Upgradient	Do Not Apply
103020	24 Eades Place	Residential	15-19 Chetwynd Street	Automotive repair/engine works	W	SW	66412-2	Upgradient	Do Not Apply
100144	56-62 Abbotsford Street	Residential	617-643 Spencer Street	Underground Storage Tank (medium)	W	SW	63015-1	Upgradient	Do Not Apply
105470	456-458 La Trobe Street	Commercial	8 Phoenix Lane	Tannery	SE	SW	27071-1	Upgradient	Do Not Apply
104734	173-175 Hawke Street	Residential	198-206 Roden Street	Underground Storage Tank (Medium)	NW	SW	63014-1	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
101566	40-60 Capel Street	Residential	39-47 Peel Street	Service Station/ Fuel Storage	NW	S	44867-2	Upgradient	Do Not Apply
100438	12 Anderson Street	Residential	14-20 Anderson Street	Dry Cleaning	S	SW	46312-1	Upgradient	Do Not Apply
				Automotive repair/engine works					
109026	203 Stanley Street	Residential	280-286 Rosslyn Street	Automotive repair/engine works	NW	SW	63691-1	Upgradient	Do Not Apply
101574	20 Capel Street	Residential	25-31 Peel Street	Service Station/ Fuel Storage	W	SW	44867-2	Upgradient	Do Not Apply
108370	156 Roden Street	Residential	158-162 Roden Street	Automotive repair/engine works	NE	SW	68546-1	Upgradient	Do Not Apply
104735	177 Hawke Street	Residential	198-206 Roden Street	Underground Storage Tank (Medium)	NW	SW	63014-1	Upgradient	Do Not Apply
105333	477 King Street	Commercial	104-128 Dudley Street	Service Station/ Fuel Storage	NE	SW	30816-1	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
100205	197 Adderley Street	Residential	198-206 Roden Street	Underground storage tank (Medium Potential)	NE	SW	63014-1	Upgradient	Do Not Apply
108854	463-465 Spencer Street	Commercial	445-457 Spencer Street	Automotive repair/engine works	NW	SW	69010-2	Upgradient	Do Not Apply
100209	217 Adderley Street	Residential	92-108 Hawke Street	Automotive repair/engine works	NW	SW	63014-1	Upgradient	Do Not Apply
101563	66-78 Capel Street	Residential	73-75 Peel Street	Automotive repair/engine works	W	S	44867-2	Upgradient	Do Not Apply
104732	131 Hawke Street	Residential	158-162 Roden Street	Automotive repair/engine works	NW	WSW	68546-1	Upgradient	Do Not Apply
105327	407-415 King Street	Public land (schools, hospitals, parks)	385-405 King Street	Service station/fuel storage	NNW	SW	52659-2	Upgradient	Do Not Apply
108346	151-157 Roden Street	Commercial	141-149 Roden Street	Service station/fuel storage	SW	WSW	68546-1	Adjacent site has been audited	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
579421	117 Abbotsford Street	Residential	451-455 Victoria Street	Automotive repair/engine works	SW	SW	63015-1	Site is likely subject to potential offsite contamination	Apply
103023	18 Eades Place	Residential	15-19 Chetwynd Street	Automotive repair/engine works	WSW	SW	66412-2	Upgradient	Do Not Apply
105111	Cityside 50-64 Jeffcott Street	Residential	49-53 Batman Street	Tannery (and associated trades)	S	SW	62990-1	Upgradient	Do Not Apply
101918	21 Chetwynd Street	Residential	15-19 Chetwynd Street	Automotive repair/engine works	N	SW	66412-2	Upgradient	Do Not Apply
109693	213 Victoria Street	Commercial	211 Victoria Street	Dry Cleaning	W	S	44867-2	Upgradient	Do Not Apply
			484-490 William Street	Service station/fuel storage	N				
107472	21-23 Peel Street	Commercial	25-31 Peel Street	Service station/fuel storage	S	S	44867-2	Adjacent service station is from 1935, low risk	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
105345	555 King Street	Residential	559-577 King Street	Automotive repair/engine works	SE	SW	46022-1	Upgradient	Do Not Apply
				Underground storage tanks					
109718	355 Victoria Street	Commercial	353 Victoria Street	Dry Cleaning	W	SW	66412-2	Upgradient	Do Not Apply
109032	219 Stanley Street	Residential	298-302 Rosslyn Street	Chemical Manufacturing/storage/ blending	NW	SW	63691-1	Upgradient	Do Not Apply
101568	38 Capel Street	Residential	39-47 Peel Street	Service station/fuel storage	W	S	44867-2	Adjacent service station is from 1935, low risk	Do Not Apply
101916	9 Chetwynd Street	Residential	15-19 Chetwynd Street	Automotive repair/engine works	S	SW	66412-2	Site has been developed, likely USTs removed	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
100197	169-171 Adderley Street	Residential	161-167 Adderley Street	Automotive repair/engine works	NW	SW	63014-1	Upgradient	Do Not Apply
104727	101-107 Hawke Street	Residential	95-99 Hawke Street	Chemical Manufacturing/storage/ blending	SW	WSW	31390-1	Site is not immediately adjacent to potentially contaminating s	Do Not Apply
108940	496-500 Spencer Street	Commercial	67-69 Stanley Street	Automotive repair/engine works	SW	SW	46022-1	Adjacent site is not for sensitive use	Do Not Apply
104752	110 Hawke Street	Residential	92-108 Hawke Street	Automotive repair/engine works	SW	SW	63014-1	Site has been developed, likely contamination removed	Do Not Apply
