



INFORMATION REGARDING ENVIRONMENTAL AUDIT REPORTS

August 2007

VICTORIA'S AUDIT SYSTEM

An environmental audit system has operated in Victoria since 1989. The *Environment Protection Act 1970* (the Act) provides for the appointment by the Environment Protection Authority (EPA Victoria) of environmental auditors and the conduct of independent, high quality and rigorous environmental audits.

An environmental audit is an assessment of the condition of the environment, or the nature and extent of harm (or risk of harm) posed by an industrial process or activity, waste, substance or noise. Environmental audit reports are prepared by EPA-appointed environmental auditors who are highly qualified and skilled individuals.

Under the Act, the function of an environmental auditor is to conduct environmental audits and prepare environmental audit reports. Where an environmental audit is conducted to determine the condition of a site or its suitability for certain uses, an environmental auditor may issue either a certificate or statement of environmental audit.

A certificate indicates that the auditor is of the opinion that the site is suitable for any beneficial use defined in the Act, whilst a statement indicates that there is some restriction on the use of the site.

Any individual or organisation may engage appointed environmental auditors, who generally operate within the environmental consulting sector, to undertake environmental audits. The EPA administers the environmental audit system and ensures its ongoing integrity by assessing auditor applications and ensuring audits are independent and conducted with regard to guidelines issued by EPA.

AUDIT FILES STRUCTURE

Environmental audit reports are stored digitally by EPA in three parts: the audit report (part A), report appendices (part B) and, where applicable, the certificate or statement of environmental audit and an executive summary (part C). A report may be in colour and black-and-white formats. Generally, only black-and-white documents are text searchable.

Report executive summaries, findings and recommendations should be read and relied upon only in the context of the document as a whole, including any appendices and, where applicable, any certificate or statement of environmental audit.

AUDIT REPORT CURRENCY

Audit reports are based on the conditions encountered and information reviewed at the time of preparation and do not represent any changes that may have occurred since the date of completion. As it is not possible for an audit to present all data that could be of interest to all readers, consideration should be made to any appendices or referenced documentation for further information.

When information regarding the condition of a site changes from that at the time an audit report is issued, or where an administrative or computation error is identified, environmental audit reports, certificates and statements may be withdrawn or amended by an environmental auditor. Users are advised to check [EPA's website](http://www.epa.vic.gov.au) to ensure the currency of the audit document.

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FURTHER INFORMATION

For more information on Victoria's environmental audit system, visit EPA's website or contact EPA's Environmental Audit Unit.

Web: www.epa.vic.gov.au/envaudit

Email: environmental.audit@epa.vic.gov.au

Executive Summary

Mr Timothy Kent Russell of Maple Auditing Pty Ltd (Maple), an Environmental Auditor (Contaminated Land) appointed pursuant to the Environment Protection Act 1970 (Section 53S, Part IXD), was requested by Mr Andrew Johnston of Chandos Bay Pty Ltd (Chandos) on 24 February 2017 to undertake an Environmental Audit of the parcel of land located at Lot 3, 14 Hamlet Street, Cheltenham, Victoria (the site).

The site was part of the larger former Nuplex site located at 222-228 Bay Rd, Cheltenham. The former Nuplex site was subdivided into 4 lots (Lots 1-4) for the purposes of site divestment and Environmental Audit works. The subject site for this Audit report is Lot 3 of the former Nuplex site. For the purposes of this Audit the site is known as Lot 3.

Chandos Bay were the owners of the site at the commencement of the Audit, however in December 2018 ownership passed to the current site owner, The Bare Button Pty Ltd. Responsibility for completion of the Environmental Audit was retained by Chandos.

ARC Environmental (ARC) were engaged by Chandos to complete environmental assessment works to support the audit.

This report has been prepared in accordance with Section 53X of the Environment Protection Act and other Victorian Environment Protection Authority (EPA) guidelines and should be read in conjunction with the existing environmental assessment report(s). Further details pertaining to the site are provided in Executive Table 1 below.

