

REPORT

Expert Witness Report - Amendment C309 West Melbourne Structure Plan - Preliminary Land Contamination Assessment

Mr. Ian M Kluckow

Submitted to:

Planning Panels Victoria

Submitted by:

Golder Associates Pty Ltd

Building 7, Botanicca Corporate Park 570 – 588 Swan Street Richmond, Victoria 3121
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18113710-002-R-Rev0

19 June 2019

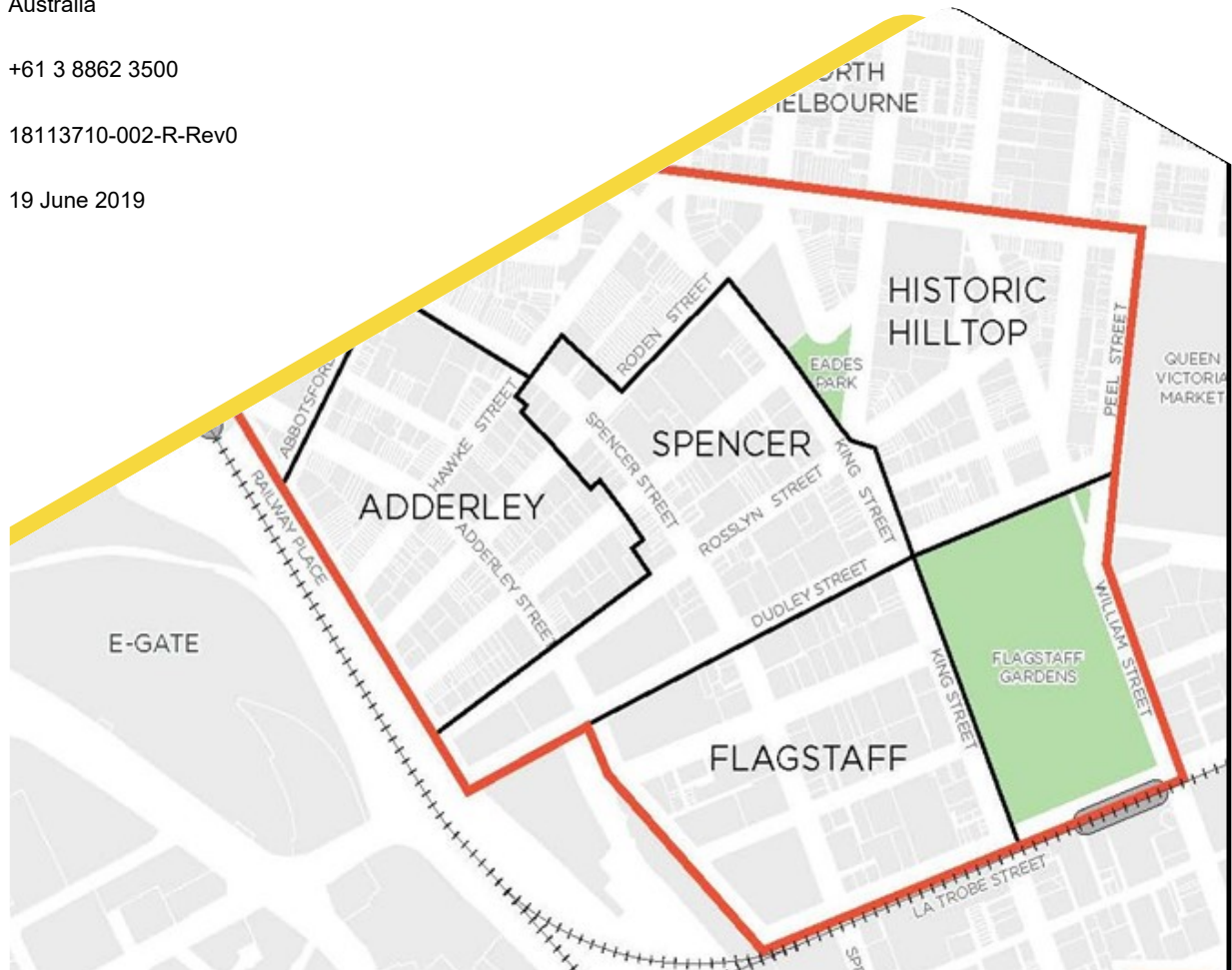


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1.0 DECLARATIONS

1.1 Name and Address of Expert

- 1) My name is Ian Matthew Kluckow and I am a Principal of Golder Associates Pty Ltd (Golder) of Building 7, Botanicca Corporate Park, 570 – 588 Swan Street, Richmond, Victoria 3121.

1.2 Expert's Qualification and Experience

- 2) I am a Civil Engineer with over 29 years' experience providing consulting services for site contamination projects in Victoria and elsewhere in Australia. I have a Bachelor of Engineering (Civil) from the University of Melbourne. I am a Member of the Institution of Engineers Australia and a Chartered Professional Engineer (CPEng). My qualifications are further described in my professional resume which is attached as Appendix A.
- 3) I am experienced in the investigation, assessment and remediation of site contamination especially in Victoria. I have lead or managed many projects including the remediation of the 470 hectare Albion Explosives Factory for redevelopment into a residential and commercial subdivision, the rehabilitation of the Scoresby quarry and brickworks site and the remediation of the Kodak Coburg manufacturing facility, both to create a new residential subdivisions. I have also undertaken many site history and due diligence reviews for sites to assess potential contamination risks for Councils, developers and State Government entities. The range and scope of some site contamination projects which I have been involved are further described in my resume.

