



# Preliminary Site Investigation, 99 Bena Road Korumburra



*Intrax Pty Ltd*

**FINAL**

**14 February 2023**

**DRC PSI – 99 Bena Road Korumburra FINAL 140223**

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# Preliminary Site Investigation, 99 Bena Road Korumburra

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**Document History**

<b><u>Version</u></b>	<b><u>Status</u></b>	<b><u>Author</u></b>	<b><u>Reviewer</u></b>
DRC PSI – 99 Bena Road Korumburra DRAFT 081122	DRAFT	EP	SC
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# 1 INTRODUCTION

DRC Environmental Pty Ltd (DRC) was commissioned by Intrax to conduct a Preliminary Site Investigation (PSI) for the site located at 99 Bena Road, Korumburra, Victoria (the site). It is understood that the site is currently vacant and is to be redeveloped as a residential subdivision with public open space. The PSI was undertaken in general accordance with DRC's proposal dated 28 April 2022.

The site location is presented in **Figure 1** in the **Figures** section of the report.

## 1.1 Objectives

The objectives of this PSI are to:

- Complete a preliminary site investigation and environmental contamination assessment to assess the potential risks associated with the proposed development of the site; and
- Make recommendations as to the site's condition and further environmental works that may be deemed necessary for the site based on the findings of this report.

## 1.2 Scope of Work

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

- A review of site details with regards to the site's geographical setting and planning information;
- A desktop assessment of the environmental setting of the site, which includes the geological and hydrogeological profile underlying the site;
- A desktop site history review of selected third party and historic environmental records which may have resulted in soil and/or groundwater contamination at or surrounding the site;
- A site inspection, which forms part of the site history review; and
- Compilation of collected data into a PSI report (this report) with conclusions regarding the suitability of the site for the proposed development and categorisation of the site in accordance with the Department of Environment, Land, Water and Planning (DELWP) *Planning Practice Note 30 - Potentially Contaminated Land* (July 2021).

## 2 SITE DETAILS

### 2.1 Site Description

The site is located approximately 122km south-east of Melbourne CBD. For planning information regarding the site, basic and planning property reports were acquired by DRC from the State Government of Victoria. A copy of these reports with other planning information is provided in **Appendix A**. A general summary of the information regarding the site and its surrounding is presented in **Table 2.1** below.

**Table 2.1: General Site Information**

<b>Site Location</b>	99 Bena Rd, Korumburra VIC ( <b>Figure 1</b> )	
<b>Current land use zoning and planning overlays</b>	<b>Zone:</b>	General Residential Zone- Schedule 1 (GRZ1)
	<b>Overlays:</b>	Development Contributions Plan Overlay – Schedule 6 (DPO6)
	<b>Other</b>	Bushfire Prone Area – entire site
<b>Municipality</b>	South Gippsland Council	
<b>Title and plan information</b>	Lot 1 Lot Plan PS321371	
<b>Site Area</b>	Approximately 190712 m <sup>2</sup> (19.07 ha)	
<b>Current site use</b>	Vacant	
<b>Surrounding land use</b>	North: General Residential Zone- Schedule 1 (GRZ1) South: General Residential Zone- Schedule 1 (GRZ1) East: General Residential Zone- Schedule 1 (GRZ1) West: Farming (FZ)	
<b>Proposed future use</b>	Residential lot subdivision with open space and associated roadways	

## 3 ENVIRONMENTAL SETTING

### 3.1 Topography

The site is hilly and uneven and the elevation is approximately 169 to 204m Australian height datum (m AHD). The highest elevation is at the northeast area and lowest elevation is present towards the western boundary. Information regarding the topography at the site is provided by Brosnan Engineering Solutions, which is provided in **Appendix B**.

### 3.2 Geology

A review of the 1:250,000 Geological Units indicates that the site is underlain by Wonthaggi Formation consisting of Early Cretaceous-aged lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal. Natural soil conditions identified during the intrusive soil works (see Section 7.5.1 below) were generally consistent with this description.

Information regarding the geology underlying the site, including a figure of the geological conditions, is provided in **Appendix B**.

### 3.3 Surface Water

A creek is present in the southwest corner of the site, running northwest to southeast.

### 3.4 Hydrogeology

#### 3.4.1 Environmental Values of Groundwater

A search of groundwater conditions at the site from the DELWP groundwater resource map ([www.water.vic.gov.au](http://www.water.vic.gov.au)) identified that the site is underlain by the Mesozoic and Palaeozoic Bedrock Sedimentary Aquifer which consists of sandstone, siltstone, mudstone, shale.

The anticipated groundwater depth was reported to be 10-20 metres below ground level (mbgl) (44% of the site), 20-50 mbgl (41% of the site), 5-10 mbgl (9% of the site) and less than 5 mbgl (6% of the site). Total Dissolved Solids (TDS) concentrations ranging between 1000 mg/L and 3500 mg/L were anticipated in groundwater underlying the site.

The TDS range places the site within Segments A2, B or C of the groundwater segments outlined in the Victoria Government Environment Reference Standard (ERS) 2021. Based on this classification, the following environmental values to be protected are:

- Water dependent ecosystems and species
- Potable water supply - acceptable - A2 only
- Potable mineral water supply
- Agriculture and irrigation - irrigation – A2 and B only
- Agriculture and irrigation - stock watering
- Industrial and commercial use
- Water-based recreation (primary contact recreation)
- Traditional Owner cultural values

- Buildings and structures
- Geothermal properties

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

#### **3.4.2 Groundwater Database Search**

An unregistered groundwater bore is present on the western boundary of the site. Its use is unknown.

A groundwater database search identified a total of 117 registered groundwater bores within an approximate 2 km radius of the site. Of the 117 groundwater bores, only one groundwater bore was listed as being used for an extractive purpose (domestic and stock) and was located 1190 m east of the site. Other information regarding the domestic and stock bore was not available.

The remaining non-extractive groundwater bores were listed as being used for non-groundwater purposes, or groundwater investigation.

The closest groundwater bore (311365) is a bore listed for non-groundwater purposes and is located 870 m southeast of the property. Other information regarding the bore was not available.

Information regarding groundwater bores within a 2 km radius of the site is presented in **Appendix B**.

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## 4 SITE INSPECTION

A site inspection was undertaken by DRC on 27 September 2022, which comprised a visual inspection of the site. Key features observed during the site inspection comprised the following:

- Access to the site is from Bena Road;
- The site is significantly uneven and is vacant with fencing surrounding the land;
- The site has long grass with tree cover towards the southwest boundary near the creek;
- A water tank is present in the northern portion of the site, sealed off with concrete on top with a pipe connected to the water tank that runs into the ground;
- A groundwater monument was identified on site at the western boundary of the site;
- A creek is present running southwest in the southern portion of the site. The creek's flow was blocked off by sediment which is used as a crossing path at two sections along the creek;
- No stockpiles, odorous/stained soils or asbestos-containing materials (ACM) were identified at the site during the site inspection; and
- Surrounding uses include livestock grazing on the south and west side. Low-density residential dwellings are present towards the north and east side with housing construction towards the north.

The **Plates** section of the report details site photographs taken at the time of the site inspection and **Figure 2** in the **Figures** section of the report shows the features present on site.



## 5 SITE HISTORY REVIEW

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

### 5.1 Previous Environmental Site Assessment

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

### 5.2 Historical Aerial Photographs

A search of aerial imagery from DELWP (Vicmap Topographic Mapping Program), Google Inc and Aerometrex was undertaken and 8 aerial photographs from between 1947 and 2021 were reviewed. DRC's findings of the review are summarised below in **Table 5.1** and copies of the aerial photographs are presented in **Appendix C**.

**Table 5.1: Historical Aerial Photographs Review**

Date	Site Description	Surrounding Land Use	Reference
1947	Site appears to be part of a large open grazing property, with a creek and cluster of trees in the southwest corner. Site appears to have multiple dirt roads.	North: An unsealed road is present towards the north which is Bena Road. Low density residential land is present towards the north east. Majority of the area appears to be used for grazing. South: Korumburra-Wonthaggi Road is present towards the southeast. Single dwelling is present. East/West: Grazing	<u>DELWP</u>
1972	One shed is present on the northwest boundary. Tree line is present in the northern portion of the site, forming a L shape.	Increase in residential dwellings towards the north, east and south.	<u>DELWP</u>
1979	Conditions remain generally the same from 1972 aerial photograph.	Two farm dams are present in the south. The eastern area has additional residential dwellings.	<u>DELWP</u>
1985	Conditions remain generally the same from 1979 aerial photograph.	Conditions remain generally the same from 1979 aerial photograph, with a further increase in residential dwellings in the east.	<u>DELWP</u>
1990	Conditions remain generally unchanged from 1985 photograph.	Conditions remain generally the same from 1985 aerial photograph.	<u>DELWP</u>
2010	The shed is no longer is present.	Conditions remain generally the same from 1990 aerial photograph, with more trees present in the northeast.	<u>Google Inc</u>

Date	Site Description	Surrounding Land Use	Reference
2015	The site has been mowed.	Increase in roads and residential dwellings in the east. Sections in the north have been mowed.	<a href="#">Google Inc</a>
2021	Grass has regrown on the site.	Two additional dwellings are present in the north and land has been cleared for further housing developments	<a href="#">Aerometrex</a>

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

- From at least 1947 to 1972 the site was either vacant or used as livestock grazing;
- From at least 1972 a shed was present on site and was removed somewhere around 1990 to 2010;
- The surrounding area primarily consisted of agricultural/grazing paddocks from at least 1947 with a couple of residential properties and associated sheds. Between 1972 and 2021 low density residential development started occurring, primarily to the east of the site.

### 5.3 Historical Certificates of Title

Copies of the current registered certificate of title were obtained by DRC. A summary of the certificates of title is provided in **Table 5.1** below.

**Table 5.1: Certificates of Title**

Volume/Folio Reference	Land Description/Activity	Period of Ownership	Proprietor
10125/714  Parent title: 03138/541	Lot 1 on Plan of Subdivision 321371X	26 June 2000 - 25 May 2003	Francis John Farrell
		25 May 2003 – 24 September 2003	Mervyn Charles Prosser Kathleen Mary Prosser
		24 September 2003 – 12 September 2007	Mervyn Charles Prosser Lois May Tonkin Steven John Tonkin Helena Tonkin Frances Tonkin Evan Charles Tonkin
		12 September 2007 – 14 January 2019	Rossi Group Pty Ltd
		14 January 2019 - Current	Hillview Rise Pty Ltd

The certificate of title indicated the following:

- The site has been owned by individuals from at least 2000 to 2007; and
- Development companies have owned the site since 2007.

A copy of the certificates of title are provided in **Appendix C**.

## 5.4 Historical Maps

A search of Historical Maps found two maps of the site and surrounding area from 1931 and 1972. DRC's findings of the review are summarised below in **Table 5.2** and copies of the maps are presented in **Appendix C**.

**Table 5.2: Historical Maps**

Date	Site Description	Surrounding Land Use	Reference
1931	Two contour lines are running through the site with trees on the site	<ul style="list-style-type: none"> <li>Bena Road is depicted north of the property</li> <li>Several creek lines and water bodies are depicted</li> <li>The suburbs Whitelaw and Holmes Hill are present</li> <li>Major roadways are highlighted with some minor roads shown in the east</li> <li>Dwellings are depicted north, east and south of the site</li> </ul>	<a href="#">Commonwealth map</a>
1972	One contour line is running through the site. Creek line is present in the southwest corner	<ul style="list-style-type: none"> <li>TV Tower and Golf course are marked on the map to the north of the site</li> <li>The suburbs Korumburra and Holmes Hill are marked</li> <li>Dwellings are marked to the north and south</li> </ul>	<a href="#">NATMAP</a>

DRC also reviewed nearby features. The search did not identify properties that are likely to cause contamination risk to the site.

## 5.5 Historical Business Directories Review

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

Nine businesses were identified within a 150m radius of the site. This included Truck and Bus hire, veterinary surgeons, hostels and earth moving contractors. However, no businesses with activities that have the potential to cause contamination were identified at or in the vicinity of the site.

In 1980 a motor garage or service station was in operation along Jumbunna Road, which is located 276m east of the site. It is uncertain where this business was along Jumbunna Road, however it was considered likely to be sufficiently far away to be unlikely to impact the site.

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

## 5.6 Environment Protection Authority

### 5.6.1 EPA Priority Sites Register, Former EPA Priority Sites & EPA Pollution Notices

A search of the EPA Victoria Priority Sites Register (PSR), former EPA priority sites and EPA pollution notices was undertaken to identify whether the site or any surrounding properties within a 1 km radius of the site were listed as priority sites, former priority sites or have been issued with a pollution notice by the EPA Victoria.

The search identified the following former EPA priority sites and other pollution notices:

- Previous Pollution Abatement Notice 90010444 on Bena Road, Korumburra (953m West of the site);
- Previous Pollution Abatement Notice 90010524 on Bena Road, Korumburra (953m West of the site);
- Previous Pollution Abatement Notice 90012180 on Bena Road, Korumburra (953m West of the site);
- Current Pollution Abatement Notice 90011031 on Bena Road, Korumburra (953m West of the site); and
- Clean Up Notice 90012143 on Bena Road, Korumburra 953m West of the site.

DRC notes that due to the distance from the site, the property does not pose a contamination risk to the site.

Information regarding EPA priority sites and pollution notices is provided in **Appendix E**.

### 5.6.2 EPA Audit Reports

A search of the EPA Victoria list of Certificates and Statements of Environmental Audit and 53V Audit Reports was undertaken to identify whether the site or any surrounding properties within a 1 km radius of the site were listed as environmental audit sites.

The search did not identify any EPA Audit sites within a 1 km radius of the site.

Information regarding the environmental audit report search is provided in **Appendix E**.

### 5.6.3 EPA Victoria Licensed Premises

EPA licenses are required for premises owned by a person, company, statutory corporation or municipal council whose operations may adversely affect the environment (including waste acceptance and treatment, air and water discharges and noise and odour).

A search of the EPA Victoria list of licensed premises and former licensed premises identified one Amalgamated license (74240) conducting sewage treatment in Bena Road, 954m West of the site for South Gippsland region water corporation. This was not considered likely to impact the site due to distance.

Information regarding the EPA Victoria Licensed Premises search is provided in **Appendix E**.

### 5.6.4 EPA Groundwater Quality Restricted Use Zones

A search of EPA Victoria GQRUZs was undertaken to identify historic groundwater pollution as a result of previous industrial activity.

The search did not identify any site within a 1 km radius of the site as having a GQRUZ. GQRUZs are therefore not considered to pose a potential contamination risk to the site.

Information regarding the GQRUZ search is provided in **Appendix E**.

## 5.7 Waste Management Facilities and Landfills

Searches of the following databases were undertaken to identify whether any waste management facilities and/or landfills are located at the site or within a 1 km radius of the site:

- National Waste Management Site Database (National Waste Database);
- Statewide Waste and Resource Recovery Infrastructure Plan Facilities Database (Statewide Waste Database);
- EPA Prescribed Industrial Waste treaters, disposers and permitted transporters (EPA PIW Database);

- EPA Victorian Landfill Register sites (EPA Landfill Register);
- Former waste disposal sites (search from various historical sources); and
- Historical Mining.

The search identified two EPA Prescribed Industrial Waste facilities:

- Current EPA Prescribed Industrial Waste  
Combined Roofing Services Pty Ltd (293 Whitelaw Rd, Korumburra), 325m Southwest
- Previous EPA Prescribed Industrial Waste  
P Taylor Automotive Repairs Pty Ltd (31 Sanders Steet, Korumburra), 823m North

DRC do not consider these properties to pose a contamination risk to the site since both sites are only transport and not treatment or disposal. They are also over 300m in distance from the site.

Information regarding waste management facilities and database searches is provided in **Appendix E**.

## 5.8 Other Government Record Review

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

- EPA Victoria – Works Approvals;
- EPA Victoria – PFAS Site Investigations;
- Department of Defence, Australian Government – Defence PFAS Investigation & Management Program (Investigation Sites and Management Sites);
- Airservices Australia – National PFAS Management Program;
- Department of Defence, Australian Government – Defence 3 Year Regional Contamination Investigation Program;
- Various historical sources – Former Gasworks; and
- State Government Victoria, Department of Economic Development, Jobs, Transport & Resources – Historical Mining Activity, Shafts.
- Groundwater Dependent Ecosystems Atlas
- Cultural Heritage Sensitivity

The findings of the above searches did not identify any potential contamination risks at or surrounding the site.

Further details regarding the above searches are provided in **Appendix E**.

## 5.9 Summary of Site History Review

The site history review identified the following with regards to the site:

- From at least 1947 to 1990 the site was potentially used for livestock grazing with a small shed being present on site from 1972 till it was removed between 1990 to 2010.
- The surrounding area primarily consisted of agricultural/grazing paddocks from at least 1947 with a couple of residential properties and associated sheds. Between 1972 and 2021 low density residential

development started occurring.

- There is no evidence of extensive industry or farming practices (including poultry farms) having occurred at the site.
- No current or historical features/businesses identified in the area surrounding the site are considered to pose a potential contamination risk to the site.
- No previous ESAs with regards to contamination were identified to have been undertaken at the site.
- A search of the EPA's current and former priority sites and pollution notices identified five pollution notices for a site 953m west, however due to the distance it is not considered to pose a contamination risk.
- A search of current and former waste management facilities and landfills identified two EPA Prescribed Industrial Waste facilities; however, DRC do not consider these sites contamination risks since both sites are only transport and not treatment or disposal.
- A search of EPA licensed sites, Certificates and Statements of Environmental Audit and 53V Audit Reports and EPA GQRUZ identified one license site 954m west of the property. Due to its distance DRC do not consider it to have a potential to cause contamination to the site.
- A search of other government records/databases did not identify any properties within a 1 km radius that would pose a contamination risk to the site.

## 6 CONTAMINANTS OF POTENTIAL CONCERN (COPCS)

Based on the findings of the site inspection and site history review, COPCs identified for the site are presented in **Table 6.1** below. It should be noted that the identified COPCs presented below are based on DRC's previous experience with similar properties and may not be applicable to the site.

**Table 6.1: Contaminants of Potential Concern Applicable to this Site**

Site Use	Contaminants of Potential Concern	Likely media in which COPCs may be identified at the subject site
Grazing	Pesticides (organochlorine pesticides) and metals	Shallow soils

Based on the findings of the site history review, it is considered unlikely that past on- and off-site activities would have impacted groundwater or be drivers for groundwater/soil vapour issues.

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## 7 CONCLUSIONS AND RECOMMENDATIONS

The site identified as 99 Bena Road, Korumburra has been subject to a preliminary site investigation (PSI), which included a desktop review of site planning information, environmental setting of the site and the site's history.