106596	120-128 Miller Street	Commercial	487-491 Victoria Street	Automotive repair/engine works	S	SW	46312-1	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
110906	Hawke & Curzon Street Reserve 4A Hawke Street	Public land (schools, hospitals, parks)	18-30B Curzon Street	Service station/fuel storage	SW	SW	66412-2	Adjacent site has been audited	Do Not Apply
105099	36 Ireland Street	Residential	617-643 Spencer Street	Underground storage tank (Medium Potential)	SW	SW	63015-1	Site has been developed, likely USTs removed	Do Not Apply
105343	545-547 King Street	Commercial	559-577 King Street	Automotive repair/engine works, Underground storage tanks	SE	SW	46022-1	Upgradient	Do Not Apply
105332	473-475 King Street	Commercial	104-128 Dudley Street	Service station/fuel storage	NE	WSW	30816-1	Upgradient	Do Not Apply
103021	22 Eadesre Place	Residential	15-19 Chetwynd Street	Automotive repair/engine works	W	SW	66412-2	Upgradient	Do Not Apply
528898	171-175 Rosslyn Street	Residential	177-231 Rosslyn Street	Service station/fuel storage	NE	WSW	69010-2	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
108897	705-707 Spencer Street	Residential	709-713 Spencer Street	Automotive repair/engine works	E	SW	63015-1	Upgradient	Do Not Apply
101576	16 Capel Street	Residential	25-31 Peel Street	Service station/fuel storage	SW	S	44867-2	Adjacent service station is from 1935, low risk	Do Not Apply
102978	2 Dudley Street	Residential	4 Dudley Street	Chemical Manufacturing/storage/ blending	E	S	44867-2	Upgradient	Do Not Apply
100211	221 Adderley Street	Residential	92-108 Hawke Street	Automotive repair/engine works	NW	SW	63014-1	Upgradient	Do Not Apply
108998	19 Stanley Street	Commercial	17 Stanley Street	Automotive repair/engine works	SW	SW	46022-1	Site is likely subject to potential offsite contamination	Apply
103019	26 Eades Place	Residential	15-19 Chetwynd Street	Automotive repair/engine works	W	SW	66412-2	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
108348	163-165 Roden Street	Residential	167-169 Roden Street	Automotive repair/engine works	NE	WSW	68546-1	Upgradient	Do Not Apply
105331	469-471 King Street	Commercial	104-128 Dudley Street	Service station/fuel storage	NE	WSW	30816-1	Upgradient	Do Not Apply
105329	441-443 King Street	Commercial	445-459 King Street	Service station/fuel storage	SSE	WSW	30816-1	Upgradient	Do Not Apply
109716	349-351 Victoria Street	Commercial	353 Victoria Street	Dry Cleaning	E	SW	66412-2	Upgradient	Do Not Apply
105348	581 King Street	Residential	583 King Street	Dry Cleaning	SE	SW	66412-2	Upgradient	Do Not Apply
105091	92 Ireland Street	Residential	86-90 Ireland Street	Tannery (and associated trades)	NW	SW	63015-1	Upgradient	Do Not Apply
105344	549-553 King Street	Commercial	559-577 King Street	Automotive repair/engine works, Underground storage tanks	SE	SW	46022-1	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
104730	127 Hawke Street	Residential	158-162 Roden Street	Automotive repair/engine works	NW	WSW	68546-1	Upgradient	Do Not Apply
101569	36 Capel Street	Residential	39-47 Peel Street	Service station/fuel storage	SW	S	44867-2	Adjacent service station is from 1935, low risk	Do Not Apply
108412	135-141 Rosslyn Street	Other (unsure)	109-133 Rosslyn Street	Automotive repair/engine works	WSW	WSW	69010-2	Site is not immediately adjacent to potentially contaminating site	Do Not Apply
				Chemical Manufacturing/storage/blending					
109038	200 Stanley Street	Residential	161-167 Adderley Street	Automotive repair/engine works	SW	SW	63014-1	Site is likely subject to potential offsite contamination	Apply
100210	219 Adderley Street	Residential	92-108 Hawke Street	Automotive repair/engine works	NW	SW	63014-1	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
109694	215 Victoria Street	Commercial	484-490 William Street	Service station/fuel storage	N	S	44867-2	Upgradient	Do Not Apply
109024	199 Stanley Street	Residential	280-286 Rosslyn Street	Automotive repair/engine works	NW	SW	63691-1	Upgradient	Do Not Apply
100203	193 Adderley Street	Residential	198-206 Roden Street	Underground storage tank (Medium Potential)	NE	SW	63014-1	Upgradient	Do Not Apply
101573	22 Capel Street	Residential	25-31 Peel Street	Service station/fuel storage	W	S	44867-2	Upgradient	Do Not Apply
104736	179 Hawke Street	Residential	198-206 Roden Street	Underground storage tank (Medium Potential)	NW	SW	63014-1	Upgradient	Do Not Apply
108933	560 Spencer Street	Other (unsure)	550-558 Spencer Street	Service station/fuel storage	NW	SSW	31390-1	Upgradient	Do Not Apply
106593	Stawell Street Park 26-32 Stawell Street	Public land (schools, hospitals, parks)	14-20 Anderson Street	Dry Cleaning	N	SW	46312-1	Upgradient	Do Not Apply
				Automotive repair/engine works					