1.3 Expert's Area of Expertise

- 4) My area of expertise is Site Contamination Investigation, Assessment, Remediation and Management.

1.4 Scope and Instructions to the Expert

- 5) I was instructed by the City of Melbourne (Council) on 10 May 2019 to:
 - Review the relevant parts of Amendment C309 and exhibited background documents;
 - Review each of four submissions received by the Council in relation to the proposed adoption of an Environmental Audit Overlay (EAO) over the entire West Melbourne Structure Plan area as part of Amendment C309 (Amendment C309 Submissions 16, 23, 38 and 39);
 - Review the relevant parts of the Amendment provisions updated by Council with recommended changes (MCC, Report to Future Melbourne (Planning) Committee dated 7 May 2019) in response to submissions;
 - Adopt the report prepared by Golder Associates entitled *Preliminary Contamination Assessment, Amendment C309 – West Melbourne Structure Plan* (Golder Ref: 18113718-001-R-Rev1) dated 17 April 2019 (the Golder Preliminary Contamination Assessment); and
 - Prepare this Expert Report.
- 6) I have prepared this report in accordance with the relevant Panels Victoria guidelines for expert evidence dated April 2019.

1.5 Facts and Matters Relied Upon and References

- 7) The facts and scientific information relied upon my reaching my opinion are set out as follows:
 - a) A reference list of documents reviewed (Appendix C).

2.0 EXPERT OPINIONS

2.1 Adoption of Preliminary Contamination Report

- 8) Council engaged Golder to undertake a preliminary land contamination assessment of the area forming Amendment C309 – West Melbourne Structure Plan. The works have involved the assessment for potential contamination of approximately 944 properties within the West Melbourne Structure Plan and was reported in the Golder Preliminary Contamination Assessment. I was the project director in charge of guiding the completion of the project and reviewing the final report that was prepared.
- 9) The key objective of the project was to undertake an assessment of each property within the West Melbourne Structure Plan area to identify the risk of the site being potentially contaminated and based on that risk to make a recommendation whether the site should have an EAO applied.
- 10) Golder used a methodology based on Ministerial Direction No.1 Potentially Contaminated Land and the General Practice Note on Potentially Contaminated Land (Department of Sustainability and Environment, June 2005). That methodology is outlined in the Golder Preliminary Contamination Assessment.
- 11) Each of the sites was assessed using the adopted methodology. There were only two recommendations considered:
 - a. application of an EAO for the sites where there is potential for contamination on site or evidence for potential contamination from an adjacent site; or
 - b. no application of an EAO for the remaining sites.
- 12) I have adopted the Golder Preliminary Contamination Assessment.
- 13) I note that since the preparation of the Golder Preliminary Contamination Assessment that Council has now modified its approach to the EAO as part of Amendment C309 and adopted the Golder Preliminary Contamination Assessment's recommendations as to which sites within the West Melbourne Structure Plan are recommended to have an EAO applied (MCC, Report to Future Melbourne (Planning) Committee dated 7 May 2019).

2.2 Response to Four Submissions

- 14) Council has provided four submissions for me to respond to in which the proposed EAO is mentioned. My approach has been to respond to the specific issue raised in the submission regarding the EAO application and provide a confirmation of the basis for the EAO recommendation made in the Golder Preliminary Contamination Assessment for the specific property noted on the submission.

2.2.1 Response to Submission #16 – EPA Victoria

- 15) Council has provided a submission from EPA Victoria dated 4 February 2019. The EPA submission attached and refers to an earlier submission that EPA Victoria made to Council prior to exhibition of Amendment C309 dated 19 October 2018. EPA indicates in the 4 February 2019 submission that it did not support the blanket application of the EAO to the entire precinct without sufficient justification; that following the submission of the 19 October 2018 letter that EPA had engaged with Council; and that on the basis that EPA continue to engage with Council on appropriate application of the EAO that it is generally supportive of the Amendment.
- 16) I understand that engagement by EPA following submission of its 19 October 2018 letter has involved providing assistance to Council in scoping and EPA being part of an inception meeting to undertake the works described in the Golder Preliminary Contamination Assessment.

- 17) The Golder Preliminary Contamination assessment references the key comments in the EPA 19 October 2018 letter specifically:
- a. *“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.”*
 - b. *“EPA does not support the blanket placement of an EAO on a broad area, particularly with established sensitive-use land without sufficient justification.”*
 - c. *“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.”*
 - d. *“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. “*
 - e. *“EPA acknowledges whilst there may be precinct wide contamination issues, there must be an assessment process to justify the application of the EAO.”*
- 18) The Golder Preliminary Contamination Assessment sought to address EPA's comments from 19 October 2018 by providing a contamination assessment process to assess the risk of contamination on a site to provide a basis for the application of the EAO.
- 19) I understand that the Golder Preliminary Contamination Assessment has been provided to EPA. At the time of this report, I am not aware of any feedback on the report by EPA.
- 20) I understand Council has subsequently adopted the EAO recommendations within the Golder Preliminary Contamination Assessment for Amendment C309 to which sites within the West Melbourne Structure Plan are recommended to have an EAO applied (MCC, Report to Future Melbourne (Planning) Committee dated 7 May 2019).
- 21) As such, subject to any further comment from EPA regarding the Golder Preliminary Contamination Assessment, it is my understanding that EPA's issues raised in Submission #16 have been addressed.