Executive Table 1 Summary of Audit Information

Auditor	Timothy Kent Russell
Auditor account number	75649
Auditor appointment end date	28 March 2019 to 27 March 2024
Auditor's appointment category	Contaminated Land
Audit Type	53X
Date EPA notified of audit	24 / 02 / 2017
Audit service order number	8005307 (CARMS 74971-2)
Name of person requesting audit	Andrew Johnston Chandos Bay Pty Ltd
Relationship of person requesting audit to site	Chandos Bay were the owners of the site at the commencement of the Audit, however in December 2018 ownership passed to the current site owner, The Bare Button Pty Ltd. Responsibility for completion of the Environmental Audit was retained by Chandos Bay.
Name of premises owner	The Bare Button Pty Ltd
Date of auditor engagement	21 / 02 / 2017
Completion date of the audit	28 / 02 / 2020
Reason for Audit	Current requirement of the Clean Up Notice (#90007752)

Audit Categorisation	Risk
Environmental Segments	Air, Land, Groundwater, Surface water
If the audit was required by an EPA notice, licence or other, please provide EPA reference number	As noted, the audit is current requirement of the Clean Up Notice (#90007752)
Current land use zoning	Commercial 2 Zone (C2Z)
EPA Region	Southern Metro
Municipality	Bayside Council
Dominant Lot on title plan	Lot 3 on Plan of Subdivision PS802507 (Volume 11973 and Folio 118)
Additional Lot on title plan(s)	N/A
Site/Premises name	N/A
Building/complex sub-unit/lot No.	Lot 3
Street/Lot – Lower No.	14
Street/Lot – Upper No.	N/A
Street Name	Hamlet
Street type (road, court, etc.)	Street
Street suffix (North, South etc.)	N/A
Suburb	Cheltenham
Postcode	3192
GIS Coordinate of Site centroid	GDA94 – Latitude/Longitude in decimal degrees
Latitude (GDA94)	-37.957398
Longitude (GDA94)	145.040744
Site area (in square metres)	1,137 m ²
Plan of site/premises showing the audit site boundary attached	Yes
Plan of site/premises showing the audit site boundary attached in a spatial data format	No
Members and categories of support team utilised	Michael Blackam from Coffey Environments - Hydrogeology and Fate and Transport Karen Teague of Coffey Environments - Human Health and Ecological Risk Assessment)
Further works or requirements	The site must be developed in accordance with the proposed development plans provided within Appendix C of this report.

	Any landscaped area or garden bed must be constructed and maintained with at least 0.5m thickness of soil below the finished surface, which is demonstrated to be suitable for the site and consistent with EPA Publication IWRG 621. Groundwater at the site is polluted and is not suitable for any beneficial use. Groundwater must not be used for any beneficial use without prior testing and review of results by a suitably qualified professional to confirm its suitability for the proposed use. It may be extracted for the purpose of environmental monitoring or remediation.
Nature and extent of continuing risk	Concentrations of cobalt, copper, lead, manganese, zinc, TRH F2, TCE and chromium VI were present in soil at the site which present a potential ecological risk. Concentrations of cobalt, lead, TRH F1, TRH F2 and TCE may also present a human health risk in an unrestricted use of the site. 'Aesthetics' is also considered to be precluded due to the presence of anthropogenic inclusions in fill and hydrocarbon odours and/or staining in soil at the site. The site in its current condition precludes or potentially precludes one or more beneficial uses of land in the context of unrestricted land use and therefore the Auditor is unable to issue a Certificate of Environmental Audit for the site. However, in the context of the proposed commercial development where the site is developed in accordance with the proposed development plans (provided within Appendix C) and with a requirement of a minimum of 0.5m of 'clean fill' be placed below the finished surface in all landscaped areas or garden beds directly over existing site soils, all relevant beneficial uses are considered to be protected. With the inclusion of Statement Conditions (see Appendix A), the site is considered to be suitable for the proposed commercial development. The Statement of Environmental Audit is provided in Appendix A. Groundwater at the site is polluted with benzene, ethylbenzene, arsenic (considered to be sourced from the site), and trichloroethene, tetrachloroethene, cis 1,2 dichloroethene, 1,1 dichloroethane, 1,1 dichloroethene, 1,2 dichloroethane, 1,1,2 trichloroethane, carbon tetrachloride, vinyl chloride, 1,2 dichlorobenzene, 1,4 dichlorobenzene, chloroform, dichloromethane, trihalomethanes, TRH C6-C10, cobalt, iron, manganese, nickel, mercury, lead, ammonia, nitrate, nitrite and fluoride considered to be sourced from an off-site source . Groundwater at the site is polluted and is not suitable for any beneficial use. Groundwater must not be used for any beneficial use without prior testing and review of results by a suitably qualified professional to confirm its suitability for the proposed