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
105098	38 Ireland Street	Residential	617-643 Spencer Street	Underground storage tank (Medium Potential)	SW	SW	63015-1	Site has been developed, likely USTs removed	Do Not Apply
109697	223 Victoria Street	Commercial	484-490 William Street	Service station/fuel storage	N	S	44867-2	Upgradient	Do Not Apply
110137	426 William Street	Commercial	4 Dudley Street	Chemical Manufacturing/storage/ blending	E	S	44867-2	Upgradient	Do Not Apply
100142	68 Abbotsford Street	Residential	70-72 Abbotsford Street	Service station/fuel storage	SW	SW	63015-1	Adjacent site site is small and unlikely producing sufficient contaminants	Do Not Apply
				Automotive repair/engine works					
105350	585 King Street	Residential	583 King Street	Dry Cleaning	NW	SW	66412-2	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
105096	42-44 Ireland Street	Residential	46-56 Ireland Street, 617-643 Spencer Street	Underground storage tank (Medium Potential)	SW	SW	63015-1	Site has been developed, likely USTs removed	Do Not Apply
108403	48 Roden Street	Residential	583 King Street	Dry Cleaning	SW	SW	66412-2	Adjacent dry cleaner is from 1935, low risk	Do Not Apply
109747	457-459 Victoria Street	Residential	451-455 Victoria Street	Automotive repair/engine works	SW	SW	63015-1	Site is likely subject to potential offsite contamination	Apply
108876	McMahon's Hotel 573-579 Spencer Street	Commercial	95-99 Hawke Street	Chemical Manufacturing/storage/ blending	NE	WSW	31390-1	Upgradient	Do Not Apply
101572	24 Capel Street	Residential	25-31 Peel Street	Service station/fuel storage	W	S	44867-2	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
100143	64-66 Abbotsford Street	Residential	617-643 Spencer Street	Underground storage tank (Medium Potential)	NW	SW	63015-1	Upgradient	Do Not Apply
104733	133 Hawke Street	Residential	158-162 Roden Street	Automotive repair/engine works	NW	WSW	68546-1	Upgradient	Do Not Apply
109756	Silk Apartments 493-499 Victoria Street	Residential	487-491 Victoria Street	Automotive repair/engine works	W	SW	46312-1	Upgradient	Do Not Apply
109004	65 Stanley Street	Residential	67-69 Stanley Street	Automotive repair/engine works	NE	SW	46022-1	Upgradient	Do Not Apply
100202	191 Adderley Street	Residential	187-189 Adderley Street	Automotive repair/engine works	W	SW	63014-1	Upgradient	Do Not Apply
			198-206 Roden Street	Underground storage tank (Medium Potential)	NE				
103022	20 Eades Place	Residential	15-19 Chetwynd Street	Automotive repair/engine works	W	SW	66412-2	Upgradient	Do Not Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
109025	201 Stanley Street	Residential	280-286 Rosslyn Street	Automotive repair/engine works	NW	SW	63691-1	Upgradient	Do Not Apply
108881	599-615 Spencer Street	Residential	617-643 Spencer Street	Underground storage tank (Medium Potential)	E	SSW	31390-1	Upgradient	Do Not Apply
105097	40 Ireland Street	Residential	617-643 Spencer Street	Underground storage tank (Medium Potential)	SW	SW	63015-1	Site has been developed, likely USTs removed	Do Not Apply
100212	223 Adderley Street	Residential	92-108 Hawke Street	Automotive repair/engine works	NW	SW	63014-1	Upgradient	Do Not Apply
103018	28 Eades Place	Residential	15-19 Chetwynd Street	Automotive repair/engine works	W	SW	66412-2	Upgradient	Do Not Apply
102935	50 Dryburgh Street	Residential	709-713 Spencer Street	Automotive repair/engine works	S	SW	63015-1	Upgradient	Do Not Apply
108350	171 Roden Street	Residential	167-169 Roden Street	Automotive repair/engine works	SW	WSW	68546-1	Site is likely subject to	Apply