2.2.2 Response to Submission #23 – 135 Batman Street and 60-80 Adderley Street, West Melbourne

- 22) Council has provided a submission from the landowner at 135 Batman Street and 60-80 Adderley Street, West Melbourne.
- 23) The submission has stated that:

“It is respectfully submitted that the broad scale application of an Environmental Audit Overlay (EAO) over the entire amendment area is an inappropriate use of the control in the absence of detailed contamination assessments for the entire precinct.

There does not appear to be any empirical evidence base for the application of this control, noting that the background documents do not include any detailed contamination testing.

The imposition of this control would mandate a requirement for an Environmental audit, where a preliminary or comprehensive environmental assessments might otherwise preclude the need for an audit (as is common place throughout the City of Melbourne).

Recommendation - Remove the Environmental Audit Overlay (EAO)."

- 24) The Golder Preliminary Land Contamination Assessment has been undertaken subsequent to this submission to address the issue raised by the landowner and provide further justification to the EAO application. The use of other planning controls outlined in the submission is beyond the scope of the Golder Preliminary Land Contamination Assessment.
- 25) The Golder Preliminary Land Contamination Assessment has indicated that there is evidence of 135 Batman Street, West Melbourne (identified as 133-137 Batman Street in the Golder Preliminary Land Contamination Assessment) having been used for an industrial use. The specific information used to assess this property is outlined on the summary property sheet for this property as presented in the Golder Preliminary Land Contamination Assessment and reproduced in Appendix D of this report.
- 26) The Mahlstedt fire insurance maps from the 1920s identifies the site as being part of the "Sands & McDougall wood working section" being part of a much larger printing works.
- 27) I understand that Sands & McDougall was a printing company. Printing Shops are identified in the Potentially Contaminated Land (DSE (2005) Practice Note as having a "High" potential for contamination and so a recommendation to "Apply an EAO" has been made for the property at 135 (133-137) Batman Street, West Melbourne based on the adopted methodology in the report.
- 28) The Golder Preliminary Land Contamination Assessment has indicated that there is evidence of 60-80 Adderley Street, West Melbourne having been used for an industrial use. The specific information used to assess this property is outlined on the summary property sheet for this property as presented in the Golder Preliminary Land Contamination Assessment and reproduced in Appendix D of this report.
- 29) The Mahlstedt fire insurance maps from the 1923-1925 identifies the site as being occupied by "H. Beecham & Co.", a timber supplier.
- 30) Timber preserving and treatment are identified in the Potentially Contaminated Land (DSE (2005) Practice Note as having a "High" potential for contamination.
- 31) Whilst it is recognised that the company may have had a commercial headquarters at the site, due to the potential for an industrial use at the site, a recommendation to "Apply an EAO" has been made for the property at 60-80 Adderley Street, West Melbourne based on the adopted methodology in the report.

2.2.3 Response to Submission #38 – 328-348 Spencer Street, West Melbourne

- 32) Council has provided a submission from the landowner at 328-348 Spencer Street, West Melbourne.
- 33) The landowner has stated in their submission that *"in the absence of any evidence as to the land being potentially contaminated, there is no strategic justification for the application of the EAO over the land"*.
- 34) The Golder Preliminary Land Contamination Assessment has been undertaken subsequent to this submission to address the issue raised by the landowner and provide further justification to the EAO application.
- 35) The Golder Preliminary Land Contamination Assessment has indicated that there is evidence of the potential past industrial use with the site from around the 1960s having been occupied by Woodall

Duckham who were gas engineers and retort manufacturers. The specific information used to assess this property is outlined on the summary property sheet for this property as presented in the Golder Preliminary Land Contamination Assessment and reproduced in Appendix D of this report.

- 36) Whilst it is recognised that the company may have had a commercial headquarters at the site, due to the potential for an industrial use at the site, a recommendation to “Apply an EAO” has been made for the property at 328-348 Spencer Street, West Melbourne based on the adopted methodology in the report.

2.2.4 Response to Submission #39 – 76 Railway Place, West Melbourne

- 37) Council has provided a submission from the landowner at 76 Railway Place, West Melbourne.
- 38) The landowner at 76 Railway Place, West Melbourne has asked the question in their submission as to whether the Environmental Audit Overlay will “stipulate who is responsible for remediation of contaminated land”.
- 39) The EAO will require a landowner seeking to use a site for a sensitive use to obtain an Environmental Audit and as such be responsible for remediation of contamination to the extent required to obtain the Audit.
- 40) Specifically for the property at 76 Railway Place, West Melbourne, the Golder Preliminary Land Contamination Assessment has indicated that there is evidence of the property’s past and current use as a residential property with no evidence identified of the property having a past industrial use. The specific information used to assess this property is outlined on the summary property sheet for this property as presented in the Golder Preliminary Land Contamination Assessment and reproduced in Appendix D of this report.
- 41) The Golder Preliminary Land Contamination Assessment has made the recommendation of “Do Not Apply EAO” for the property at 76 Railway Place, West Melbourne based on the adopted methodology in the report.