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

- The site history review identified a low potential for contamination based on the site's past use for grazing, agriculture, and open paddocks.
- A review of historical maps, directories and EPA databases did not identify any properties with the potential to pose a contamination risk to the site.

In accordance with the DELWP *Planning Practice Note 30 - Potentially Contaminated Land (PPN30)*, the site does not meet the definition of 'potentially contaminated land' as no land uses listed in Table 2 of PPN30 as having a high or medium potential for contamination have been found to have occurred at the site and the potential for contamination was therefore considered low.

Considering the absence of any significant contaminating land uses at the site, as determined by the compiled site history evaluation, the site inspection and the absence of any observed potentially contaminating infrastructure, DRC considers the site can be considered **not potentially contaminated land** noting the site has not demonstrated any use for industrial or mining purposes, has not been used for chemical, fuel or waste storage and has not been used for any known past or present activity that may be cause for contamination to the land. On this basis, in the opinion of DRC, the site is not subject to provisions made by Ministerial Direction No.1 under Section 12(1A) of the *Planning and Environment Act 1987*.

DRC makes the below recommendations:

- Based on the site history review, it is recommended that some soil sampling should be undertaken to verify the soil condition at the site and to screen for potential presence of Contaminants of Potential Concerns (COPC) in the soil. In addition, soil sampling for the purpose of off-site disposal of materials likely to be resulted from future civil work should be undertaken as a requirement from EPA publication 1828.2 *waste disposal categories – characteristics and thresholds*.
- Any soils that are to be brought onto the site should be tested to assess potential for contamination prior to placement; and
- Based on the findings of this assessment report, a PRSA and/or environmental audit is not required for this site for its intended future residential use.



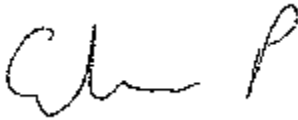
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## 8 STATEMENT OF LIMITATIONS

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

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

Report prepared by:



Elena Poletta  
Environmental Scientist

Report reviewed and approved by:



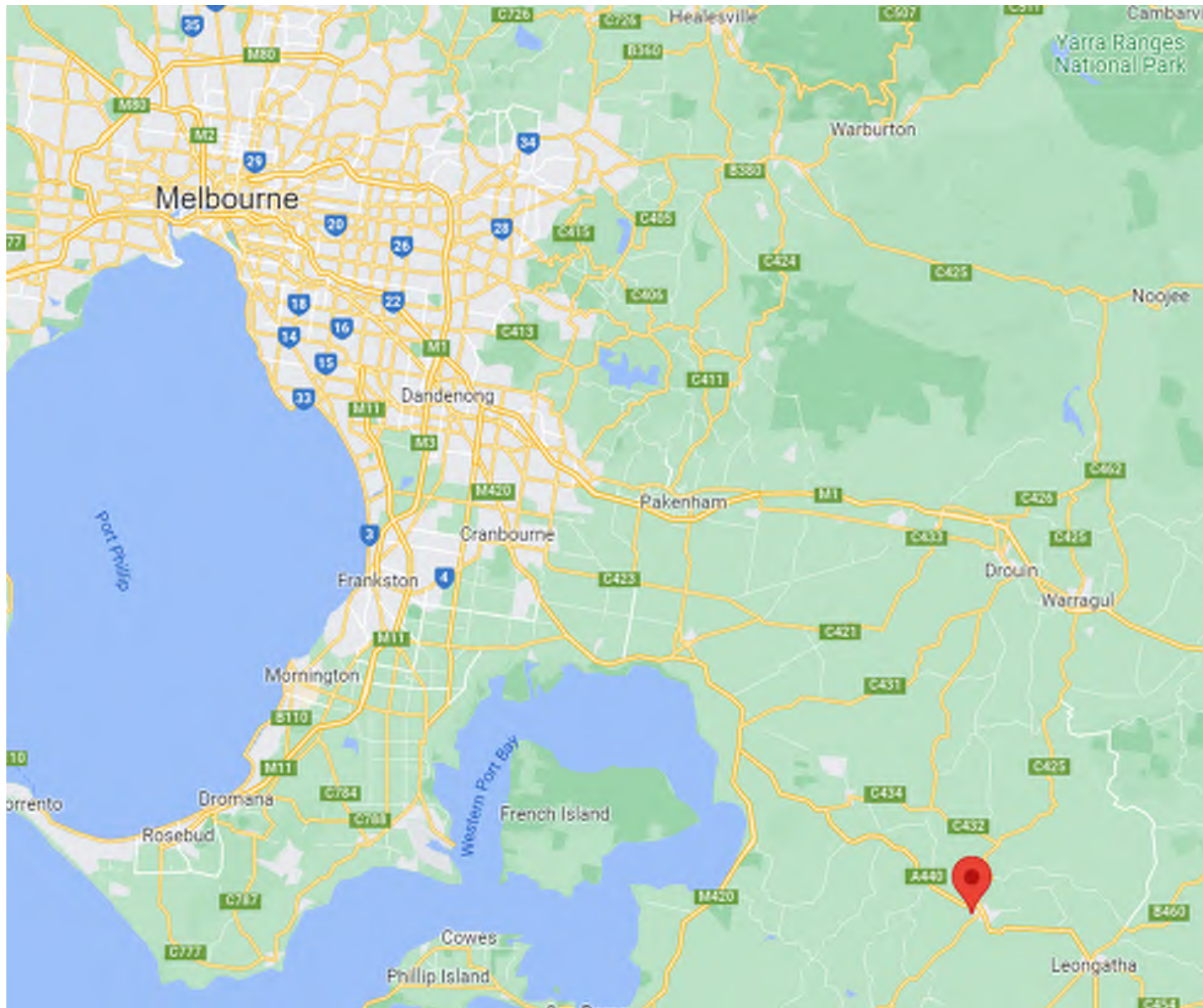
Sheridan Chapman  
Senior Environmental Scientist

DRC Environmental Pty Ltd  
14 February 2023



# FIGURES

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**DRC ENVIRONMENTAL**  
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WEBSITE: WWW.DRCENVIRO.COM.AU  
PHONE: 0402 455 638

LEGEND:



Scale in Metres

TITLE:

**Site Location**

PROJECT:

99 Bena Road,  
Korumburra, VIC

CLIENT:

**Intrax**

DATE: 031022

DESIGNED: P.Y

DRAWN: P.Y

SOURCE: Google Maps

JOB NUMBER:

FIGURE:

**1**



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PHONE: 0402 455 638


LEGEND:

 Site Boundary

 Creek

 Site Features



  
Scale in Metres

TITLE:

**Site Features**

PROJECT:

**99 Bena Road,  
Korumburra**

CLIENT:

**Intrax**

DATE: **290922**

DESIGNED: **P.Y**

DRAWN: **P.Y**

SOURCE: **Nearmap**

JOB NUMBER:

FIGURE:

**3**



# PLATES



*Plate 1: Southwest side of the site with scattered trees*



*Plate 2: Southwest side of the site with trees and organic debris such as branches, leaf litter, dead grass surrounding the tree*





*Plate 3: Creek along the southwest side*



*Plate 4: Concrete Water Tank present towards the north side, sealed off on top with one pipe connected to the water tank that runs into the ground*



*Plate 5: Northeast side of the site, residential dwellings present offsite*



*Plate 6: North side of the site, residential dwellings and new dwellings present offsite*





DRC Environmental  
27.09.2022 12:13  
-38.43638, 145.80821

*Plate 7: Vacant land offsite towards the south side*



DRC Environmental  
27.09.2022 10:07  
-38.43575, 145.80396

*Plate 8: Livestock grazing offsite on the west side*



## APPENDIX A – PROPERTY INFORMATION

## PROPERTY DETAILS

Address: **99 BENA ROAD KORUMBURRA 3950**  
 Lot and Plan Number: **Lot 1 PS321371**  
 Standard Parcel Identifier (SPI): **1\PS321371**  
 Local Government Area (Council): **SOUTH GIPPSLAND**  
 Council Property Number: **194821**  
 Directory Reference: **Vicroads 96 E8**

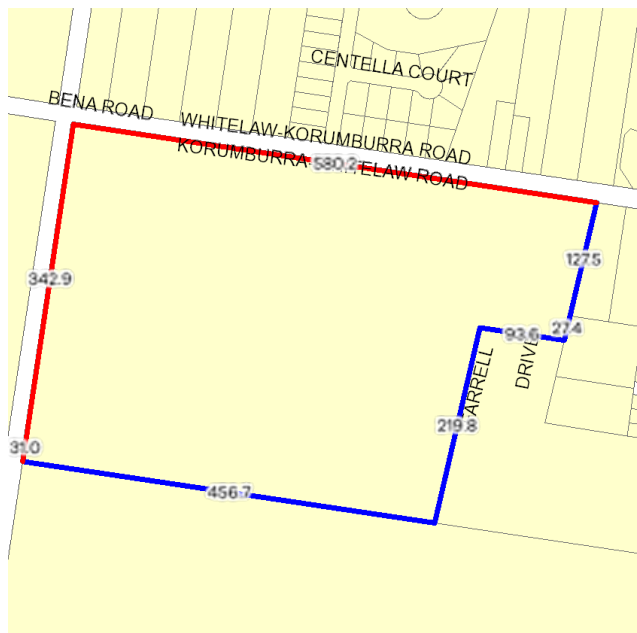
[www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

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

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

## SITE DIMENSIONS

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



**Area:** 190712 sq. m (19.07 ha)

**Perimeter:** 1879 m

For this property:

- Site boundaries
- Road frontages

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

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

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

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **South Gippsland Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GIPPSLAND SOUTH**

## PLANNING INFORMATION

**Planning Zone** [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)  
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)  
**Planning Overlay** [DEVELOPMENT PLAN OVERLAY \(DPO\)](#)  
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 6 \(DPO6\)](#)

Planning scheme data last updated on 20 September 2022.

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

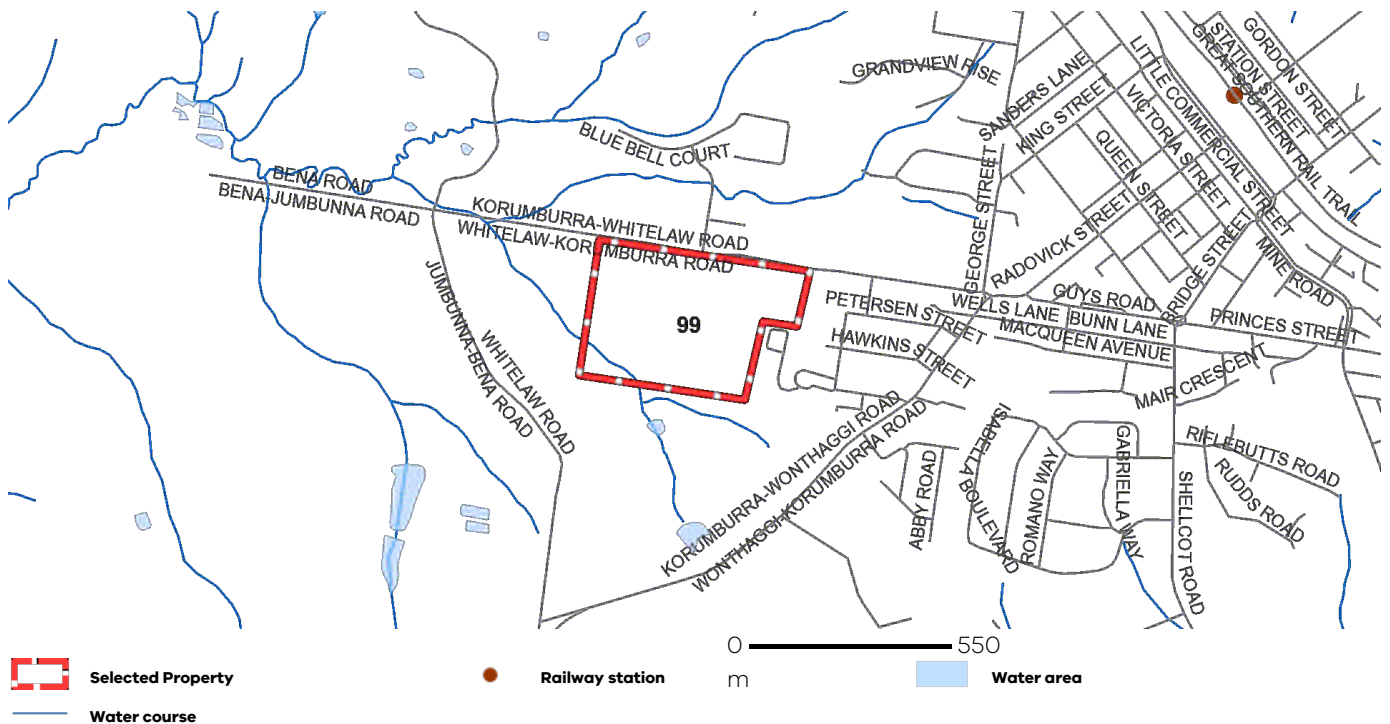
This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates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

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

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

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

## Area Map





From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 28 September 2022 09:49 AM

## PROPERTY DETAILS

Address: **99 BENA ROAD KORUMBURRA 3950**  
 Lot and Plan Number: **Lot 1 PS321371**  
 Standard Parcel Identifier (SPI): **1\PS321371**  
 Local Government Area (Council): **SOUTH GIPPSLAND**  
 Council Property Number: **194821**  
 Planning Scheme: **South Gippsland**  
 Directory Reference: **Vicroads 96 E8**

[www.southgippsland.vic.gov.au](http://www.southgippsland.vic.gov.au)

[Planning Scheme - South Gippsland](#)

## UTILITIES

Rural Water Corporation: **Southern Rural Water**  
 Urban Water Corporation: **South Gippsland Water**  
 Melbourne Water: **Outside drainage boundary**  
 Power Distributor: **AUSNET**

## STATE ELECTORATES

Legislative Council: **EASTERN VICTORIA**  
 Legislative Assembly: **GIPPSLAND SOUTH**

## OTHER

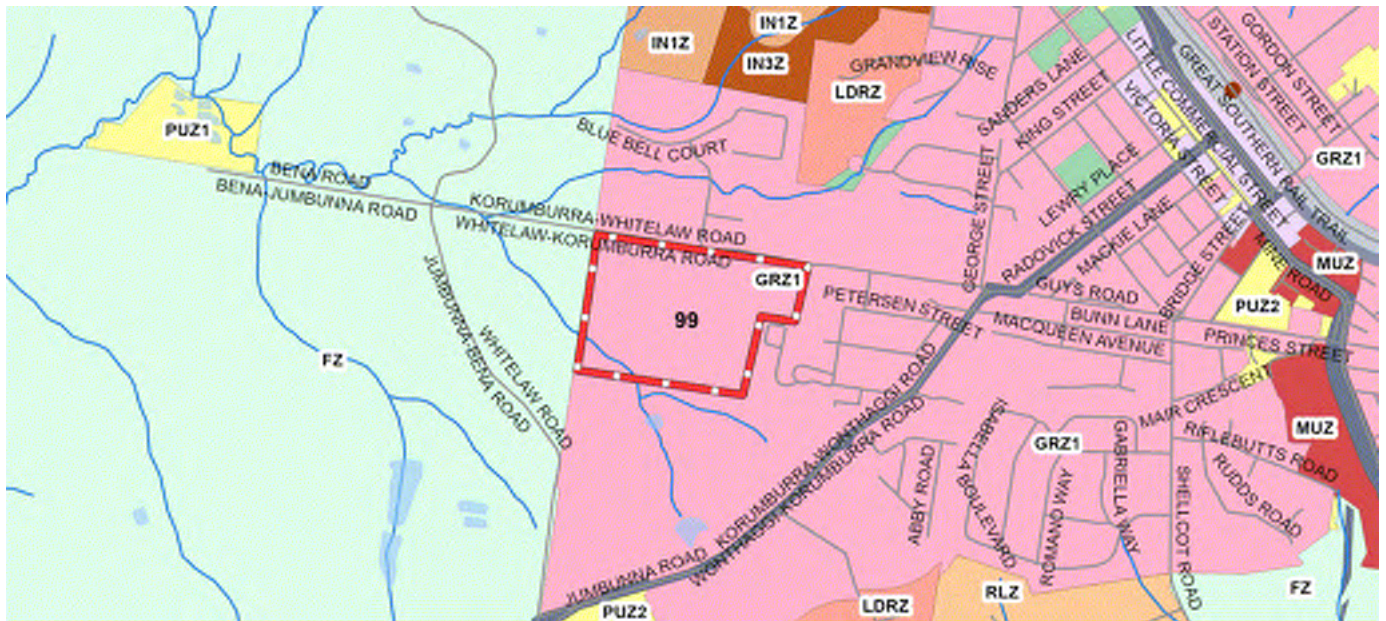
Registered Aboriginal Party: **Bunurong Land Council Aboriginal Corporation**

[View location in VicPlan](#)

## Planning Zones

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

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



0 ————— 550 m

	<b>C1Z - Commercial 1</b>		<b>FZ - Farming</b>		<b>GRZ - General Residential</b>
	<b>IN1Z - Industrial 1</b>		<b>IN3Z - Industrial 3</b>		<b>LDRZ - Low Density Residential</b>
	<b>MUZ - Mixed Use</b>		<b>PPRZ - Public Park and Recreation</b>		<b>PUZ1 - Public Use-Service and Utility</b>
	<b>PUZ2 - Public Use-Education</b>		<b>PUZ3 - Public Use-Health &amp; Community</b>		<b>PUZ6 - Public Use-Local Government</b>
	<b>RLZ - Rural Living</b>		<b>TRZ1 - State Transport Infrastructure</b>		<b>TRZ2 - Principal Road Network</b>
	<b>TRZ3 - Significant Municipal Road</b>		<b>Railway station</b>		<b>Water area</b>
	<b>Water course</b>				