CoM ID	Address	Current Land Use	Adjacent Site with Potential Contaminating Use	Former Use of Adjacent Site	Approximate direction of site from adjacent potentially contaminated site	Expected Groundwater flow direction	Source of Groundwater information (Address, CARMS)	Assessment	EAO Recommendation
								potential offsite contamination	
108347	159-161 Roden Street	Residential	154-160 Stanley Street	Automotive repair/engine works	NW	WSW	68546-1	Upgradient	Do Not Apply
107471	5-19 Peel Street	Residential	4 Dudley Street	Chemical Manufacturing/storage/blending	N	S	44867-2	Upgradient	Do Not Apply



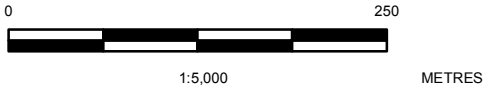
**APPENDIX C**

# Current Sensitive Use Sites



**LEGEND**

- Sites applied with an EAO which are being used for Sensitive Use
- Property Boundaries
- Study Area



**NOTE(S)**  
PROJECTION: GDA 1994 MGA ZONE 55

**REFERENCE(S)**  
1. AERIAL IMAGERY SOURCED FROM CITY OF MELBOURNE 2018 10CM ORTHOPHOTO.  
2. ROADS SOURCED FROM VICMAP.