- 42) I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have to my knowledge been withheld from the Panel.

Signature Page

Golder Associates Pty Ltd



Ian Kluckow
Principal

IMK/cp/IMK

A.B.N. 64 006 107 857

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[https://golderassociates.sharepoint.com/sites/101342/deliverables/18113710-002-r expert evidence/18113710-002-r-rev0.docx](https://golderassociates.sharepoint.com/sites/101342/deliverables/18113710-002-r%20expert%20evidence/18113710-002-r-rev0.docx)

APPENDIX A

**Professional Resume – Mr. Ian
Kluckow**



Qualifications and affiliations

BEng (Hons), University of Melbourne, 1989)

Areas of expertise

Detailed Site Investigation
Remediation Design and Implementation
Remediation Cost Modelling

Certifications

Member, Engineers Australia
Member, Australasian Land & Groundwater Association

Employment History

Golder, 1994 to present, Principal Environmental Engineer
GHD, 1990 to 1994, Project Environmental Engineer

Years in Industry

28

Ian Kluckow

Principal Environmental Engineer

PROFESSIONAL SUMMARY

Ian Kluckow is a Principal of Golder Associates. He has almost 30 years' of experience in the implementation and management of site investigations and remediation and risk-based assessments related to geotechnical and environmental engineering. Ian has lead and/or managed a number of landmark projects in Australia including the remediation of the 470 hectare Defence Albion Explosives Factory for redevelopment into a residential and commercial subdivision, the remediation of the Orica chemical and explosives facility in Deer Park, the design of the remediation of Defence Site Maribyrnong, the assessment and remediation of Quarantine Station at Point Nepean and the assessment and remediation other complex sites such as the Scoresby Quarry and brickworks site, the Kodak Coburg manufacturing facility and the Highbett Gasworks.

Ian specialises in the efficient assessment of sites with a view to the development of cost-effective remedial solutions and the design, management and quality assurance systems required to implement them. Some of the tools he has developed to manage risk and uncertainty include the use of risk-based volume and costing models to assist in the communication of cost risk related to various remedial options and outcomes to allow more educated decision making to be undertaken.

RELEVANT EXPERIENCE

CONTAMINATED LAND MANAGEMENT PLAN

City of Maribyrnong

Ian is currently the Project Director for the development of a Contaminated Land Management Plan for the City of Maribyrnong. MCC would like to better understand, and to prioritise proactive management of environmental risk and liability inherent in MCC's property portfolio, allowing it to achieve the following objectives:

- Provide a user-friendly interface for key MCC personnel to access and interrogate available contaminated land data through development of a web-portal based, Geographical Information System (GIS) database;
- Identify known high contamination risk sites or areas;
- Identify sites and areas where insufficient information is available to rank the risk;
- Prioritise resources (effort and expenditure) to reduce risk and/or uncertainty; and
- Set and report against risk reduction measures.

The project involves mapping and risk prioritisation of over 120 sites both owned by Council and within the vicinity of Council legacy sites. The deliverable will be a plan that outlines the contaminated land risks within the municipality of with cost prioritised program for the reduction of uncertainty and the remediation of high risk sites.

FISHERMANS BEND URBAN RENEWAL PRECINCT

Places Victoria and DELWP

Ilan was also the project director for the strategic review of the contaminated land risks across a significant inner urban renewal precinct encompassing multiple suburbs (Fishermans Bend Urban Renewal Precinct). The study area was over 100 ha and included hundreds of properties. The study included a high level assessment of the risks and potential costs associated with key environmental issues given the range of potential development scenarios across the precinct. The report can be viewed at: https://vpa.vic.gov.au/wp-content/uploads/2015/03/Preliminary-Land-Contamination-Study-Golder-Associates_June-2012.pdf

The outcome of the study was the development of:

- Contamination and geotechnical risk maps in Geographical Information System (GIS).
- Risk based cost estimates to support current and future remediation and multi-storey building planning for large scale developments.
- A long term planning strategy for management of modified industrial environments relating to contaminated land, geotechnical issues, groundwater protection and use, hazardous waste minimisation and aesthetic issues (dust and noise).
- A framework document to assist with stakeholder engagement between government departments to support more efficient and cost effective risk management.

The study findings have been used to support the strategic facilitation of urban renewal as part of the overall master planning for the urban renewal precinct.

MONTAGUE COMMUNITY PARK

City of Port Phillip

Ilan has been involved with the Montague Community Park project as Project Director since 2014 initially providing peer review of environmental site assessment works and costing advice undertaken for the site vendor. This proposed public space comprises both a former industrial site and land associated with the closure of surrounding streets.

Works undertaken have included investigation and assessment of soil and groundwater and geotechnical investigation.

The key issue associated with the site was the potential for contaminated fill, associated historic regional filling and former site uses, requiring either excavation and off-site disposal or management via installation of a separation layer.