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

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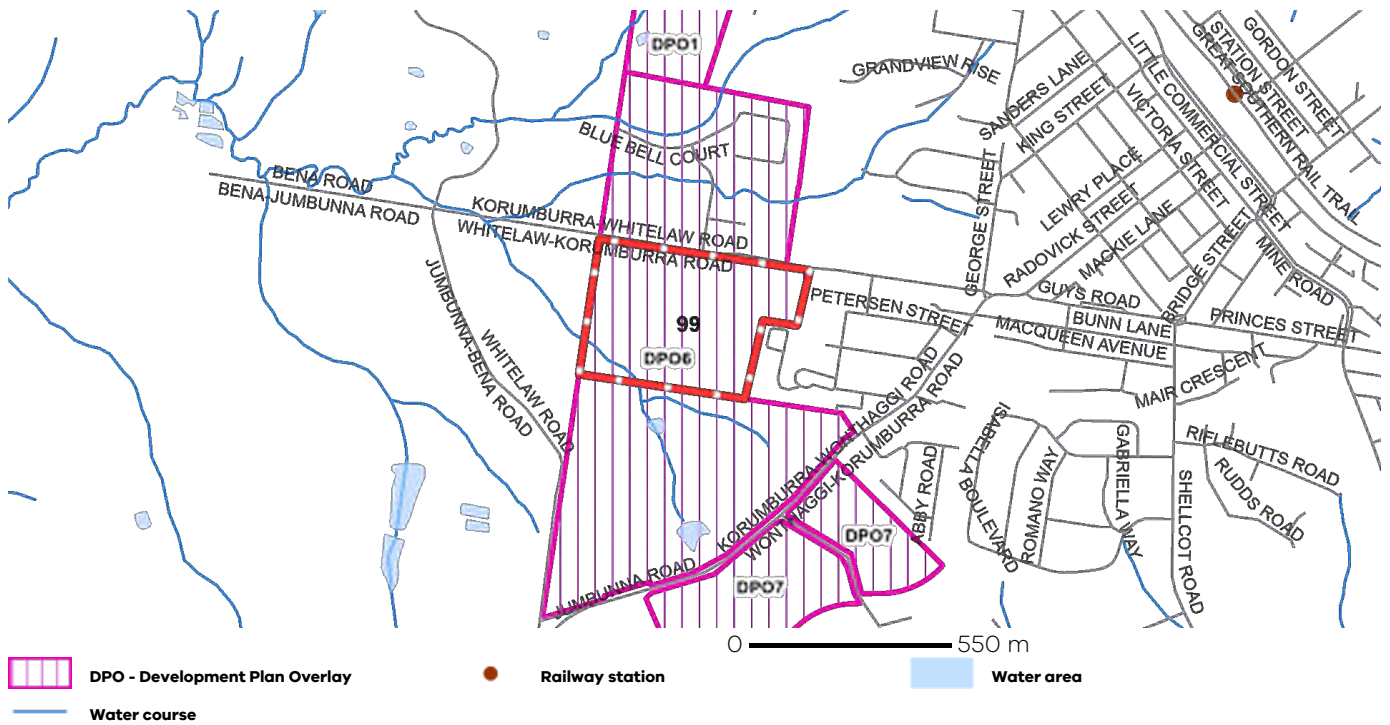
Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

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

## Planning Overlays

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[DEVELOPMENT PLAN OVERLAY - SCHEDULE 6 \(DPO6\)](#)



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

## OTHER OVERLAYS

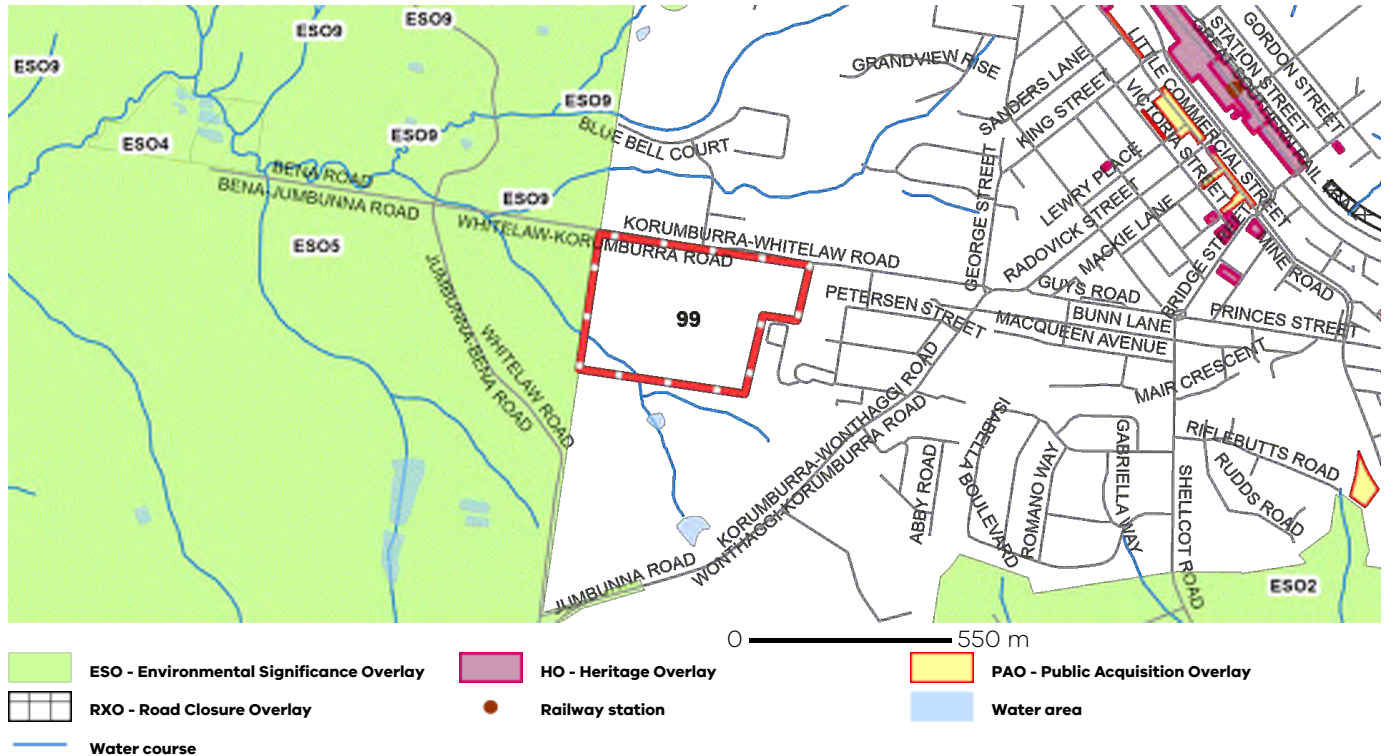
Other overlays in the vicinity not directly affecting this land

[ENVIRONMENTAL SIGNIFICANCE OVERLAY \(ESO\)](#)

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

[PUBLIC ACQUISITION OVERLAY \(PAO\)](#)

[ROAD CLOSURE OVERLAY \(RXO\)](#)



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

## Further Planning Information

Planning scheme data last updated on 20 September 2022.

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

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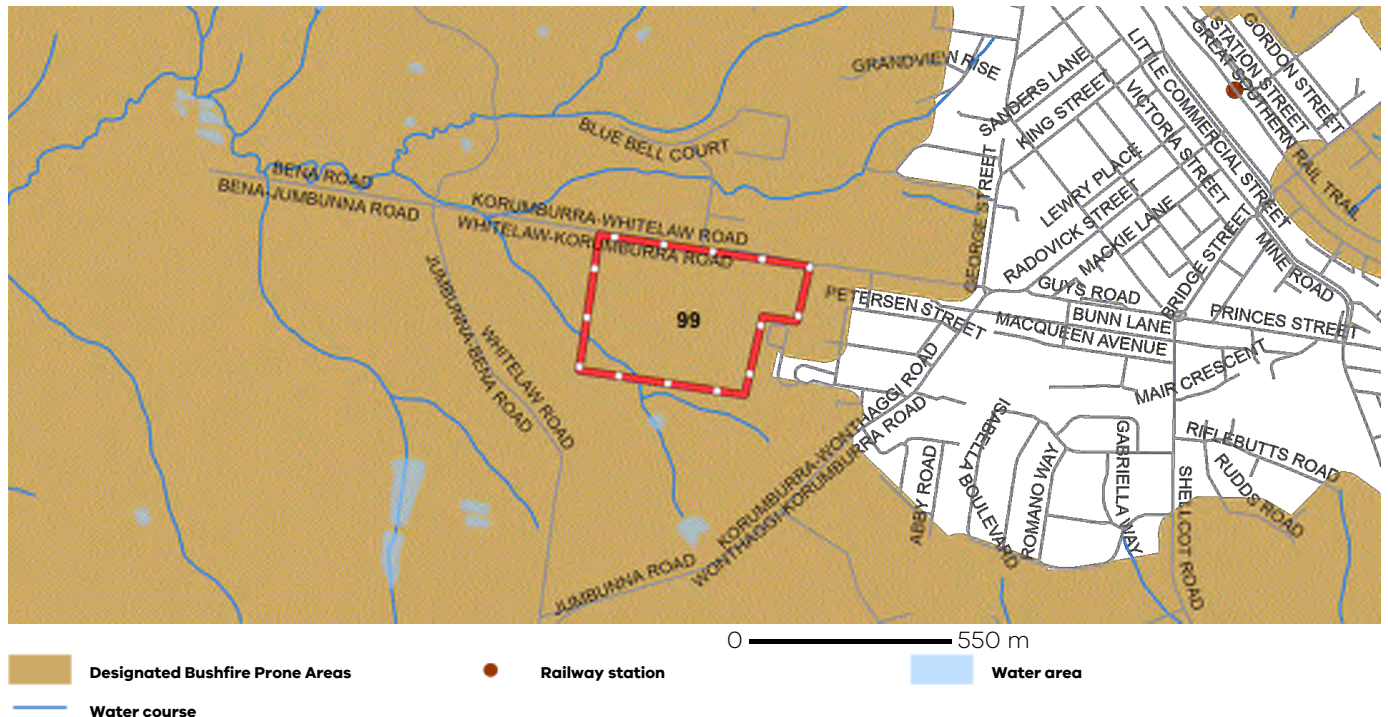


## Designated Bushfire Prone Areas

**This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

## Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

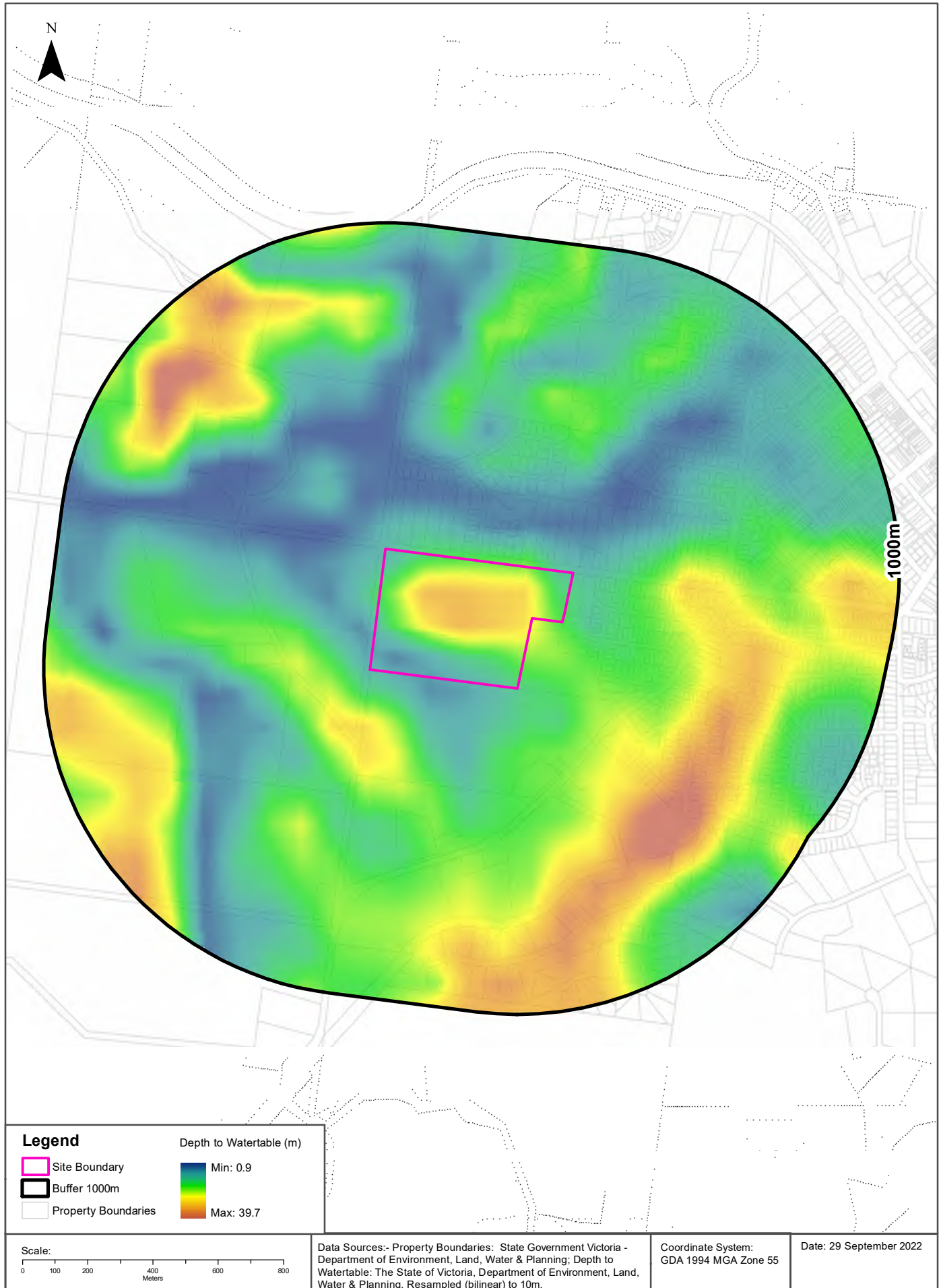




## APPENDIX B – ENVIRONMENTAL BACKGROUND

# Depth to Watertable

99 Bena Road, Korumburra, VIC 3950



# Hydrogeology & Groundwater

99 Bena Road, Korumburra, VIC 3950

## Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia: Commonwealth of Australia (Geoscience Australia)  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Groundwater Salinity

On-site Groundwater Salinity:

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

## Depth to Watertable

On-site Depth to Watertable:

Depth to Watertable	Percent Of Site Area
10 to 20 metres	44
20 to 50 metres	41
5 to 10 metres	9
Less than 5 metres	6

## Surface Elevation

Approximate on-site Surface Elevation:

Surface Elevation
165 AHDm to 201 AHDm

## Basement Elevation

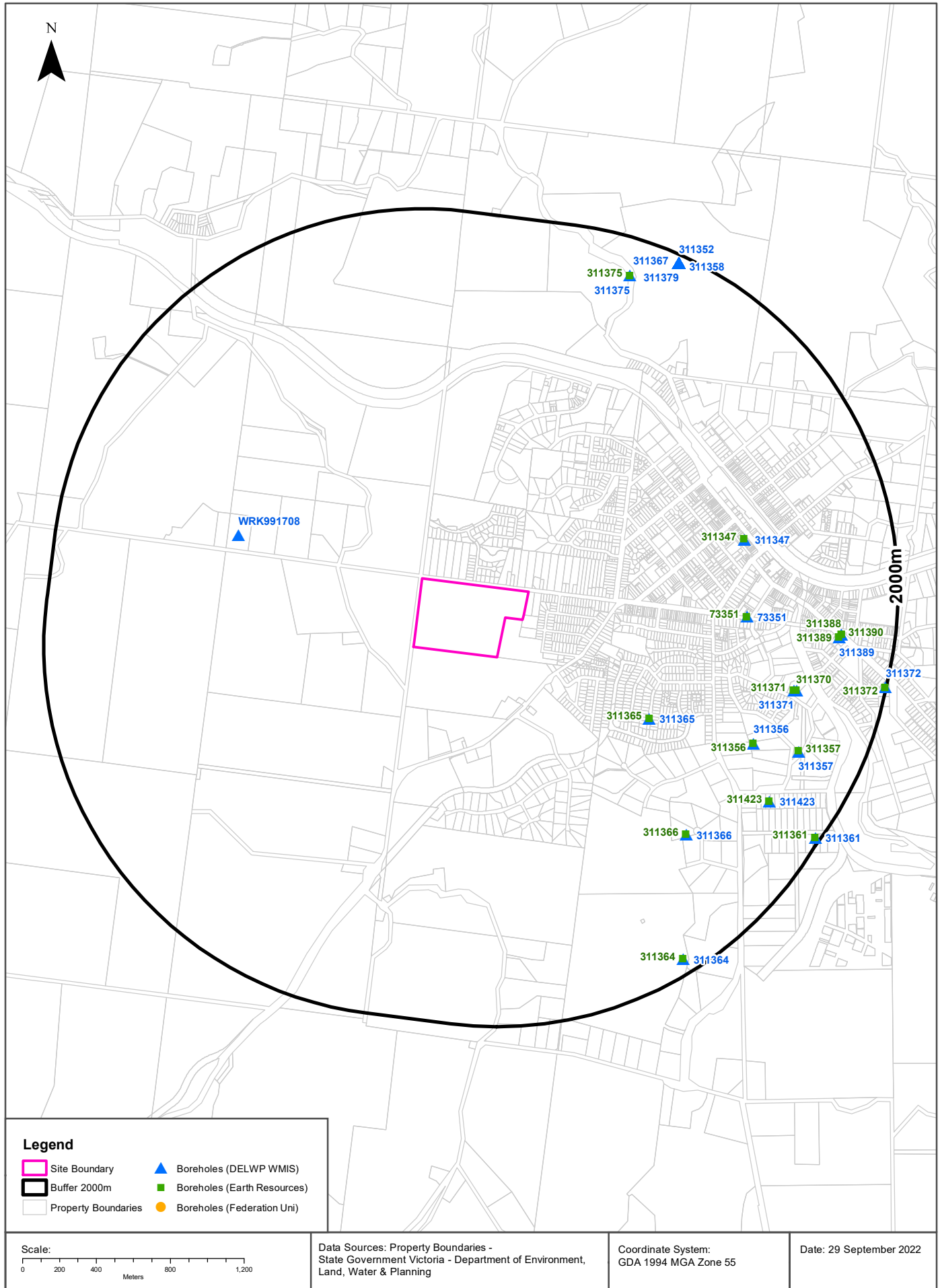
Approximate on-site Basement Elevation:

Basement Elevation - Basement Rocks comprise Lower Palaeozoic basement rocks that form the highlands and the crystalline basement; and Mesozoic rocks of the Otway and Gippsland basins both outcropping and subsurface
165 AHDm to 201 AHDm