**CLIENT**  
CITY OF MELBOURNE

**PROJECT**  
AMENDMENT C309 - WEST MELBOURNE STRUCTURE PLAN,  
PRELIMINARY LAND CONTAMINATION ASSESSMENT

**TITLE**  
**PROPERTIES ALREADY BEING USED FOR A SENSITIVE USE  
FOR WHICH AN EAO HAS BEEN RECOMMENDED**

	CONSULTANT	YYYY-MM-DD	2019-04-17
	DESIGNED	TPC	
	PREPARED	TPC	
	REVIEWED	JPH	
	APPROVED	IMK	

PROJECT NO. 17113718	CONTROL 001-R	REV. 1	FIGURE C1
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**Table C1: Summary of Properties already being used for a Sensitive Use for which and EAO has been recommended**

Address	Current Land Use	Reason for Recommendation for Application of an EAO
38 Jeffcott Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Oil or gas production/refining.
187-189 Adderley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Automotive repair/engine works.
37-49 Milton Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Breweries/distilleries.
34-40 Batman Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Breweries/distilleries.
22-28 Franklin Place WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Printing shops.
227-235 Roden Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Other industrial activities (Medium Potential).
55-67 Batman Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Pulp or paper works.
14-20 Anderson Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Dry Cleaning.
240-250 Stanley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Printing shops.
130-154 Dudley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
162-170 Stanley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
4-6 Phoenix Lane WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Textile operations.
43-53 Jeffcott Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
104-128 Dudley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Service station/fuel storage.
583 King Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Dry Cleaning.
8 Phoenix Lane WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Textile operations.
230-238 Roden Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Wool scouring.
19-27 Ireland Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Textile operations.

Address	Current Land Use	Reason for Recommendation for Application of an EAO
199-213 Hawke Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Wool scouring.
10-24 Ireland Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
70-72 Abbotsford Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Service station/fuel storage.
83 Capel Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
49-53 Batman Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Tannery (and associated trades).
135-137 Roden Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Automotive repair/engine works.
150-154 Dudley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
140-142 Dudley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
130-132 Dudley Street WEST MELBOURNE VIC 3003	Residential	Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005) - Iron and steel works.
123-125 Stanley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
38 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
461-467 King Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
1 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
Unit 1 23 Franklin Place WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
180 Stanley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
15-31 Batman Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
115-121 Stanley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
184-186 Stanley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
13 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
26-32 Ireland Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
218A Adderley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
15 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
61 Jones Place WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.

Address	Current Land Use	Reason for Recommendation for Application of an EAO
12 Prout Lane WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
256-260 Adderley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
Unit 4 23 Franklin Place WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
16-26 Mansion House Lane WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
87-101 Roden Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
82-84 Ireland Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
460-462 La Trobe Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
51-57 Abbotsford Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
183-185 Stanley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
14-34 Dudley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
158 Adderley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
160 Adderley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
5 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
Unit 3 23 Franklin Place WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
7 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
19 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
252-258 Rosslyn Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
59 Jones Place WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
1-13 Abbotsford Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
53-57 Jones Place WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
1-9 Dryburgh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
17 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
11 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
182 Stanley Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
57-63 Ireland Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
9 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
444-448 King Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.

Address	Current Land Use	Reason for Recommendation for Application of an EAO
74-80 Ireland Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
Unit 2 23 Franklin Place WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
3 Walsh Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
33-43 Batman Street WEST MELBOURNE VIC 3003	Residential	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
63-65 Abbotsford Street, West Melbourne	Mixed use	Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.
16-32 Jeffcott Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
19-41 Jeffcott Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
445-459 King Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
88-104 Railway Place WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
241-249 Adderley Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
7-21 Anderson Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
37-47 Rosslyn Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
61-63 Stanley Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
3-5 Anderson Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
6 Boughton Place WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
4 Boughton Place WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
46-48 Jeffcott Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
212-218 Roden Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
86-90 Ireland Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
220-228 Roden Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
18-30B Curzon Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
141-149 Roden Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
162-174 Rosslyn Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
177-231 Rosslyn Street WEST MELBOURNE VIC 3003	Residential	Environmental Audit has resulted in restricted sensitive use
117 Abbotsford Street WEST MELBOURNE VIC 3003	Residential	Site is subject to potential contamination from an offsite source.
200 Stanley Street WEST MELBOURNE VIC 3003	Residential	Site is subject to potential contamination from an offsite source.
457-459 Victoria Street WEST MELBOURNE VIC 3003	Residential	Site is subject to potential contamination from an offsite source.
171 Roden Street WEST MELBOURNE VIC 3003	Residential	Site is subject to potential contamination from an offsite source.