The recommended strategy for the proposed Montague Community Park development was presented by Golder in 2016 and described a process for management to address the contaminated nature of the underlying soils.

The adopted capping strategy and associated refinement, working with the site's Environmental Auditor, has saved the project millions of dollars to date.

FORMER MANUFACTURING FACILITY, COBURG

Kodak Australia Pty Ltd

Golder was engaged during the operational closure of the 77 hectare Melbourne manufacturing facility for Kodak. Ian was the project director for the project and worked with Kodak to develop a remediation, divestment and land development strategy.

As part of this process, Ian assisted in integrating planning decisions to optimize the remediation and land use outcomes. A remediation approach was developed and negotiated with the regulator which significantly reduced the overall costs. Ian oversaw the design and specification of the remediation including assisting with the procurement decision analysis. Golder provided the technical supervision of the remediation contract involving the removal over 55,000 cubic metres of fill and provision of specialist soil remediation services using our global experience in a timely manner. Our contracting skills were used to install and operate a groundwater remediation system. The site was remediated and Audited for residential use and is now being developed.

FORMER AUTO MANUFACTURING

Goodman Property Services (Aust) Pty Ltd

Golder is supporting Goodman with environmental and geotechnical site assessment and remediation processes for master planning, financing and eventual Environmental Audit of a mixed residential, retail and commercial precinct. The 30 hectare site is located in Clayton Victoria and former uses included vehicle manufacturing by Volkswagen and Nissan.

Ilan is the project director for this project and part of an integrated development team during the master planning and feasibility stages. Golder's involvement created opportunities through the development design to reduce remediation cost and reduce long term contamination risks at the site, in turn maximising land value and minimising remediation cost. Risk-based cost estimates were used to assess the financial feasibility of the development. This process assessed potential probability of various risks and the possible range of costs where likely. It considered risks associated with site assessment, regulators, remediation, validation, long term management and third party review. The costing, quantity, scenario and regulatory risk factors were combined to provide a probabilistic estimate of the remediation cost

DEFENCE SITE MARIBYRNONG

Department of Defence

Ian initially assisted VicUrban in negotiations for the priority purchase of the 127 ha Defence Site Maribyrnong. Advice included a review of existing reports, gap analysis, development of a remediation strategy, targeted site assessment and risk-based cost estimates.

In 2012, Ian became the Project Director assisting Defence in bringing the site to remediation and sale. Golder's role was to develop the strategy for the site remediation to meet Defence's aims and to obtain regulator (EPA and Auditor) agreement to that strategy prior to public Works Committee hearing. This involved the development of strategies and implementation plans for a range of key issues including CWA, explosives risk, radiation, UXO and asbestos. The work involved the development of integrated data systems to maximize the value of existing data and organization of that data to confirm existing data gaps and issues for Environmental Audit completion. The resulting strategies and data were used to develop risk-based cost estimates for the project. Golder also commenced the development of the technical specification as well as the documentation required to take the project to PWC prior to Defence deciding to sell the site prior to remediation in 2017.

APPENDIX B

Instructions from Moreland City
Council

CONFIDENTIAL



CITY OF MELBOURNE

10 May 2019

By email to: ikluckow@golder.com.au

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DX210487
ABN 55 370 219 287

Dear Ian

Melbourne Planning Scheme Amendment C309

Melbourne City Council (**Council**) has prepared Amendment C309 (**Amendment**) to the Melbourne Planning Scheme in order to implement the West Melbourne Structure Plan (**Structure Plan**). The Structure Plan is intended to guide the planning and development of West Melbourne, as delineated on the plan below, which also shows the precincts within the plan area. The Amendment affects the same area as the Structure Plan.



The Amendment:

- seeks to deliver a true mix of uses by rezoning most of the Mixed Use Zone in the Structure Plan area to a Special Use Zone (SUZ6). The SUZ6 includes provisions dealing with non-accommodation uses, affordable housing, and active ground floor frontages;
- implements built form controls and design recommendations in the Structure Plan via amendment of existing and new Design and Development Overlay Schedules (existing: DDO28, DDO29 and DDO33; new: DDO72), including introduction of a mandatory floor area ratio as well as provisions to encourage the retention of buildings identified as character buildings. The schedules include recommended maximum heights;
- applies a new schedule to the Parking Overlay (PO14) to introduce a maximum parking rate of 0.3 spaces per dwelling;
- applies an Environmental Audit Overlay (EAO) to the Structure Plan area to ensure that potentially contaminated land is suitable for a sensitive use; and
- rezones recently expanded and existing new public open spaces to the Public Park and Recreation Zone.

The Amendment was exhibited from 22 November 2018 to 4 February 2019. 53 submissions were received. The EPA (submission 16) queried the EAO, as did three other submitters (submissions 23, 38 and 39).

Council officers have made a recommendation to the Future Melbourne Committee (**FMC**) to refer all submissions to a Panel. The FMC meeting is proposed to be held on 7 May 2019. Council will update you on the outcome of the FMC meeting.

A directions hearing is expected to be held on Tuesday 4 June 2019, and the Panel hearing is expected to be held in the weeks starting 8 and 15 July 2019. Council will keep you updated.