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

99 Bena Road, Korumburra, VIC 3950



# Groundwater Boreholes

99 Bena Road, Korumburra, VIC 3950

## Boreholes (DELWP WMIS)

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

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
311365	Non Groundwater					31/12/1908	870m	South East
WRK991708	Groundwater Investigation	0.00m-3.00m clay 3.00m-6.00m weathered siltstone greysih brown	0.00m-3.00m INNER LINING - CASING = Pvc 3.00m-6.00m INNER LINING - SCREEN = Pvc 0.00m-0.30m OUTER LINING - GRAVEL = Cement 0.30m-1.50m OUTER LINING - GRAVEL = Bentonite 1.50m-2.50m OUTER LINING - GRAVEL = Bentonite 2.50m-6.00m OUTER LINING - GRAVEL = Gravel			09/06/2009	1021 m	West
73351	Domestic, Stock					31/12/1919	1190 m	East
311347	Non Groundwater					31/12/1908	1202 m	East
311366	Non Groundwater					31/12/1908	1403 m	South East
311356	Non Groundwater					31/12/1908	1418 m	South East
311371	Non Groundwater					31/12/1908	1518 m	East
311370	Non Groundwater					31/12/1908	1530 m	East
311357	Non Groundwater					31/12/1908	1654 m	East
311423	Non Groundwater					31/12/1919	1659 m	South East
311389	Non Groundwater					31/12/1908	1700 m	East
311388	Non Groundwater					31/12/1908	1710 m	East
311390	Non Groundwater					31/12/1908	1710 m	East
311375	Non Groundwater					31/12/1908	1797 m	North East
311364	Non Groundwater					31/12/1908	1920 m	South East
311352	Non Groundwater					31/12/1908	1956 m	North East
311358	Non Groundwater					31/12/1908	1956 m	North East
311367	Non Groundwater					31/12/1908	1956 m	North East
311369	Non Groundwater					31/12/1908	1956 m	North East
311376	Non Groundwater					31/12/1908	1956 m	North East
311377	Non Groundwater					31/12/1908	1956 m	North East
311378	Non Groundwater					31/12/1908	1956 m	North East
311379	Non Groundwater					31/12/1908	1956 m	North East
311380	Non Groundwater					31/12/1908	1956 m	North East

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
311384	Non Groundwater					31/12/1908	1956 m	North East
311386	Non Groundwater					31/12/1908	1956 m	North East
311387	Non Groundwater					31/12/1908	1956 m	North East
311394	Non Groundwater					31/12/1914	1956 m	North East
311399	Non Groundwater					31/12/1915	1956 m	North East
311400	Non Groundwater					31/12/1915	1956 m	North East
311401	Non Groundwater					31/12/1918	1956 m	North East
311402	Non Groundwater					31/12/1918	1956 m	North East
311403	Non Groundwater					31/12/1918	1956 m	North East
311404	Non Groundwater					31/12/1918	1956 m	North East
311405	Non Groundwater					31/12/1918	1956 m	North East
311406	Non Groundwater					31/12/1918	1956 m	North East
311407	Non Groundwater					31/12/1918	1956 m	North East
311408	Non Groundwater					31/12/1918	1956 m	North East
311409	Non Groundwater					31/12/1918	1956 m	North East
311410	Non Groundwater					31/12/1918	1956 m	North East
311411	Non Groundwater					31/12/1918	1956 m	North East
311412	Non Groundwater					31/12/1918	1956 m	North East
311413	Non Groundwater					31/12/1918	1956 m	North East
311414	Non Groundwater					31/12/1918	1956 m	North East
311415	Non Groundwater					31/12/1918	1956 m	North East
311417	Non Groundwater					31/12/1919	1956 m	North East
311418	Non Groundwater					31/12/1919	1956 m	North East
311421	Non Groundwater					31/12/1919	1956 m	North East
311428	Non Groundwater					31/12/1919	1956 m	North East
311429	Non Groundwater					31/12/1919	1956 m	North East
311430	Non Groundwater					31/12/1919	1956 m	North East
311432	Non Groundwater					31/12/1923	1956 m	North East
311433	Non Groundwater					31/12/1923	1956 m	North East
311434	Non Groundwater					31/12/1923	1956 m	North East
311435	Non Groundwater					31/12/1925	1956 m	North East
311436	Non Groundwater					31/12/1925	1956 m	North East
311437	Non Groundwater					31/12/1925	1956 m	North East
311438	Non Groundwater					31/12/1925	1956 m	North East

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
311439	Non Groundwater					31/12/1925	1956 m	North East
311440	Non Groundwater					31/12/1925	1956 m	North East
311441	Non Groundwater					31/12/1925	1956 m	North East
311442	Non Groundwater					31/12/1927	1956 m	North East
311443	Non Groundwater					31/12/1928	1956 m	North East
311444	Non Groundwater					31/12/1928	1956 m	North East
311445	Non Groundwater					31/12/1928	1956 m	North East
311447	Non Groundwater					31/12/1941	1956 m	North East
311448	Non Groundwater					31/12/1941	1956 m	North East
311449	Non Groundwater					31/12/1942	1956 m	North East
311450	Non Groundwater					31/12/1943	1956 m	North East
311451	Non Groundwater					31/12/1943	1956 m	North East
311452	Non Groundwater					31/12/1943	1956 m	North East
311453	Non Groundwater					31/12/1943	1956 m	North East
311454	Non Groundwater					31/12/1947	1956 m	North East
311455	Non Groundwater					31/12/1943	1956 m	North East
311456	Non Groundwater					31/12/1943	1956 m	North East
311457	Non Groundwater					31/12/1943	1956 m	North East
311458	Non Groundwater					31/12/1944	1956 m	North East
311459	Non Groundwater					31/12/1944	1956 m	North East
311460	Non Groundwater					31/12/1944	1956 m	North East
311461	Non Groundwater					31/12/1944	1956 m	North East
311462	Non Groundwater					31/12/1944	1956 m	North East
311463	Non Groundwater					31/12/1944	1956 m	North East
311464	Non Groundwater					31/12/1944	1956 m	North East
311465	Non Groundwater					31/12/1944	1956 m	North East
311466	Non Groundwater					31/12/1944	1956 m	North East
311467	Non Groundwater					31/12/1944	1956 m	North East
311468	Non Groundwater					31/12/1945	1956 m	North East
311471	Non Groundwater					31/12/1945	1956 m	North East
311473	Non Groundwater					31/12/1946	1956 m	North East
311474	Non Groundwater					31/12/1946	1956 m	North East
311475	Non Groundwater					31/12/1946	1956 m	North East
311476	Non Groundwater					31/12/1946	1956 m	North East

Bore Id	Use Type	Drillers Log	Construction	Latest Water Levels	Geology	Completed Date	Dist (m)	Dir
311477	Non Groundwater					31/12/1946	1956 m	North East
311478	Non Groundwater					31/12/1946	1956 m	North East
311479	Non Groundwater					31/12/1947	1956 m	North East
311483	Non Groundwater					31/12/1948	1956 m	North East
311485	Non Groundwater					31/12/1948	1956 m	North East
311486	Non Groundwater					31/12/1948	1956 m	North East
311487	Non Groundwater					31/12/1948	1956 m	North East
311488	Non Groundwater					31/12/1949	1956 m	North East
311489	Non Groundwater					31/12/1949	1956 m	North East
311490	Non Groundwater					31/12/1949	1956 m	North East
311491	Non Groundwater					31/12/1949	1956 m	North East
311492	Non Groundwater					31/12/1950	1956 m	North East
311493	Non Groundwater					31/12/1950	1956 m	North East
311494	Non Groundwater					31/12/1951	1956 m	North East
311495	Non Groundwater					31/12/1951	1956 m	North East
311496	Non Groundwater					31/12/1951	1956 m	North East
311497	Non Groundwater					31/12/1957	1956 m	North East
311498	Non Groundwater					31/12/1957	1956 m	North East
311499	Non Groundwater					31/12/1958	1956 m	North East
311500	Non Groundwater					31/12/1958	1956 m	North East
311501	Non Groundwater					31/12/1958	1956 m	North East
311502	Non Groundwater					31/12/1958	1956 m	North East
311503	Non Groundwater					31/12/1958	1956 m	North East
311361	Non Groundwater					31/12/1908	1975 m	South East
311372	Non Groundwater					31/12/1908	1997 m	East

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

99 Bena Road, Korumburra, VIC 3950

## Boreholes (Earth Resources Database)

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

Bore Id	Bore Type	Company	Usage	Method	Status	Drill Date	Depth	Elevation	Accuracy (m)	Dist (m)	Dir
311365		Department of Manufacturing & Industry Development		Diamond core		02/12/1893	406.81	229.36	100	869m	South East
73351		Department of Manufacturing & Industry Development				31/12/1919	239.27	222.47	300	1188 m	East
311347		Department of Manufacturing & Industry Development		Diamond core		14/12/1889	394.11	232.68	100	1200 m	East
311366		Department of Manufacturing & Industry Development		Diamond core		25/04/1894	324.31	227.53	100	1402 m	South East
311356		Department of Manufacturing & Industry Development		Diamond core		31/12/1892	307.85	224.39	100	1416 m	South East
311371		Department of Manufacturing & Industry Development		Diamond core		30/05/1896	132.77	221.68	100	1516 m	East
311370		Department of Manufacturing & Industry Development		Diamond core		29/04/1896	115.04	208.39	100	1529 m	East
311357		Department of Manufacturing & Industry Development		Diamond core		31/12/1892	301.75	199.82	100	1652 m	East
311423		Department of Manufacturing & Industry Development				31/12/1919	177.09	193.85	300	1658 m	South East
311389		Department of Manufacturing & Industry Development	Coal Exploration	Rotary (diamond/drag bit)		23/08/1904	113.77	220.20	300	1698 m	East
311388		Department of Manufacturing & Industry Development	Coal Exploration	Rotary (diamond/drag bit)		05/07/1904	126.34	211.39	300	1708 m	East
311390		Department of Manufacturing & Industry Development	Coal Exploration	Rotary (diamond/drag bit)		13/10/1904	119.66	231.67	300	1708 m	East
311375		Department of Manufacturing & Industry Development				31/12/1908	370.03	230.42	300	1797 m	North East
311364		Department of Manufacturing & Industry Development		Diamond core		29/06/1893	381.31	250.27	100	1919 m	South East
311361		Department of Manufacturing & Industry Development		Diamond core		24/01/1894	286.44	212.47	100	1973 m	South East

Bore Id	Bore Type	Company	Usage	Method	Status	Drill Date	Depth	Elevation	Accuracy (m)	Dist (m)	Dir
311372		Department of Manufacturing & Industry Development		Diamond core		27/07/1896	198.43	220.12	100	1995 m	East

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

## Boreholes (Federation University)

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

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

Boreholes FedUni Data Source: © Federation University Australia

## Historical Mining Activity - Shafts

99 Bena Road, Korumburra, VIC 3950

### Historical Mining Activity - Shafts

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

Historical Mine Shafts within the dataset buffer:

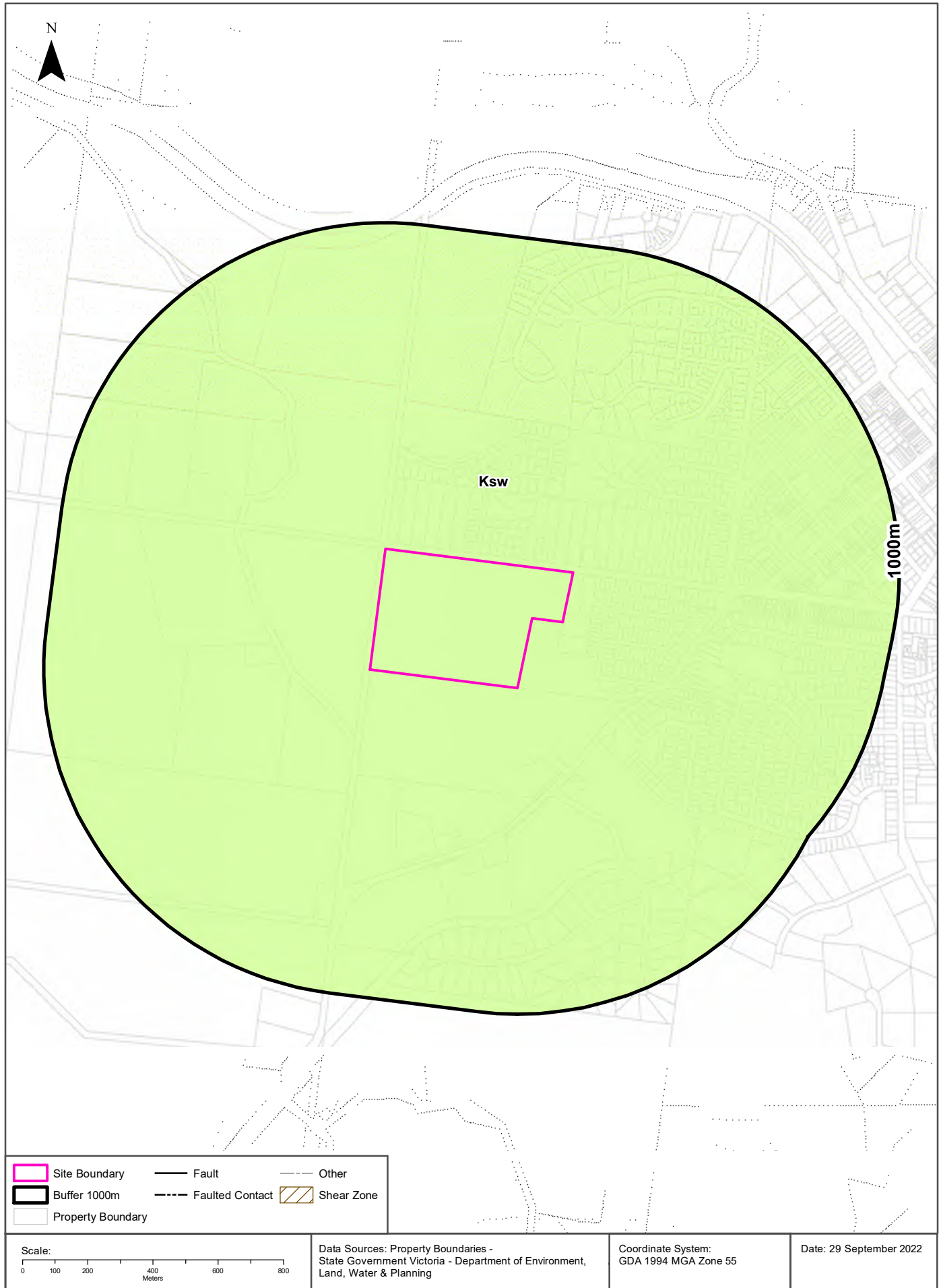
Map Id	Name	Source	Depth (m)	Collar (ft)	Fill/Cap Method	Location Desc	Location Accuracy	Distance	Direction
N/A	No records in buffer								

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

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# Geology

99 Bena Road, Korumburra, VIC 3950



# Geology

99 Bena Road, Korumburra, VIC 3950

## Geological Units 1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Name	Description	Geological Age	Lithology	Distance	Direction
Ksw	Wonthaggi Formation( Ksw): generic	Lithic volcanoclastic sandstone, arkose, siltstone, minor conglomerate and coal; fluvial	Early Cretaceous to Early Cretaceous	sandstone (major proportion); siltstone (minor proportion); conglomerate (minor proportion); coal (minor proportion)	0m	On-site

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

99 Bena Road, Korumburra, VIC 3950

## Geological Structures 1:250,000

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

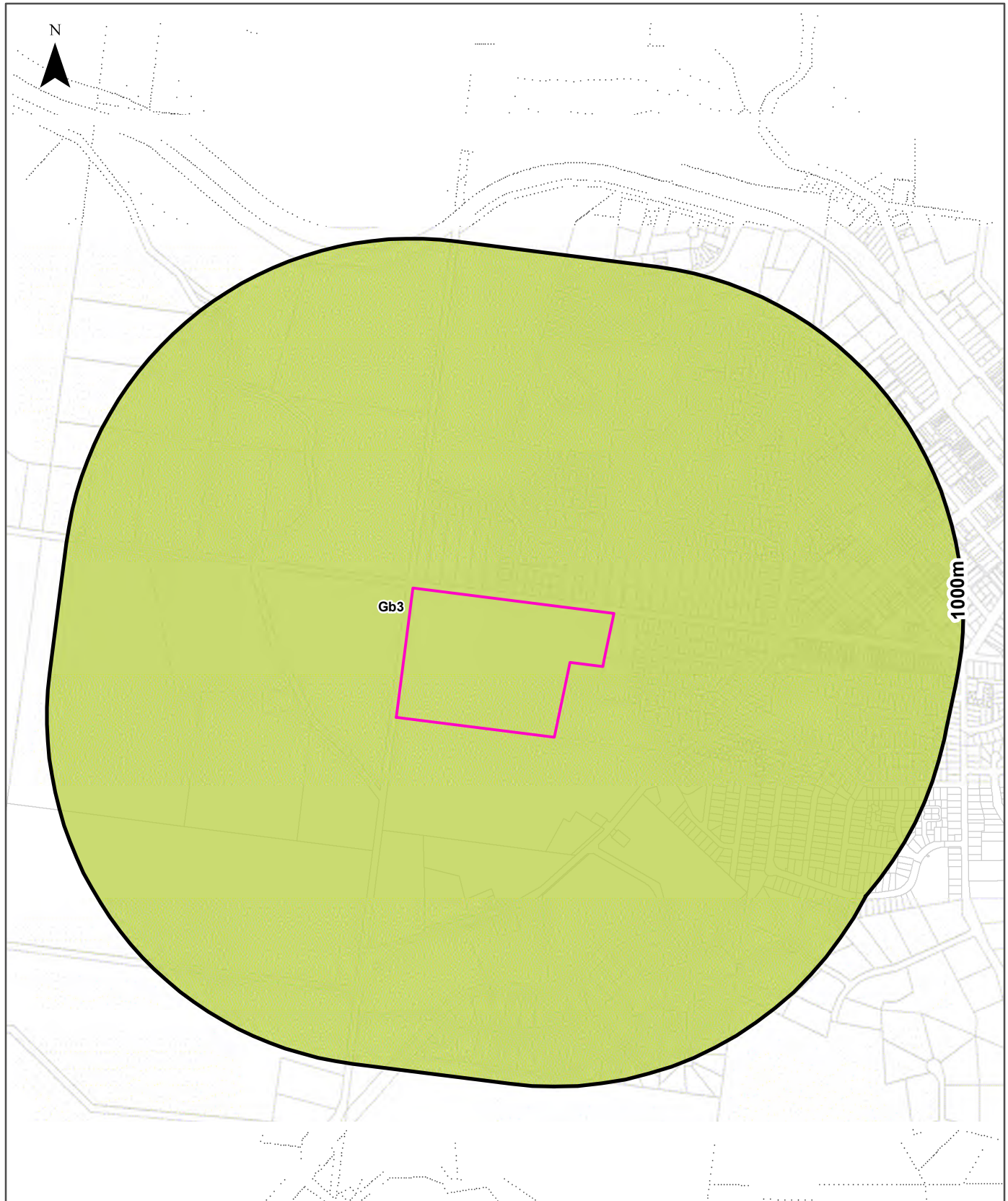
Map Id	Type	Name	Contact	Positional Accuracy	Distance	Direction
N/A	No records in buffer					

What are the Shear Zones within the dataset buffer?