One of the officers' recommendations to the FMC is modification of the EAO in accordance with your preliminary land contamination assessment dated 17 April 2019 (**Golder Report**). Attachment 5 of the officers' report includes the proposed modified EAO map, and the Golder Report is included as attachment 6 to the report.

Instructions

You are instructed to:

- review the relevant parts of the Amendment and exhibited background documents;
- review the relevant submissions (identified above);
- review the relevant parts of Amendment provisions updated by Council with recommended changes in response to submissions (attachment 5 to the officers' report to the FMC meeting of 7 May 2019);
- prepare an expert report adopting the Golder Report with any modifications necessary to ensure currency and accuracy; and

- attend the Panel hearing to present your evidence on a day to be confirmed.

Your report should be prepared in accordance with the relevant requirements of Planning Panels Victoria's guidelines for expert evidence (as updated in April 2019)¹ (**Expert Guidelines**).

I draw your attention in particular to the requirements of the Expert Guidelines where an expert has prepared an earlier report, as follows:

Sometimes, an expert witness may have prepared an earlier report or advice that informed the Planning Scheme Amendment or proposal under consideration by the Panel. In these circumstances, the expert should not provide a revised version of that report. Instead, the expert's witness statement should include:

- *a clear reference to the earlier report(s)*
- *details of the expert's role in preparing or overseeing the earlier report(s)*
- *confirmation that the expert adopts the earlier report(s) and identifying:*
 - *any key assumptions made in preparing the earlier report(s)*
 - *any departure from findings or opinion expressed in the earlier report(s), and why*
 - *any questions falling outside the expert's expertise*
 - *whether the earlier report is incomplete or inaccurate in any respect*
 - *details of any changed circumstances or assumptions since the earlier report(s) were prepared, and whether these affect the opinions expressed in the earlier report(s).*

A list of documents that have been or will be provided to you is appended to this letter.

If you require any further information in order to prepare your report, please advise me in writing of your specific requirements as soon as possible.

I confirm that work should proceed in accordance with your fee proposal dated 23 February 2019 as accepted by Council on 1 April 2019.

Please provide a draft of your report as soon as possible, but no later than 6 June 2019.

Privilege

Your report is being obtained for the purpose of providing legal advice in anticipation of legal proceedings, and is subject to legal privilege. In order to maintain privilege, please:

- ensure that your draft report is provided to me, and that any questions are directed through me; and

¹ See <https://www.planning.vic.gov.au/panels-and-committees/planning-panel-guides>

- treat all drafts, correspondence and discussions in relation to your report as confidential.

Please contact me if you have any questions.

Yours sincerely



Brigid Ryan
Legal Counsel

Telephone 9658-9485

E-mail brigid.ryan@melbourne.vic.gov.au

Website www.melbourne.vic.gov.au

#12479401

Appendix: Documents

1. Amendment as exhibited
2. Exhibited documents supporting the Amendment
3. All submissions received by Council in relation to the Amendment
4. Council officers' report to the FMC regarding the Amendment, 7 May 2019, with attachments including Amendment provisions updated with recommended changes in response to submissions

APPENDIX C

Documents Reviewed

List of documents reviewed for this report as part of my engagement:

- Melbourne City Council, Melbourne Scheme Amendment C309, Instructions dated 10 May 2019
- Melbourne City Council, Report to the Future Melbourne (Planning) Committee, Planning Scheme Amendment C309 West Melbourne Structure Plan dated 7 May 2019
- Golder Associates Pty Ltd , Preliminary Contamination Assessment, Amendment C309 – West Melbourne Structure Plan (Golder Ref: 18113718-001-R-Rev1) dated 17 April 2019
- Department of Sustainability and Environment, General Practice Note, Potentially Contaminated Land dated June 2005
- Planning and Environment Act 1987, Section 12 (2) (a), Direction No.1, Potentially Contaminated Land (As amended) 27 September 2001
- Amendment C309 Submission #16 – Environment Protection Authority
- Amendment C309 Submission #23 – 135 Batman Street and 60-80 Adderley Street, West Melbourne
- Amendment C309 Submission #38 – 328-348 Spencer Street, West Melbourne
- Amendment C309 Submission #39 – 76 Railway Place, West Melbourne


APPENDIX D

Property Sheets

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LEGEND

 Parcel Boundary

Action Plan

EAO Recommendation

Apply EAO

EAO Comment

Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005)

Site Use Summary

Current Land Use	Historic Land Use
Commercial	Industrial

Key Information Supporting EAO Decision

Potentially contaminating land use/s identified on site as listed in the DSE General Practice Note (2005): Printing shops

Additional Considerations

1920's Fire insurance maps indicate 'Sands & McDougall wood working section'.