Map Id	Type	Name	Description	Positional Accuracy	Distance	Direction
N/A	No records in buffer					

Geology Data Custodian: State Government Victoria - Dept of Economic Development, Jobs, Transport & Resources  
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<b>Legend</b>		<b>Australian Soil Classification Orders</b>					
Site Boundary	Anthroposol	Dermosol	Kandosol	Podosol	Tenosol	No Data	
Buffer 1000m	Calcarosol	Ferrosol	Kurosol	Rudosol	Vertosol		
Property Boundary	Chromosol	Hydrosol	Organosol	Sodosol	Lake		
Scale: 0 100 200 400 600 800 Meters		Data Sources: Property Boundaries - State Government Victoria - Department of Environment, Land, Water & Planning		Coordinate System: GDA 1994 MGA Zone 55		Date: 29 September 2022	

# Soils

99 Bena Road, Korumburra, VIC 3950

## Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Gb3	Dermosol	Hilly with some steep slopes: hill slopes of deep, porous, loamy soils (Um6.14) in association with shallow loam soils (Um4.1) and small areas of friable, porous earths (Gn4.3 and Gn4.5), particularly in the eastern portion of the unit, and hard acidic yellow mottled soils (Dy3.21), particularly in the western portion of the unit; minor areas of red, friable, porous earths (Gn4.1) on some hill tops; small incised stream valleys of undescribed soils.	0m	On-site

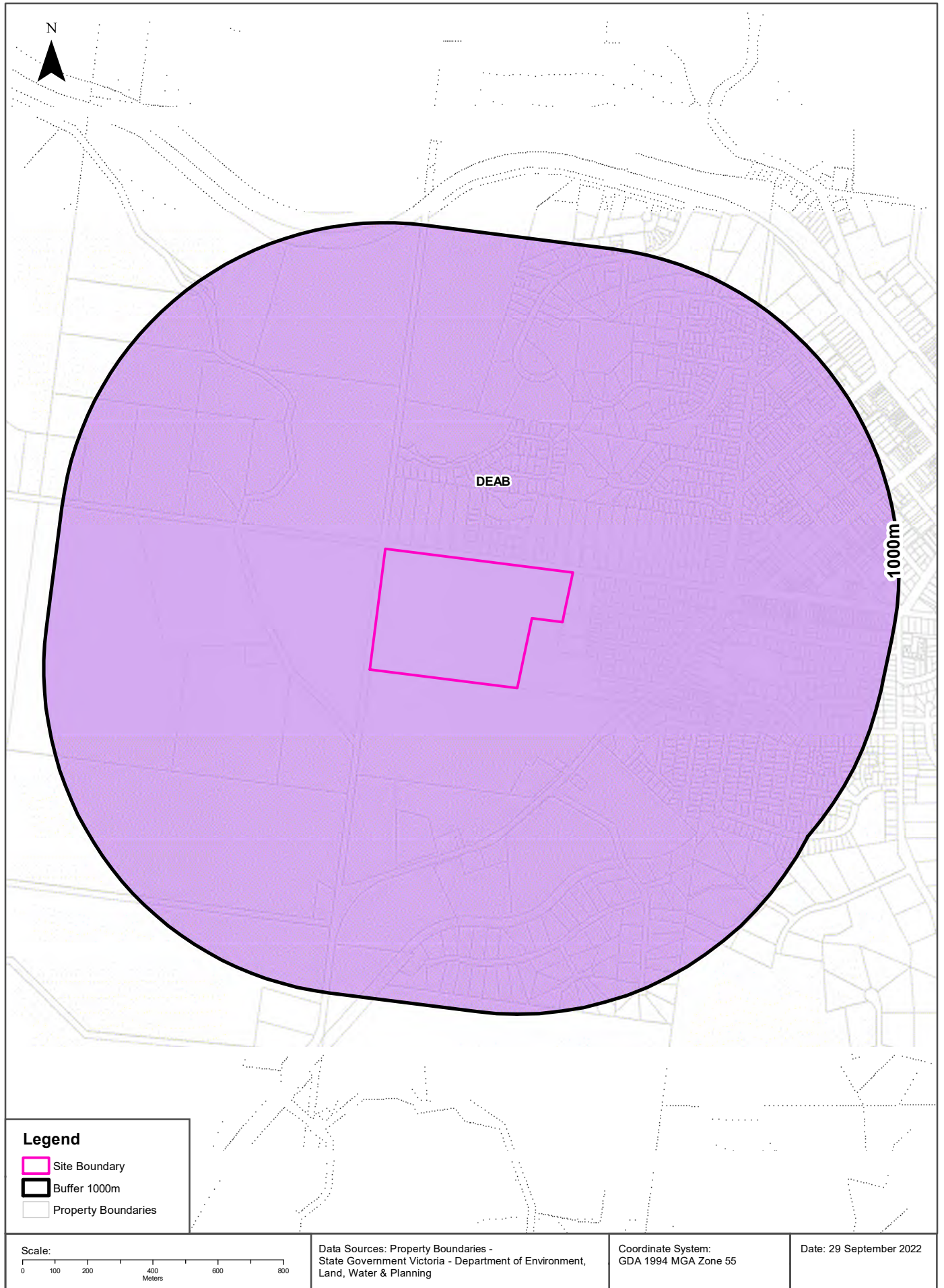
Atlas of Australian Soils Data Source: CSIRO

Creative Commons 4.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/au/deed.en>



# Victorian Soil Type Mapping

99 Bena Road, Korumburra, VIC 3950



## Soils

99 Bena Road, Korumburra, VIC 3950

### Victorian Soil Type Mapping

Victorian Soil Types within the dataset buffer:

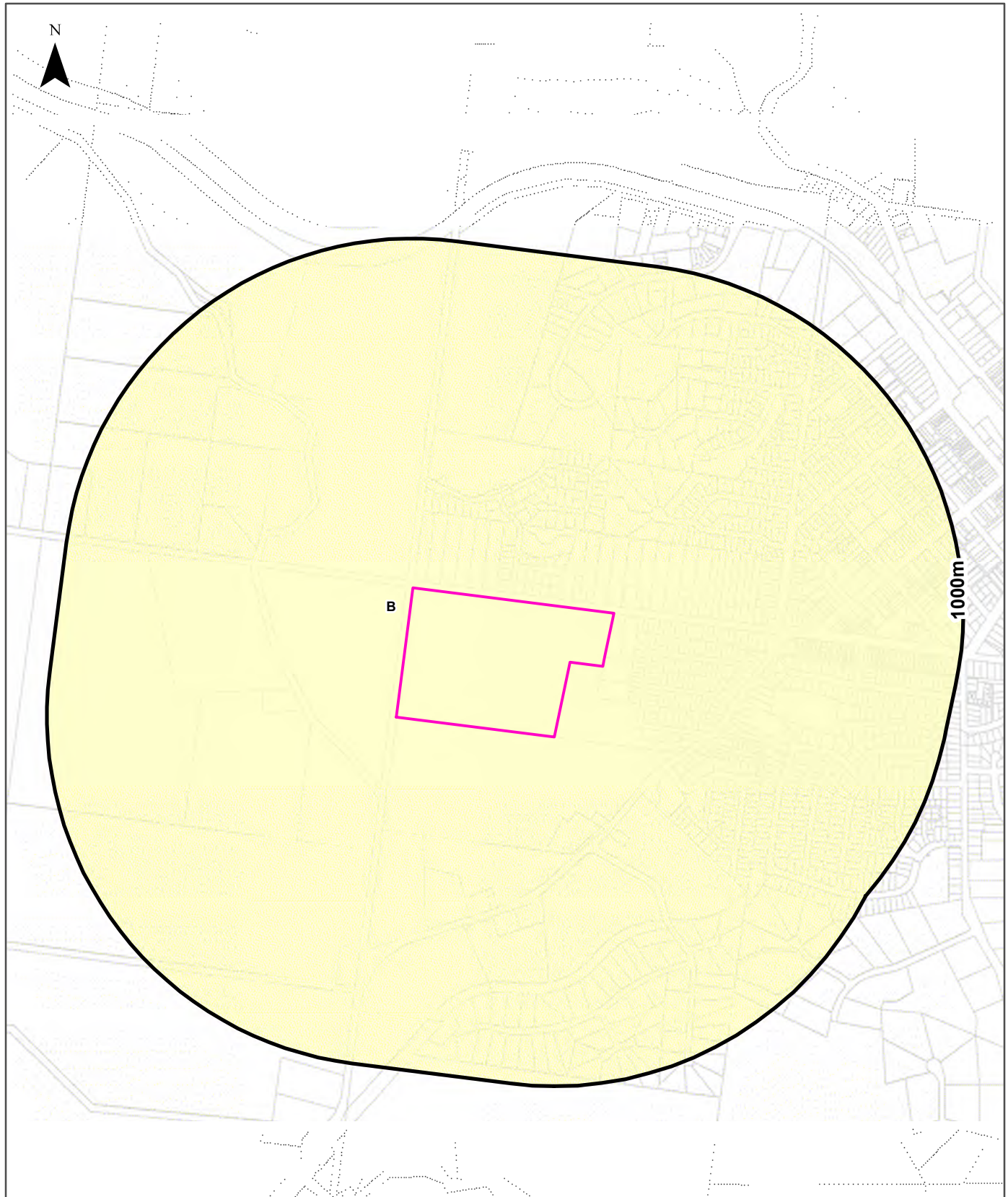
Symbol	Description	Distance	Direction
DEAB	Brown Dermosols	0m	On-site

Victorian Soil Type Mapping Data Source: Department of Economic Development, Jobs, Transport and Resources  
Creative Commons Attribution 4.0 International © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/>



# Atlas of Australian Acid Sulfate Soils

99 Bena Road, Korumburra, VIC 3950



<b>Legend</b>			
Site Boundary	<b>Probability of occurrence of Acid Sulfate Soils</b>		
Buffer 1000m	A. High (>70%)	C. Extremely Low (1-5%)	No Data
Property Boundary	B. Low (6-70%)	D. No Chance (0%)	
<b>Scale:</b> 0 100 200 400 600 800 Meters		Data Sources: Property Boundaries & Topographic Data: State of Victoria - Department of Environment and Primary Industries	Coordinate System: GDA 1994 MGA Zone 55
			Date: 29 September 2022

## Acid Sulfate Soils

99 Bena Road, Korumburra, VIC 3950

### Atlas of Australian Acid Sulfate Soils

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

Class	Description	Distance	Direction
B	Low Probability of occurrence. 6-70% chance of occurrence.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Acid Sulfate Soils

99 Bena Road, Korumburra, VIC 3950

## Coastal Acid Sulfate Soils

Coastal Acid Sulfate Soil types within the dataset buffer:

Coastal Acid Sulfate Soil Types	Distance	Direction
No records in buffer		

Coastal Acid Sulfate Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Heritage

99 Bena Road, Korumburra, VIC 3950

### Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

### National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch  
Creative Commons 3.0 © Commonwealth of Australia <https://creativecommons.org/licenses/by/3.0/au/deed.en>

### Victorian Heritage Register

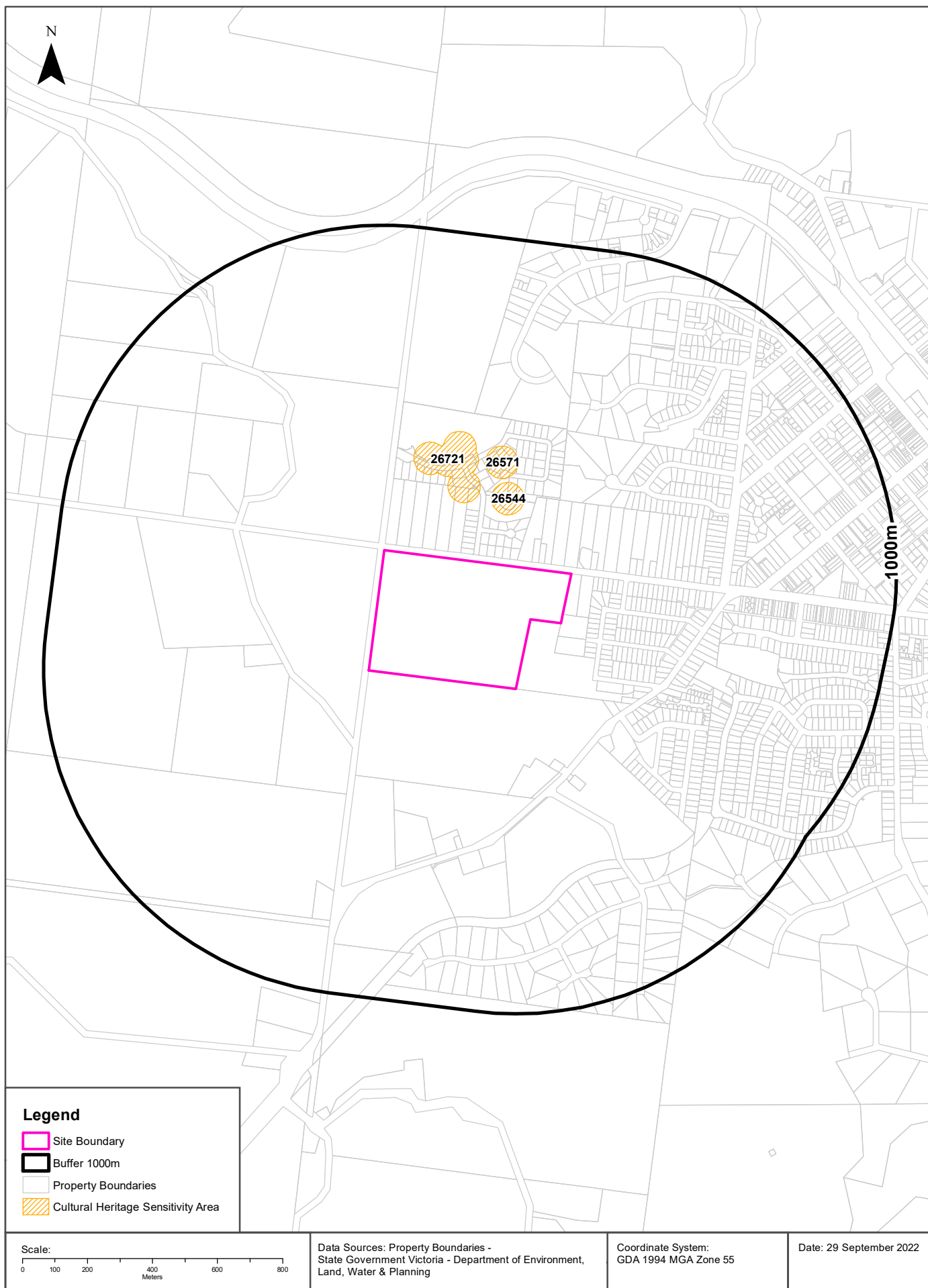
What are the Victorian Heritage Register items located within the dataset buffer?:

VHR Number	Description	Distance	Direction
N/A	No records in buffer		

Victorian Heritage Register Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
Creative Commons Attribution 4.0 International © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/>

# Cultural Heritage Sensitivity

99 Bena Road, Korumburra, VIC 3950



## Heritage

99 Bena Road, Korumburra, VIC 3950

### Cultural Heritage Sensitivity

Areas of Cultural Heritage Sensitivity as specified in Division 3 of Part 2 in the Victorian Aboriginal Heritage Regulations 2018, within the dataset buffer:

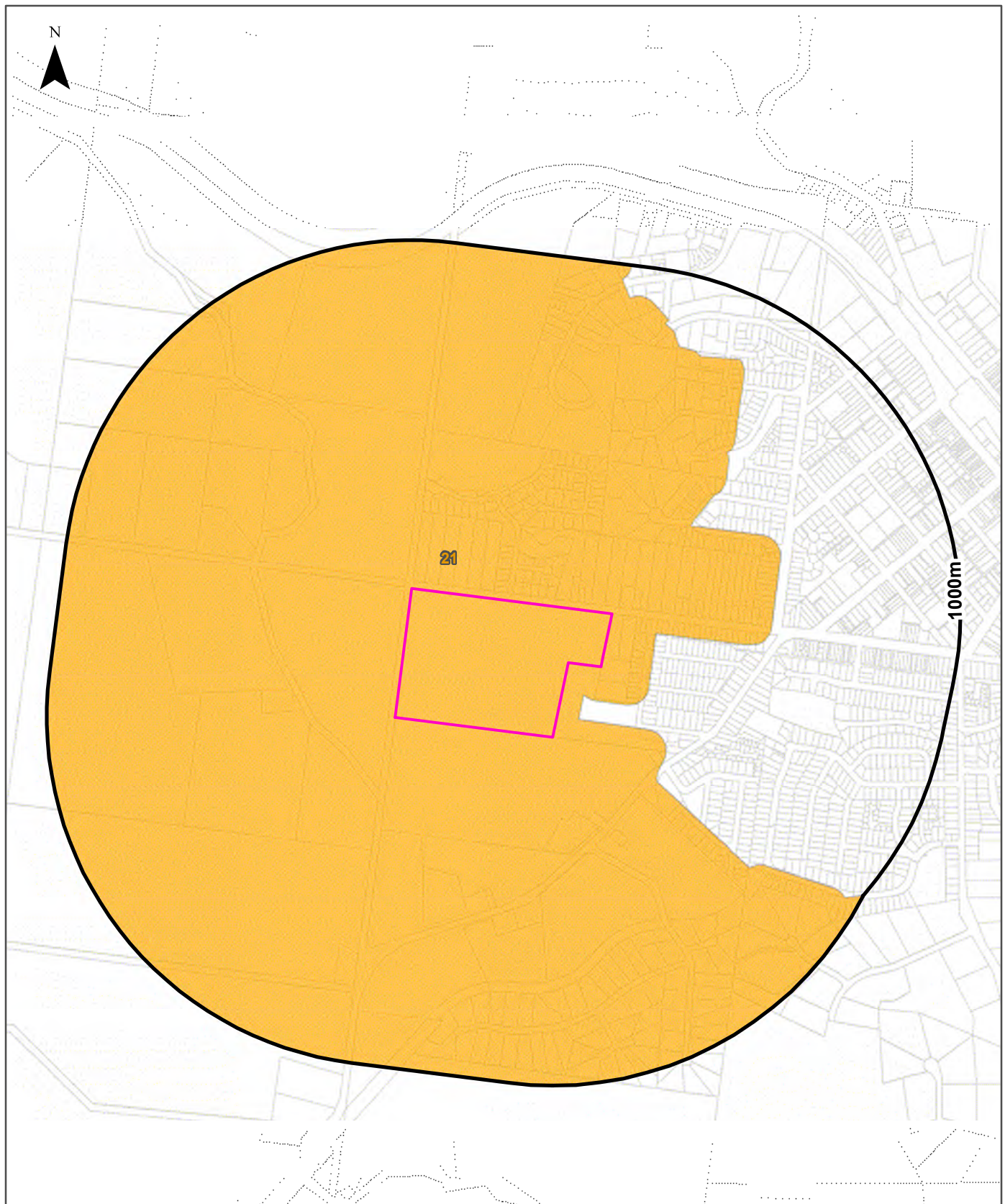
Map Id	Distance	Direction
26544	155m	North
26721	175m	North
26571	264m	North

Cultural Heritage Sensitivity Data Custodian: State Government Victoria - Department of Premier and Cabinet  
Creative Commons Attribution 4.0 International © Commonwealth of Australia <http://creativecommons.org/licenses/by/4.0/>



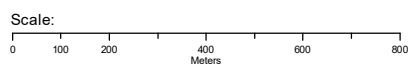
# Natural Hazards

99 Bena Road, Korumburra, VIC 3950



### Legend

Site Boundary	Flood 1 in 100 Year Extent	Sea Level 0cm (2009)	Sea Level 47cm (2070)
Buffer 1000m	Fire History Records	1 in 100 Year Storm Tide (2009)	1 in 100 Year Storm Tide (2070)
Property Boundaries	Designated Bushfire Prone Area	Sea Level 20cm (2040)	Sea Level 82cm (2100)
		1 in 100 Year Storm Tide (2040)	1 in 100 Year Storm Tide (2100)



Data Sources: Property Boundaries - State Government Victoria - Department of Environment, Land, Water & Planning

Coordinate System: GDA 1994 MGA Zone 55

Date: 29 September 2022

## Natural Hazards

99 Bena Road, Korumburra, VIC 3950

### Bushfire Prone Areas

What are the designated bushfire prone areas within the dataset buffer?

Map ID	Feature	Plan No	LGA	Gazetted Date	Distance	Direction
21	Designated Bushfire Prone Area	LEGL./19-222	SOUTH GIPPSLAND	10/09/2019	0m	On-site

Bushfire Prone Area Data Custodian: State Government Victoria - Dept of Transport, Planning & Local Infrastructure  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

### Fire History

What are the fire history records of fires primarily on public land, within the dataset buffer?

Map Id	Fire Type	Fire Key	Season	Fire No	Fire Name	Treatment	Fire Cover	Start Date	Dist (m)	Direction
N/A	No records in buffer									

Fire History Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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### Flood - 1 in 100 year modelled flood extent

What 1 in 100 year flood extent features exist within the dataset buffer?

Feature	Source	Method	Scale	Modified Date	Distance	Direction
N/A	No records in buffer					

Flood Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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## Natural Hazards

99 Bena Road, Korumburra, VIC 3950

### Victorian Coastal Inundation Sea Level Rise

What coastal inundation sea level rise features exist within the dataset buffer?

Description	Distance	Direction
No records in buffer		

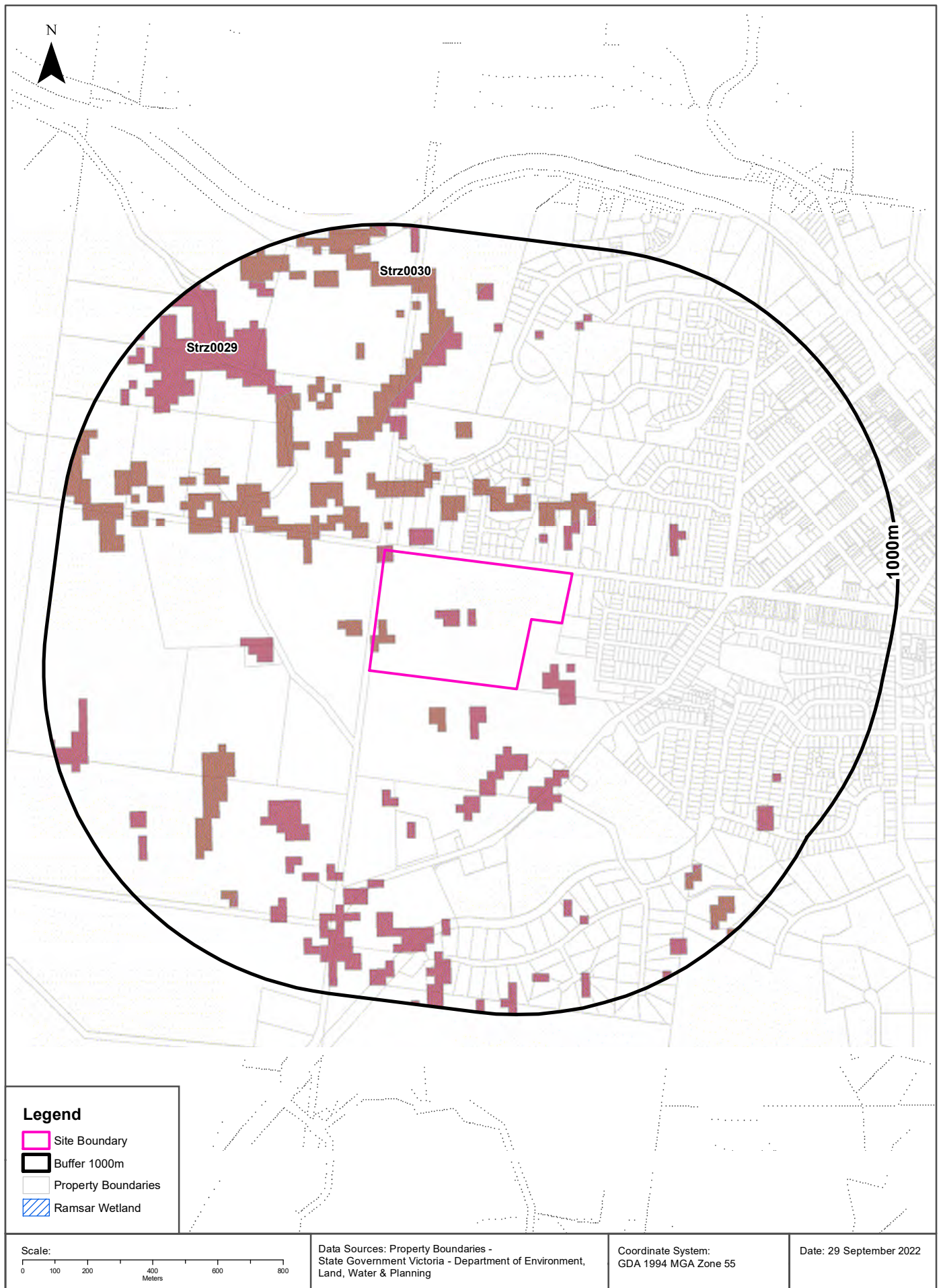
Victorian Coastal Inundation Sea Level Rise Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning

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# Ecological Constraints - Native Vegetation 2005 & Ramsar Wetlands

99 Bena Road, Korumburra, VIC 3950



## Ecological Constraints

99 Bena Road, Korumburra, VIC 3950

### Native Vegetation (Modelled 2005 Ecological Vegetation Classes)

What native vegetation exists within the dataset buffer?

Veg Code	EVC Name	EVCCode	Group	Subgroup	Bioregion	Conservation Status	Geographic Occurance	Dist	Dir
Strz0030	Wet Forest	0030	Wet or Damp Forests	Wet	Strzelecki Ranges	Depleted	Common	0m	On-site
Strz0029	Damp Forest	0029	Wet or Damp Forests	Damp	Strzelecki Ranges	Endangered	Common	0m	On-site

Native Vegetation Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

## Ramsar Wetlands

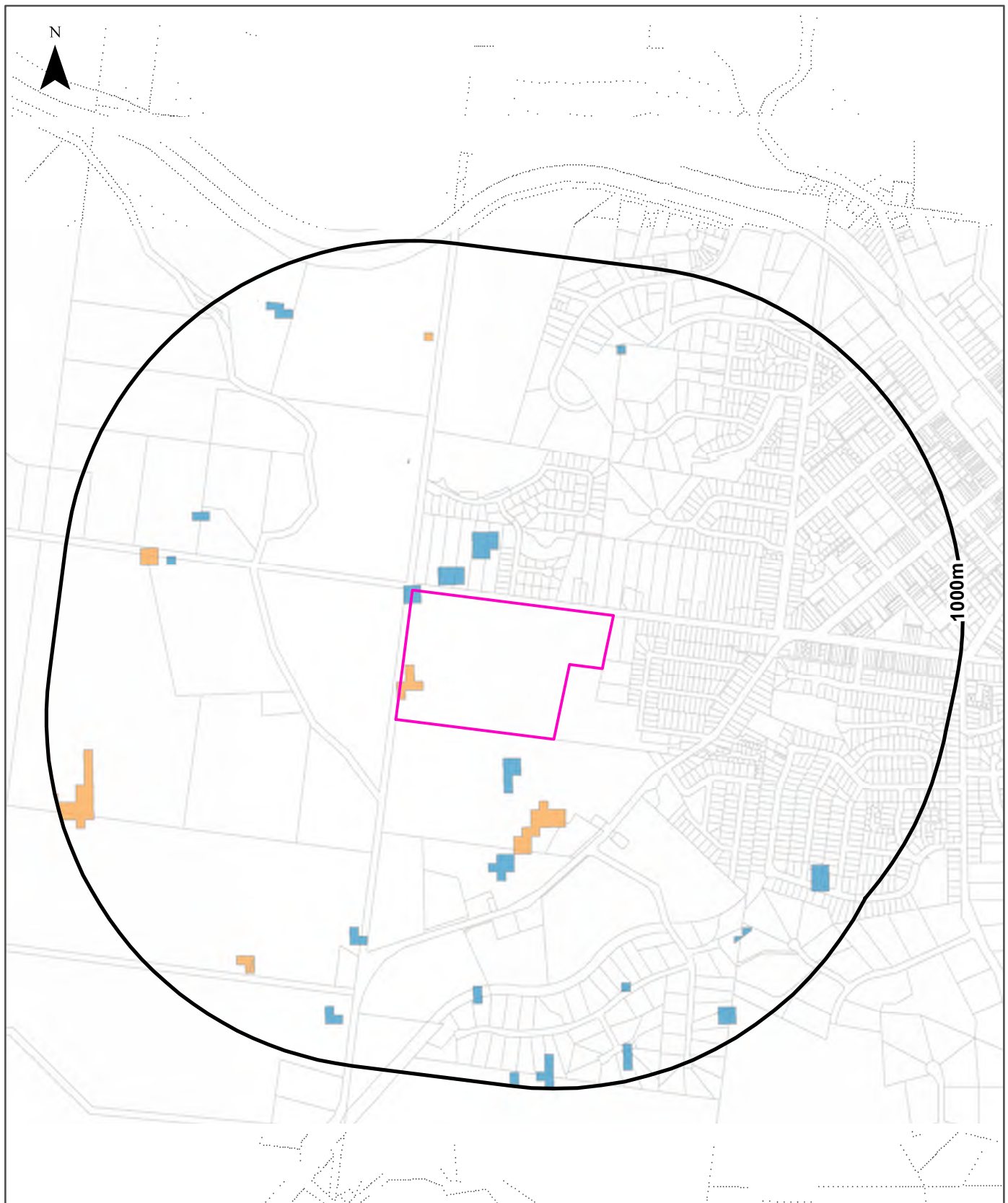
What Ramsar wetland areas exist within the dataset buffer?

Map ID	Site Name	Lake Name	Distance	Direction
N/A	No records in buffer			

Ramsar Wetland Area Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning  
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# Ecological Constraints - Groundwater Dependent Ecosystems Atlas

99 Bena Road, Korumburra, VIC 3950



Legend			
	Site Boundary		
	Buffer 1000m		
	Property Boundaries		
	High potential GDE - from national assessment		Low potential GDE - from national assessment
	High potential GDE - from regional studies		Low potential GDE - from regional studies
	Moderate potential GDE - from national assessment		Known GDE - from regional studies
	Moderate potential GDE - from regional studies		Unclassified potential GDE - from regional studies

<p>Scale:</p>	<p>Data Sources: Property Boundaries - State Government Victoria - Department of Environment, Land, Water &amp; Planning</p>	<p>Coordinate System: GDA 1994 MGA Zone 55</p>	<p>Date: 29 September 2022</p>
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# Ecological Constraints

99 Bena Road, Korumburra, VIC 3950

## Groundwater Dependent Ecosystems Atlas

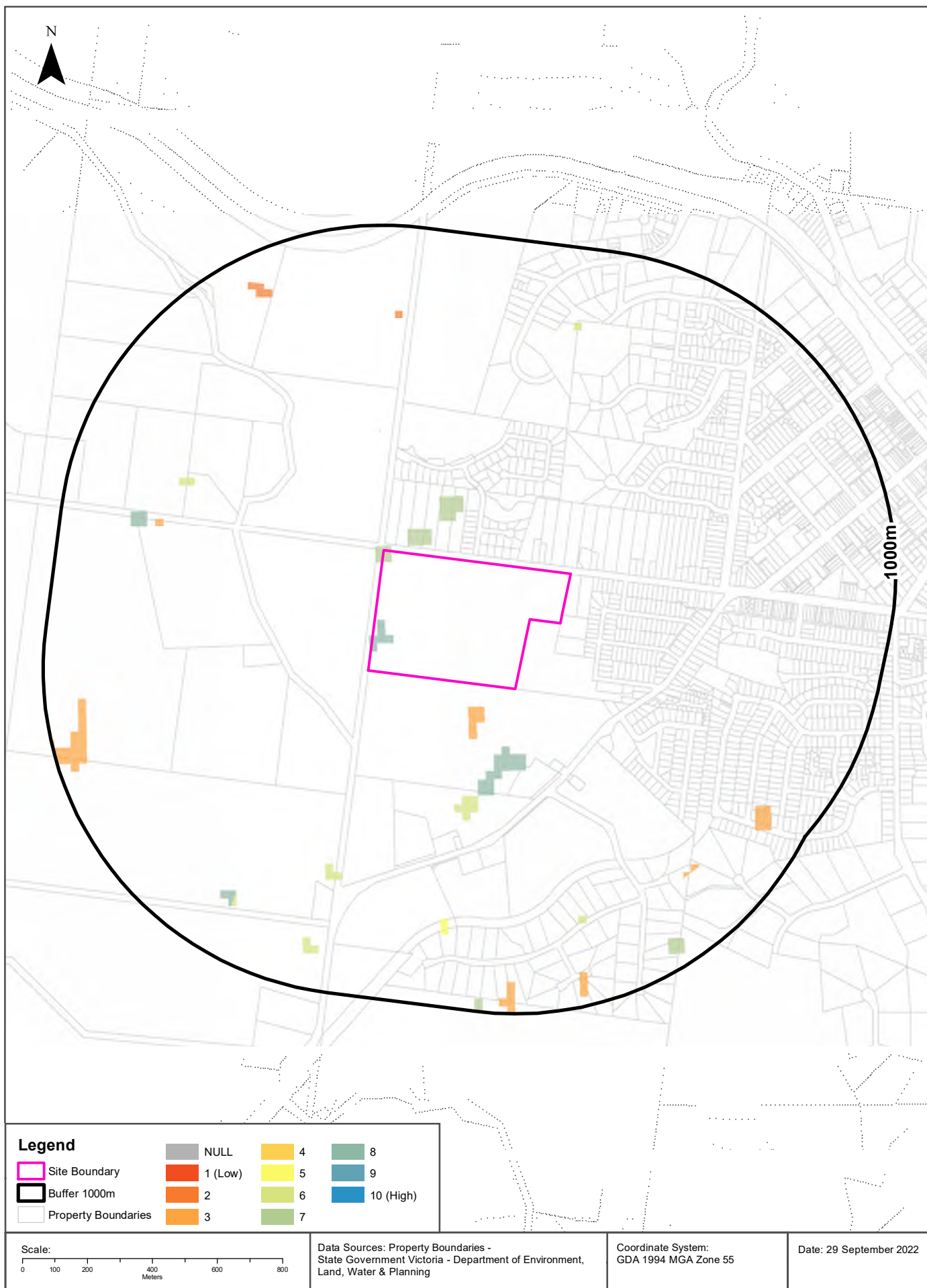
Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		Moderate potential GDE - from national assessment	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	0m	On-site
Terrestrial		Low potential GDE - from national assessment	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	0m	On-site

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology  
Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>



# Inflow Dependent Ecosystems Likelihood

99 Bena Road, Korumburra, VIC 3950



# Ecological Constraints

99 Bena Road, Korumburra, VIC 3950

## Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial		8	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	0m	On-site
Terrestrial		7	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	0m	On-site
Terrestrial		3	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	65m	South
Terrestrial		6	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	340m	South
Terrestrial		2	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	713m	North
Terrestrial		5	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	726m	South
Terrestrial		4	Low fault blocks, mainly of tilted and dissected sandstone; granite hills and islands, in two parts either side of Port Phillip Bay.	Vegetation	Unconsolidated sedimentary	997m	South East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology  
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LAND SLOPE PLAN  
 99 BENA ROAD, KORUMBURRA  
 (LOT 1, PLAN OF SUBDIVISION 321371X)



NOTE:  
 ALL DIMENSIONS ARE PRELIMINARY  
 AND SUBJECT TO FINAL SURVEY

**99 BENA ROAD, KORUMBURRA**  
 HILL VIEW RISE PTY LTD



SCALE 1:2000 (A3)  
 REV B

■ DENOTES AREA OF  
 LAND WITH A SLOPE  
 GREATER THAN 20%

BROSAN  
 ENGINEERING  
 SOLUTIONS 



## APPENDIX C – AERIAL PHOTOGRAPHS AND HISTORICAL MAPS


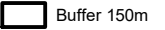


# Aerial Imagery 2021

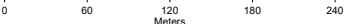
99 Bena Road, Korumburra, VIC 3950



**Legend**

-  Site Boundary
-  Buffer 150m

Scale:



0 60 120 180 240  
Meters

Data Source Aerial Imagery:  
© Aerometrex Pty Ltd

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 29 September 2022





# Aerial Imagery 2015

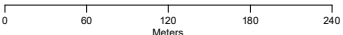
99 Bena Road, Korumburra, VIC 3950



**Legend**

-  Site Boundary
-  Buffer 150m

**Scale:**



0 60 120 180 240  
Meters

Data Source Aerial Imagery: © 2022 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:  
GDA 1994 MGA Zone 55