Resources used to make decision



Resources used to make decision

Mahlstedt fire insurance maps (CBD 1923-25), Historical aerial photographs, MMBW Maps (1895), Site inspection

WEST MELBOURNE EAO - AMENDMENT C309 -
WEST MELBOURNE STRUCTURE PLAN:
PRELIMINARY LAND CONTAMINATION ASSESSMENT

CITY OF MELBOURNE

GIS ID: 8336

COPYRIGHT

Aerial Imagery copyright
City of Melbourne

0 5 10 20 30 40 50 metres

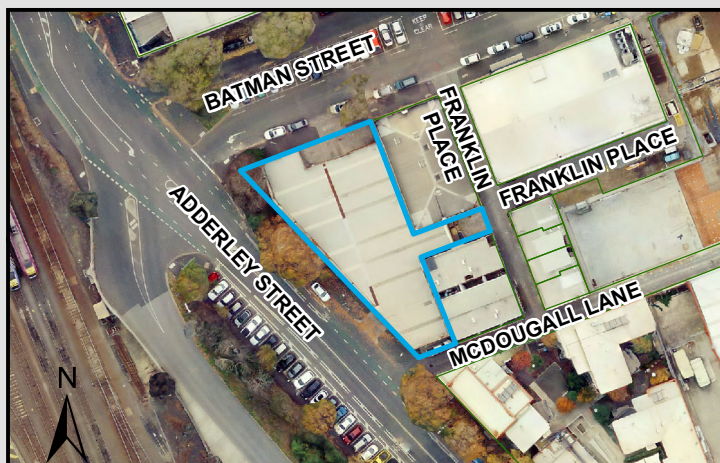
SCALE (at A4) (BUILDING MAP) 1:1,000
DATUM GDA 94, PROJECTION MGA Zone 55

PROJECT: 18113718
DATE: 27 FEB 2019
DRAWN: TPC
CHECKED: IMK



CoM Property ID: 100855

60-80 Adderley Street WEST MELBOURNE VIC 3003



LEGEND

 Parcel Boundary



Action Plan

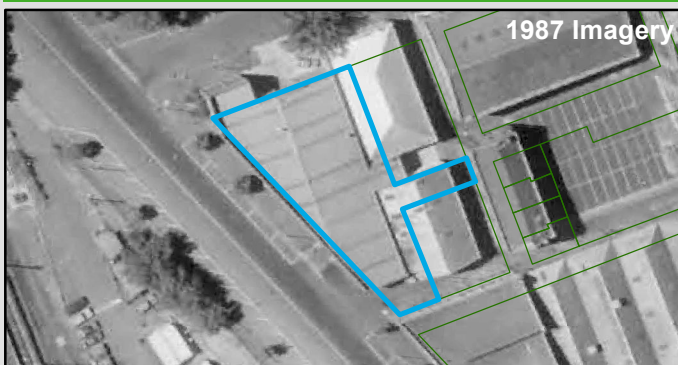
EAO Recommendation

Apply EAO

EAO Comment

Site has been identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005)

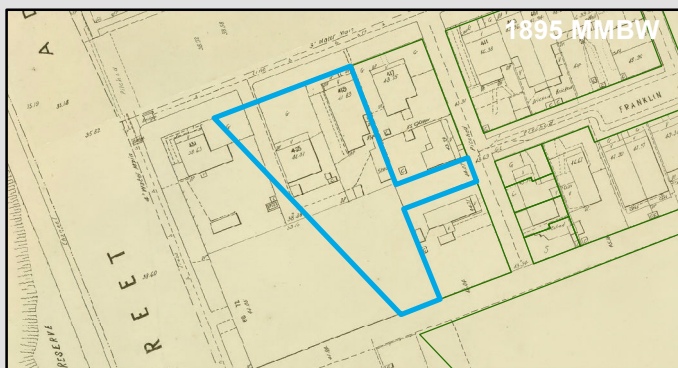
Resources used to make decision



Site Use Summary

Current Land Use
Commercial

Historic Land Use
Industrial



Key Information Supporting EAO Decision

Potentially contaminating land use/s identified on site as listed in the DSE General Practice Note (2005): Timber preserving/treatment

Additional Considerations

Fire insurance plans indicate building occupied by 'H. Beecham & Co', a timber supplier. Treatment of timber onsite unknown. 1969 aerial shows current building onsite.

Resources used to make decision

Historical aerial photographs, Mahlstet fire insurance maps (CBD 1923-25), Site inspection

WEST MELBOURNE EAO - AMENDMENT C309 -
WEST MELBOURNE STRUCTURE PLAN:
PRELIMINARY LAND CONTAMINATION ASSESSMENT

CITY OF MELBOURNE

GIS ID: 8337

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City of Melbourne

0 5 10 20 30 40 50 metres

SCALE (at A4) (BUILDING MAP) 1:1,600
DATUM GDA 94, PROJECTION MGA Zone 55

PROJECT: 18113718
DATE: 27 FEB 2019
DRAWN: TPC
CHECKED: IMK



CoM Property ID: 108957

328-348 Spencer Street WEST MELBOURNE VIC 3003



LEGEND

 Parcel Boundary



Action Plan

EAO Recommendation

Apply EAO

EAO Comment

Historical industrial/commercial building with documented or likely past industrial use with possible high potential for contamination.