Date: 28 September 2022



# Aerial Imagery 2010

99 Bena Road, Korumburra, VIC 3950



Legend	
	Site Boundary
	Buffer 150m

<b>Scale:</b> 0 60 120 180 240 Meters
---------------------------------------------

Data Source Aerial Imagery: © 2022 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 September 2022





# Aerial Imagery 1990

99 Bena Road, Korumburra, VIC 3950

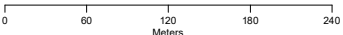


150m

**Legend**

-  Site Boundary
-  Buffer 150m

Scale:



0 60 120 180 240  
Meters

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

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 September 2022





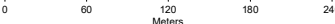
# Aerial Imagery 1985

99 Bena Road, Korumburra, VIC 3950



**Legend**

-  Site Boundary
-  Buffer 150m

Scale: 

0 60 120 180 240  
Meters

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

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 September 2022





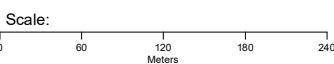
# Aerial Imagery 1979

99 Bena Road, Korumburra, VIC 3950



### Legend

-  Site Boundary
-  Buffer 150m



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

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 September 2022





# Aerial Imagery 1972

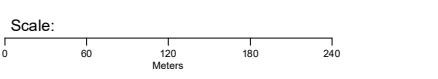
99 Bena Road, Korumburra, VIC 3950



150m

**Legend**

-  Site Boundary
-  Buffer 150m



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

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 September 2022





# Aerial Imagery 1947

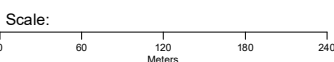
99 Bena Road, Korumburra, VIC 3950



150m

### Legend

-  Site Boundary
-  Buffer 150m



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

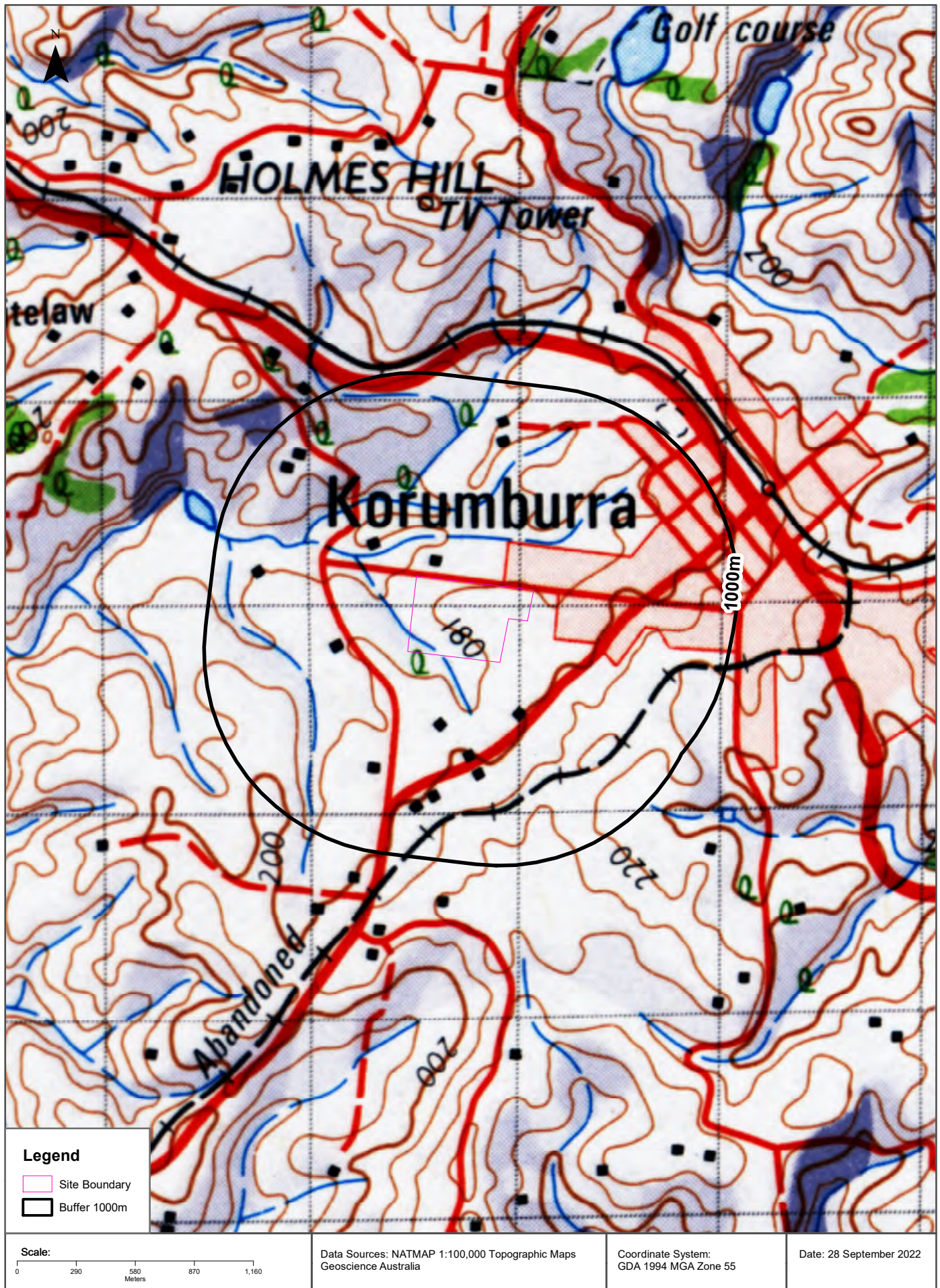
Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 September 2022



# Historical Map 1972

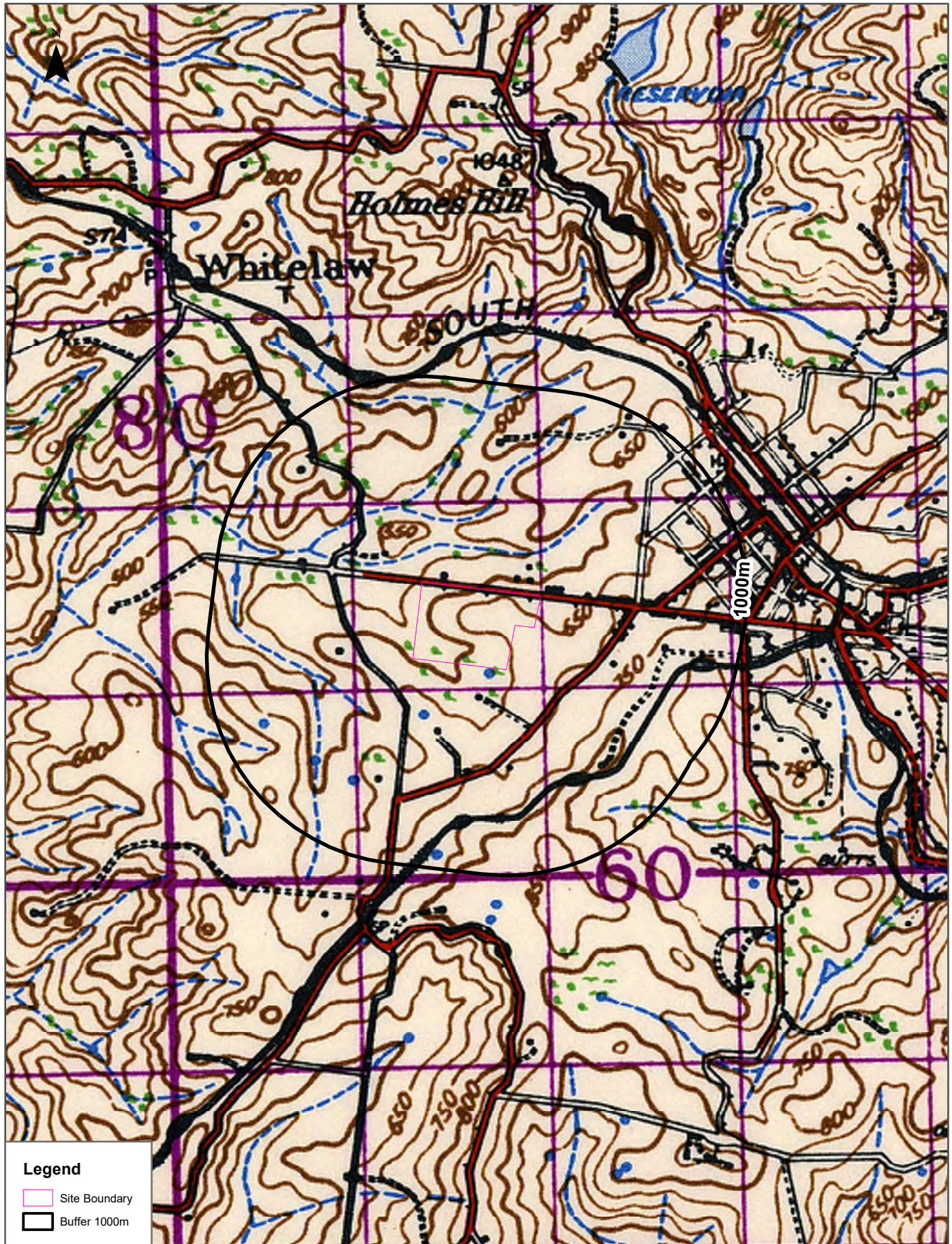
99 Bena Road, Korumburra, VIC 3950





# Historical Map c.1931

99 Bena Road, Korumburra, VIC 3950



**Legend**

- Site Boundary
- Buffer 1000m

**Scale:**

Data Sources: Australia 1:63360  
Prepared by Commonwealth Section Imperial General Staff

Coordinate System:  
GDA 1994 MGA Zone 55

Date: 28 September 2022

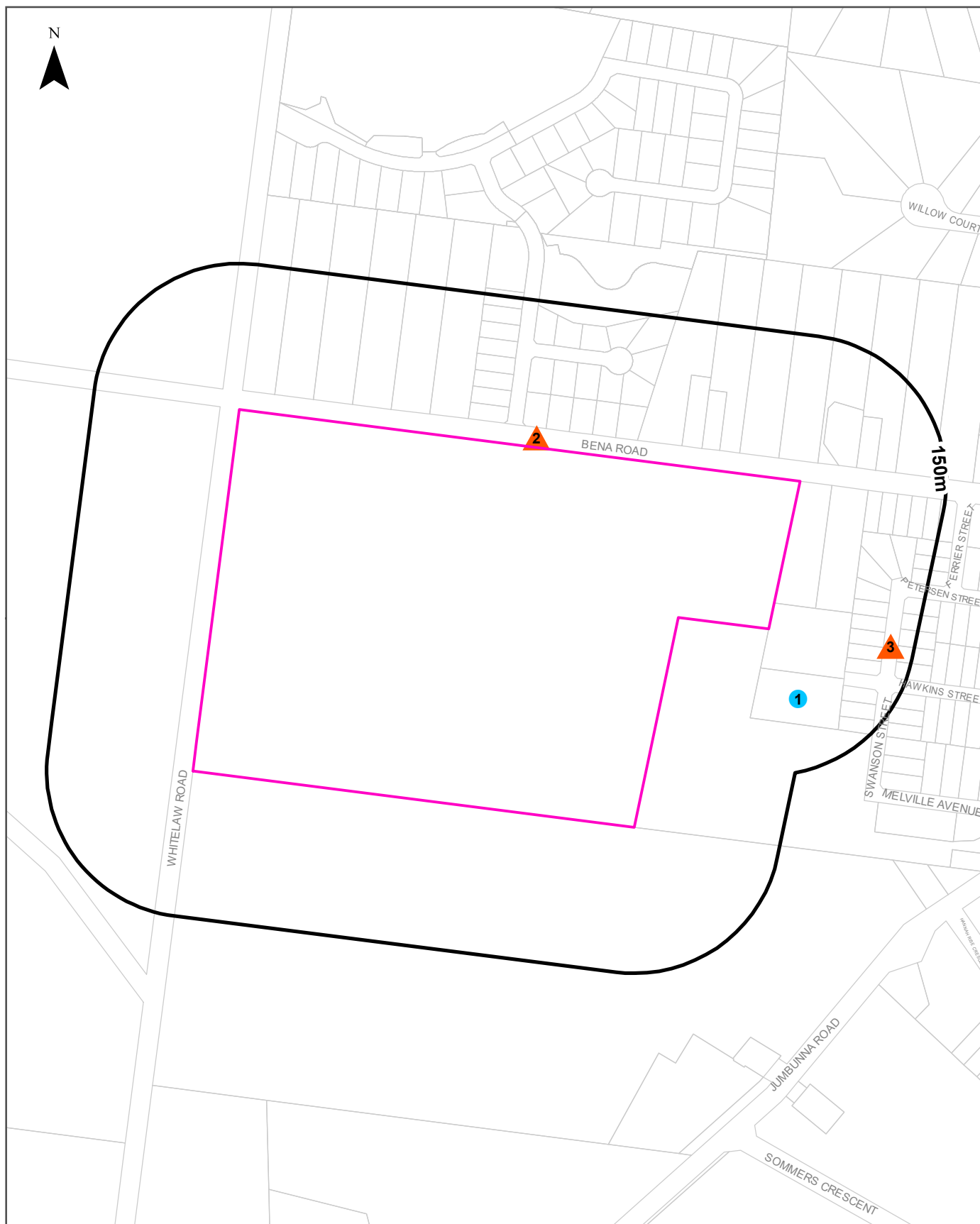




## APPENDIX D – HISTORICAL BUSINESS REVIEW

# Historical Business Directories

99 Bena Road, Korumburra, VIC 3950



<b>Legend</b> <ul style="list-style-type: none"> <li><span style="border: 2px solid pink; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Site Boundary</li> <li><span style="border: 2px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Buffer 150m</li> <li><span style="border: 1px solid grey; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Property Boundary</li> <li><span style="color: blue; font-size: 1em; margin-right: 5px;">●</span> Business directory records mapped to a specific premise</li> <li><span style="color: green; font-size: 1em; margin-right: 5px;">■</span> Business directory records mapped to a road intersection</li> <li><span style="color: orange; font-size: 1em; margin-right: 5px;">▲</span> Business directory records mapped to a road corridor</li> <li><span style="border: 1px dashed green; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Business directory records mapped to a general area</li> </ul>		Scale: 	Coordinate System: GDA 1994 MGA Zone 55 Date: 29 September 2022
Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Sands & McDougall's Directory - Digitised by State Library Victoria Property Boundaries © State Government Victoria - Dept. of Environment, Land, Water & Planning 2022			

# Historical Business Directories

99 Bena Road, Korumburra, VIC 3950

## Business Directory Records 1905-1991 Premise or Road Intersection Matches

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Earth Moving &/Or Excavation Contractors.	Koolen, Tony Backhoe & Truck Hire, 21 Hawkins St., Korumburra. 3950	86967	1991	Premise Match	41m	East
	Truck &/Or Bus Hire	Koolen, Tony Backhoe & Truck Hire. 21 Hawkins St., Korumburra. 3950	88183	1991	Premise Match	41m	East

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## Business Directory Records 1905-1991 Road or Area Matches

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

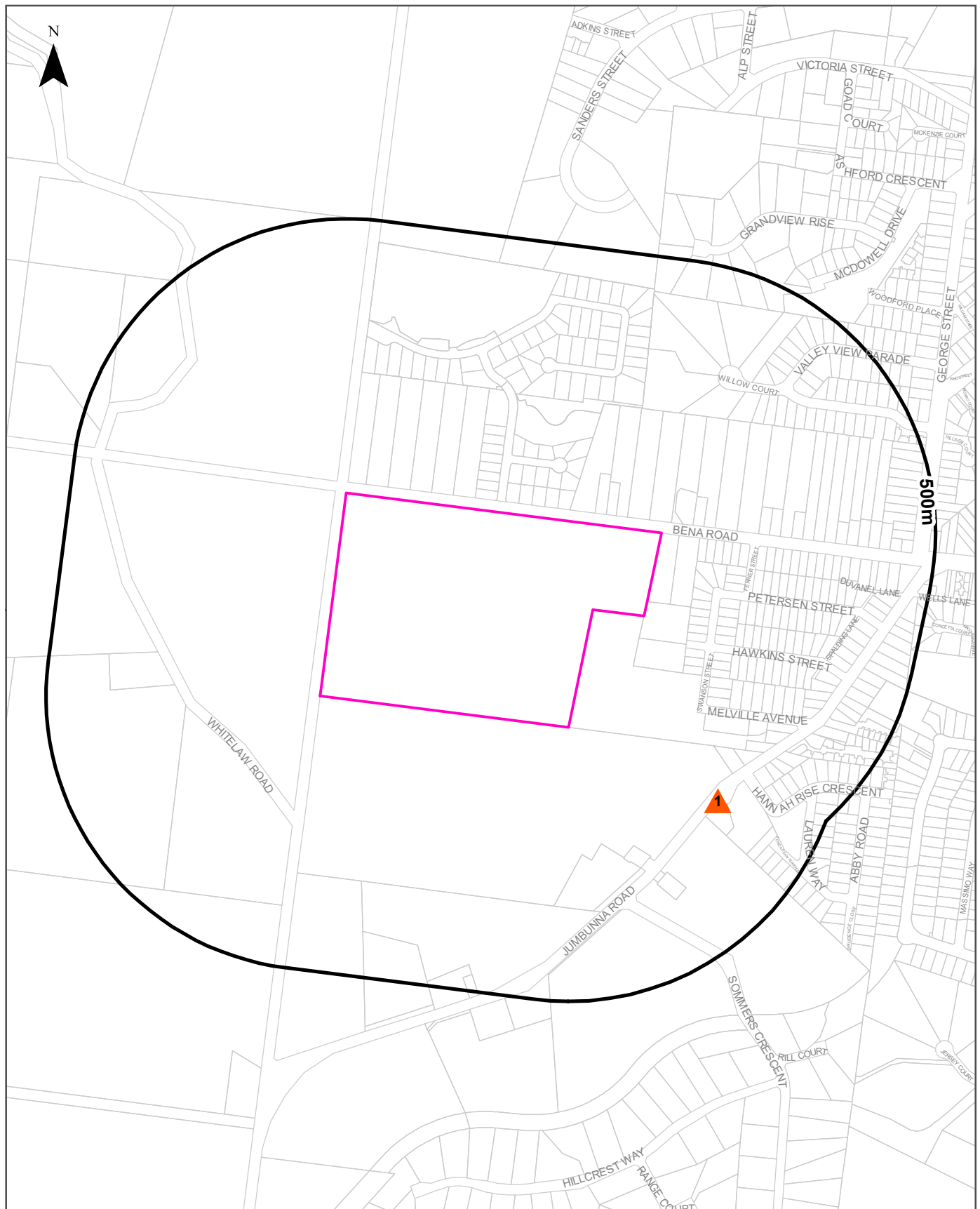
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
2	Stock Medicines.	Basset Cartmill & English., Guys Rd., Korumburra, 3950	150434	1980	Road Match	0m
	BUILDERS AND BUILDING CONTRACTORS	Fowles & Freene., Bena Korumburra	47206	1970	Road Match	0m
	JOINERY MANUFACTURERS	Fowles & Freene., Bena Korumburra	47378	1970	Road Match	0m
	BUILDERS AND BUILDING CONTRACTORS	Grass, B. T., Bena Rd. Korumburra	47209	1970	Road Match	0m
	EARTHMOVING CONTRACTORS	McGrath, J., Bena Korumburra	47294	1970	Road Match	0m
	VETERINARY SURGEONS	Watson, C., & J. Hamilton., Guys Rd. Korumburra	47456	1970	Road Match	0m
3	Hostels.	Carinya Lodge Hostel. Swanson St., Korumburra. 3950	87931	1991	Road Match	113m