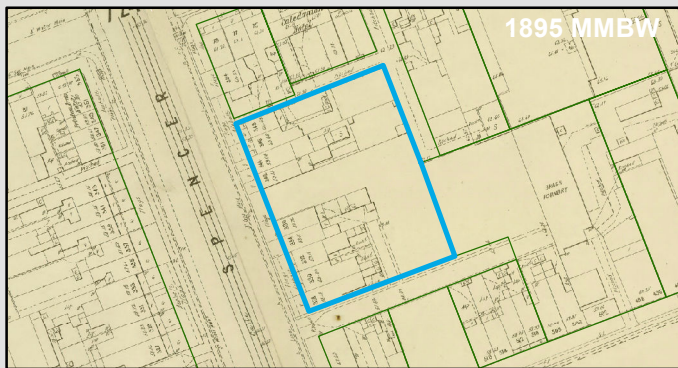
Resources used to make decision



Site Use Summary

Current Land Use
Commercial

Historic Land Use
Other (unsure)



Key Information Supporting EAO Decision

Additional Considerations

1895 plans indicate residential use. 1969 aerials show new building of non-typical residential shape. Company name listed - "Woodall Duckham". Likely gas and foundry manufacturers.

Resources used to make decision

City of Melbourne interactive map, Site inspection, Historical aerial photographs (1968/9 & 1987), MMBW Maps (1895)

WEST MELBOURNE EAO - AMENDMENT C309 -
WEST MELBOURNE STRUCTURE PLAN:
PRELIMINARY LAND CONTAMINATION ASSESSMENT

CITY OF MELBOURNE

GIS ID: 8317

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0 5 10 20 30 40 50 metres

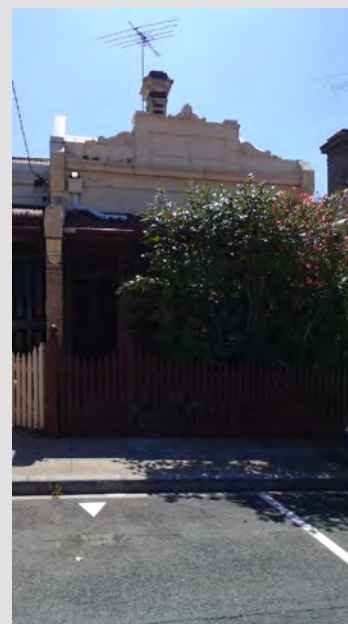
SCALE (at A4) (BUILDING MAP) 1:1,900
DATUM GDA 94, PROJECTION MGA Zone 55

PROJECT: 18113718
DATE: 27 FEB 2019
DRAWN: TPC
CHECKED: IMK



CoM Property ID: 108136

82 Railway Place WEST MELBOURNE VIC 3003



LEGEND

 Parcel Boundary

Action Plan

EAO Recommendation

Do Not Apply EAO

EAO Comment

Site has not identified as being potentially contaminated in accordance with the Potentially Contaminated Land General Practice Note (DSE, 2005)

Site Use Summary

Current Land Use
Residential

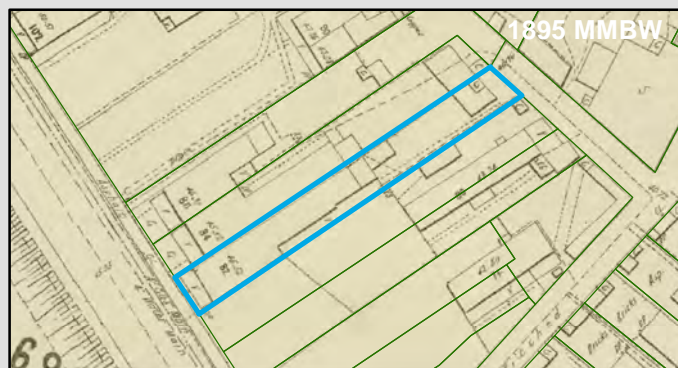
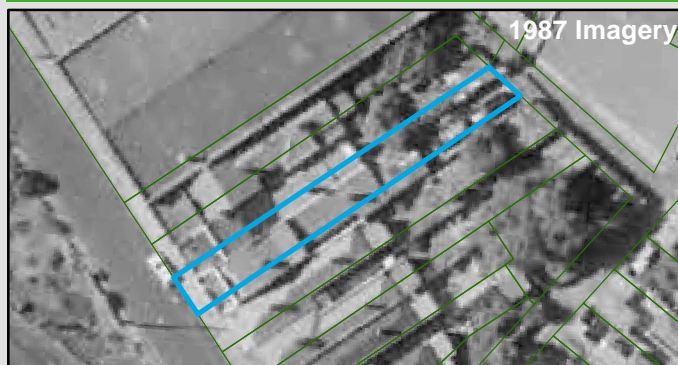
Historic Land Use
Residential

Key Information Supporting EAO Decision

Research indicates this site has currently and previously been used for residential purposes.

Additional Considerations

Resources used to make decision



Resources used to make decision

Site inspection, Historical aerial photographs (1968/9 & 1987)

WEST MELBOURNE EAO - AMENDMENT C309 -
WEST MELBOURNE STRUCTURE PLAN:
PRELIMINARY LAND CONTAMINATION ASSESSMENT

CITY OF MELBOURNE

GIS ID: 6563

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0 4.5 9 18 27 36 45 metres

SCALE (at A4) (BUILDING MAP) 1:900
DATUM GDA 94, PROJECTION MGA Zone 55

PROJECT: 18113718
DATE: 27 FEB 2019
DRAWN: TPC
CHECKED: IMK





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