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# Dry Cleaners, Motor Garages & Service Stations

99 Bena Road, Korumburra, VIC 3950



<b>Legend</b> Site Boundary Buffer 500m Property Boundary Business directory records mapped to a specific premise Business directory records mapped to a road intersection Business directory records mapped to a road corridor Business directory records mapped to a general area	Scale: 	Coordinate System: GDA 1994 MGA Zone 55
	Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 Sands & McDougall's Directory - Digitised by State Library Victoria Property Boundaries © State Government Victoria - Dept. of Environment, Land, Water & Planning 2022	Date: 29 September 2022

# Historical Business Directories

99 Bena Road, Korumburra, VIC 3950

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

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

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

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

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

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
1	Motor Garages &/Or Engineers &/Or Service Stations.	Peters I .B., Jumbunna Rd., Korumburra, 3950	150396	1980	Road Match	276m

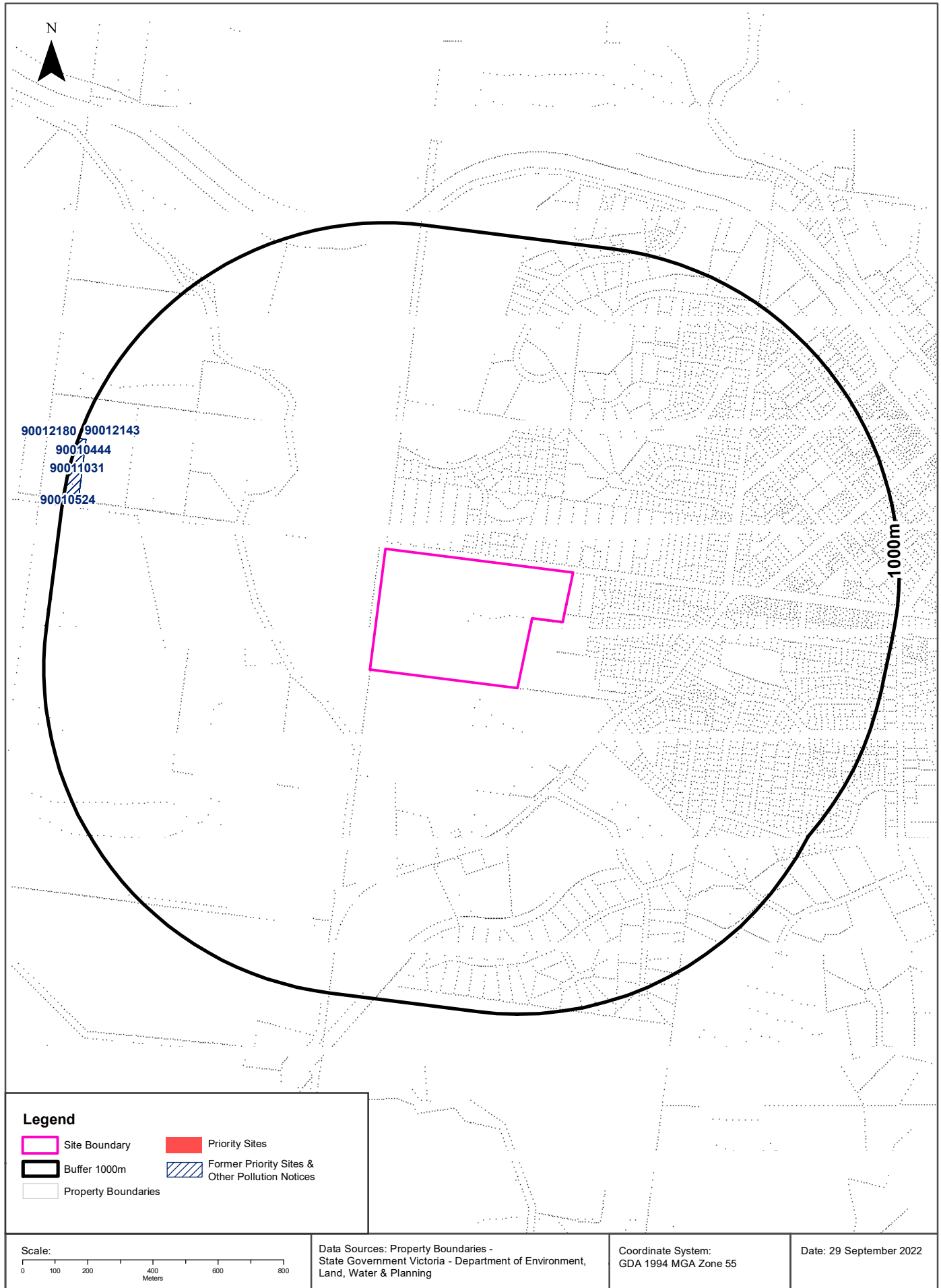
Business Directory Content reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018 and Sands & McDougall's Directory of Victoria (Digitised by State Library Victoria)



## APPENDIX E – EPA RELATED DOCUMENTS AND OTHER INFORMATION

# EPA Records - Priority Sites & Pollution Notices

99 Bena Road, Korumburra, VIC 3950





## EPA Priority Sites & Pollution Notices

99 Bena Road, Korumburra, VIC 3950

### Current EPA Priority Sites Register

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

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

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

### Former EPA Priority Sites & Other Pollution Notices

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

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

Notice No	Notice Type	Company	Address	Suburb	Status	Issue	Date Issued	Loc Conf	Dist	Dir
90010444	Pollution Abatement Notice	SOUTH GIPPSLAND REGION WATER CORPORATION	BENA ROAD, KORUMBURRA		Previous Pollution Notice		18/09/2019	Premise Match	953m	West
90010524	Pollution Abatement Notice	SOUTH GIPPSLAND REGION WATER CORPORATION [BENA RD KORUMBURRA]	BENA ROAD, KORUMBURRA	KORUMBURRA	Previous Pollution Notice		26/09/2019	Premise Match	953m	West
90011031	Pollution Abatement Notice	SOUTH GIPPSLAND REGION WATER CORPORATION	Bena Road Pipeline	Korumburra	Current Pollution Notice		15/04/2020	Premise Match	953m	West
90012143	Clean Up Notice	SOUTH GIPPSLAND REGION WATER CORP	[KORUMBURRA ] BENA RD	KORUMBURRA	Previous Pollution Notice		18/02/2021	Premise Match	953m	West
90012180	Pollution Abatement Notice	SOUTH GIPPSLAND REGION WATER CORP	[KORUMBURRA ] BENA RD	KORUMBURRA	Previous Pollution Notice		09/03/2021	Premise Match	953m	West

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

# PFAS Investigation & Management Programs

99 Bena Road, Korumburra, VIC 3950

## EPA PFAS Site Investigations

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

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

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

## Defence PFAS Investigation & Management Program Investigation Sites

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

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

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

## Defence PFAS Investigation & Management Program Management Sites

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

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

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

## Airservices Australia National PFAS Management Program

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

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

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

## Defence Sites

99 Bena Road, Korumburra, VIC 3950

### Defence 3 Year Regional Contamination Investigation Program

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

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

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

## EPA Records

99 Bena Road, Korumburra, VIC 3950

## EPA Environmental Audits

EPA environmental audit records that exist within the dataset buffer:

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

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

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

## EPA Records

99 Bena Road, Korumburra, VIC 3950

## EPA Groundwater Zones with Restricted Uses

EPA GQRUZ records that exist within the dataset buffer:

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

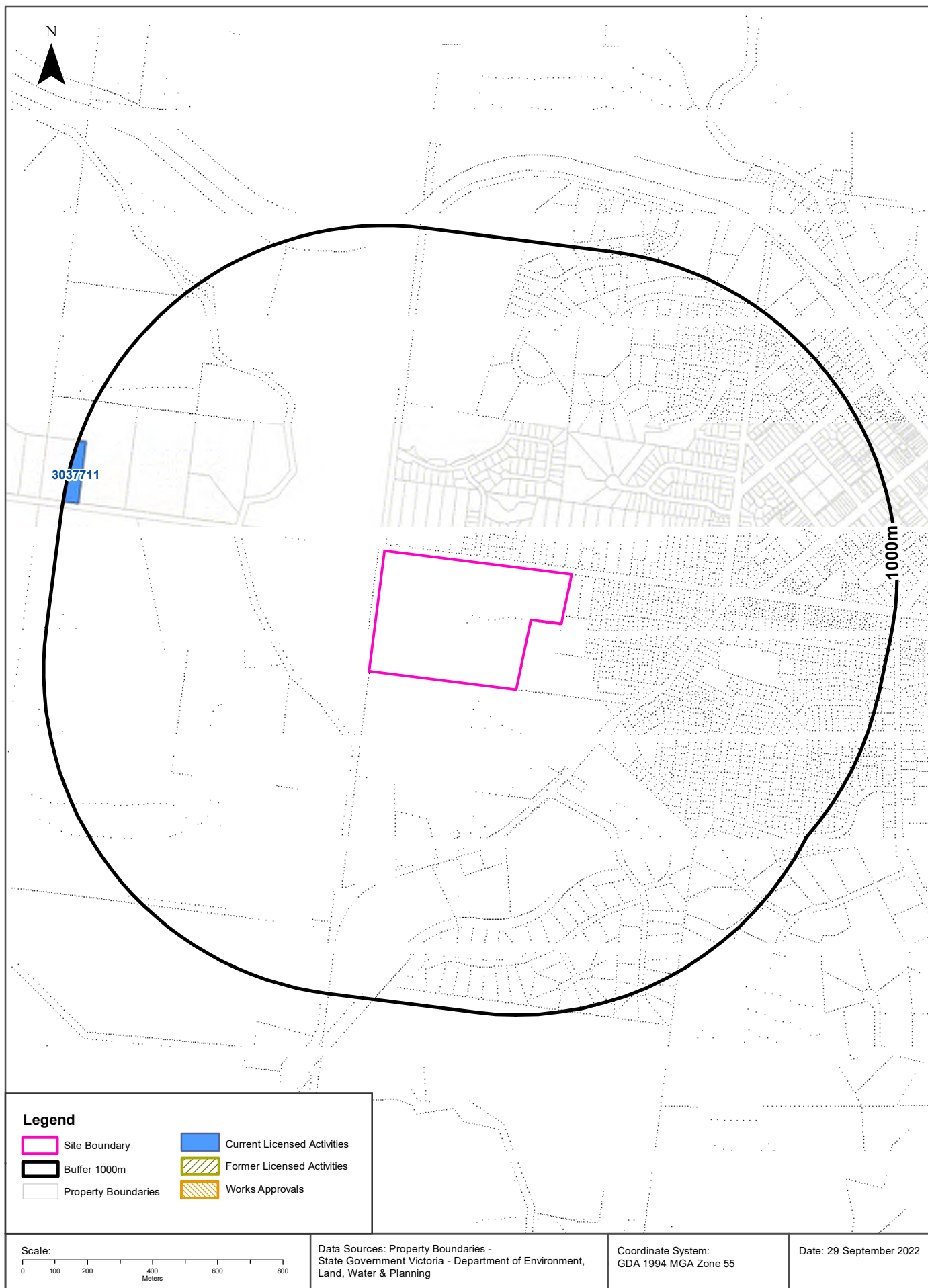
CARMS No	EPA Id	Site History	Site Address	Restricted Uses	Status	Loc Conf	Distance	Direction
N/A	No records in buffer							

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



# EPA Records - Licensed Activities & Works Approvals

99 Bena Road, Korumburra, VIC 3950



## EPA Activities

99 Bena Road, Korumburra, VIC 3950

## EPA Licensed Activities

EPA licensed activities that exist within the dataset buffer:

Trans No	Licence No	Licence Type	Organisation	Premise Ref	Premise Address 1	Premise Address 2	Activities	Loc Conf	Dist (m)	Direction
3037711	74240	Amalgamated licence	SOUTH GIPPSLAND REGION WATER CORPORATION	71650	BENA RD	KORUMBURRA VIC 3950	A03 Sewage Treatment	Premise Match	954m	West

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

## Former EPA Licensed Activities

Former EPA licensed activities that exist within the dataset buffer:

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

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

## EPA Works Approvals

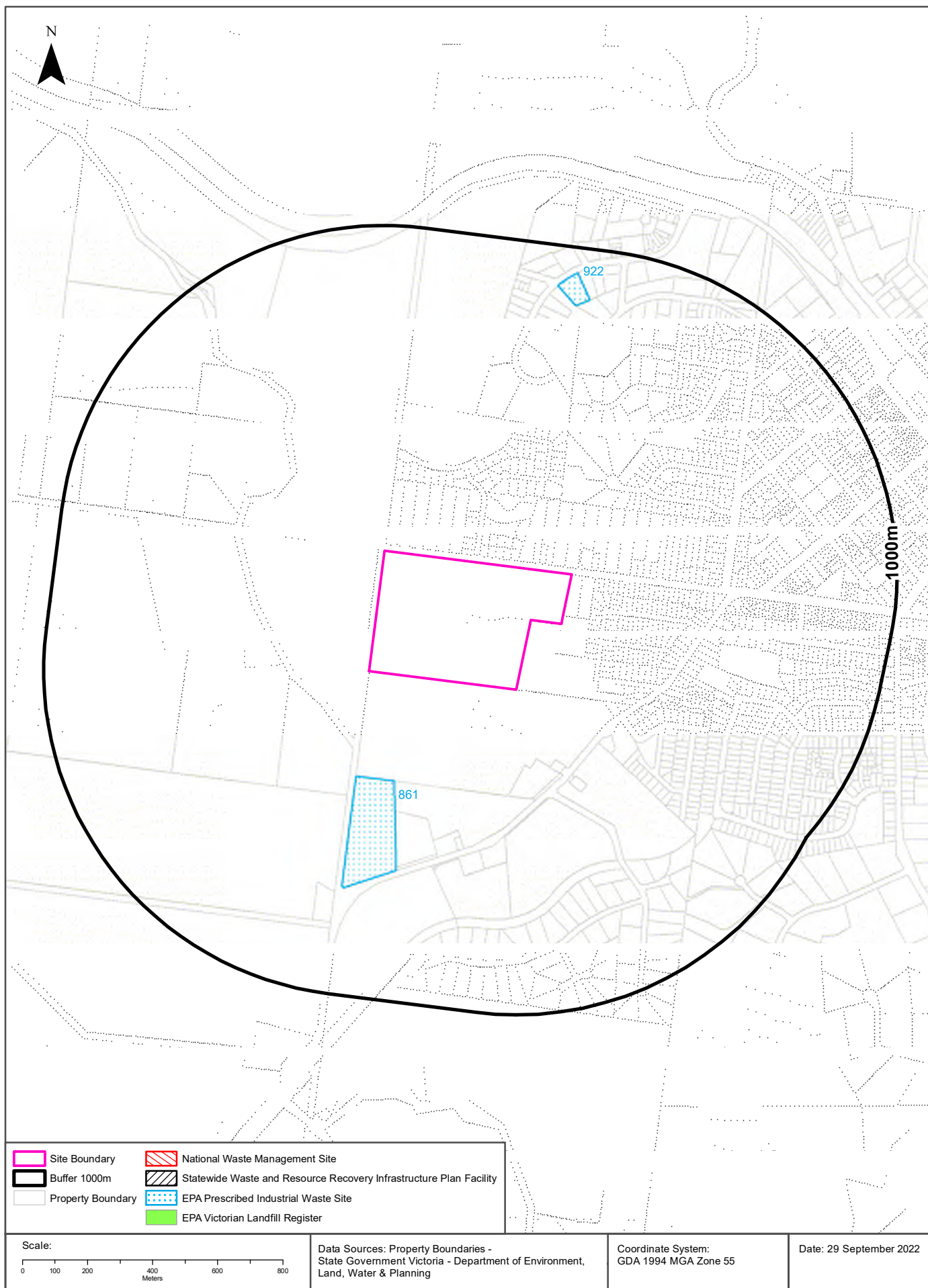
EPA works approvals that exist within the dataset buffer:

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

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

# Waste Management Facilities and Landfills

99 Bena Road, Korumburra, VIC 3950



## Waste Management Facilities & Landfills

99 Bena Road, Korumburra, VIC 3950

### National Waste Management Site Database

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

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

Waste Management Facilities Data Source: Australian Government Geoscience Australia  
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### Statewide Waste and Resource Recovery Infrastructure Plan Facilities

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

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

SWRRIPF Data Source: State Government Victoria - Department of Sustainability

### EPA Prescribed Industrial Waste

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

Map Id	Company Name	Address	Suburb	Treatment/Disposal	Transport	Accredited Agent	EPA List Status	Loc Conf	Dist (m)	Dir
861	COMBINED ROOFING SERVICES PTY LTD	293 WHITELAW RD	KORUMBURRA VIC 3950	No	Yes	No	Current EPA List	Premise Match	325m	South West
922	P TAYLOR AUTOMOTIVE REPAIRS PTY LTD	31 SANDERS ST	KORUMBURRA VIC 3950	No	Yes	No	Previous EPA List	Premise Match	823m	North

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

# Waste Management Facilities & Landfills

99 Bena Road, Korumburra, VIC 3950

## EPA Victorian Landfill Register

EPA Victorian Landfill Register sites within the dataset buffer:

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

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



## Former Gasworks and Liquid Fuel Facilities

99 Bena Road, Korumburra, VIC 3950

### Former Gasworks

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

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

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

Former Gasworks Data Source: Collated from various historical sources

### National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

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

National Liquid Fuel Facilities Data Source: Geoscience Australia

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