	use. It may be extracted for the purpose of environmental monitoring or remediation. The site has been declared to be within a Groundwater Quality Restricted Use Zone (GQRUZ) (as per the EPA GQRUZ Map attached to the Statement of Environmental Audit in Appendix A of this report).																										
Outcome of the audit	Statement of Environmental Audit																										
Has EPA determined CUTEF at this site?	Yes																										
Has the Auditor determined CUTEF at this site?	The Auditor agrees with EPA's determination that CUTEF has been achieved.																										
Has a GQRUZ been identified at the site/beyond the site by EPA?	Yes – the site has been declared as being within a GQRUZ.																										
Does NAPL remain at the site?	No measurable NAPL has been observed in any well at the Lot 3 site. However, concentrations indicative of potential DNAPL considered to be sourced from off-site (i.e. from Lot 2) were reported within wells located on Lot 3.																										
Please indicate which of the Protected Beneficial Uses of groundwater are precluded due to pollution	e.g. including site-sourced and regional pollution. <table> <tr> <th>Protected Use</th><th>Precluded?</th></tr> <tr> <td>Water Dependent Ecosystems and Species</td><td>Yes</td></tr> <tr> <td>Potable Water Supply (Desirable)</td><td>Yes</td></tr> <tr> <td>Potable Water Supply (Acceptable)</td><td>N/A</td></tr> <tr> <td>Potable Mineral Water Supply</td><td>N/A</td></tr> <tr> <td>Agriculture and Irrigation (irrigation)</td><td>Yes</td></tr> <tr> <td>Agriculture and irrigation (stock watering)</td><td>Yes</td></tr> <tr> <td>Industrial and commercial</td><td>Yes</td></tr> <tr> <td>Water based recreation (primary contact recreation)</td><td>Yes</td></tr> <tr> <td>Traditional Owner cultural values</td><td>Yes</td></tr> <tr> <td>Cultural and spiritual values</td><td>Yes</td></tr> <tr> <td>Buildings and Structures</td><td>No</td></tr> <tr> <td>Geothermal properties</td><td>N/A</td></tr> </table>	Protected Use	Precluded?	Water Dependent Ecosystems and Species	Yes	Potable Water Supply (Desirable)	Yes	Potable Water Supply (Acceptable)	N/A	Potable Mineral Water Supply	N/A	Agriculture and Irrigation (irrigation)	Yes	Agriculture and irrigation (stock watering)	Yes	Industrial and commercial	Yes	Water based recreation (primary contact recreation)	Yes	Traditional Owner cultural values	Yes	Cultural and spiritual values	Yes	Buildings and Structures	No	Geothermal properties	N/A
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Buildings and Structures	No																										
Geothermal properties	N/A																										
Historical land use	The site history review identified that the site (and the remainder of the former Nuplex facility) was owned by a grazier until the area was subdivided in the 1940s.																										

	Historical titles indicate that the site was owned by sheet metal workers in 1950 and was likely used for sheet metal works until approximately 1974. Between 1974 and 1983 the site appears to have been used for various commercial/industrial uses however no specific details are available. In 1981 the remainder of the wider Nuplex facility was purchased by Searle Australia, then to Clyde Industries in 1983. In 1983, ownership of Lot 3 was transferred to Sixteenth Eternity Pty Ltd. In 1992, Clyde Industries also acquired Lot 3 and consolidated the titles of the four lots. Asia Pacific Specialty Chemicals (APS) then owned the site between 1997-2017. It is noted that APS was acquired by Nuplex in 2002, hence reference of the wider site as the 'former Nuplex facility'. It is noted that operations of the site (and the wider Nuplex site) under Searle Australia, Clyde Industries, APS Chemicals and Nuplex was for the manufacture of a variety of chemicals, including lubricants, resins and polymer stabilisers. Most recently Nuplex used the wider Nuplex site for the storage and distribution of chemicals. The portion of the site known as Lot 3 was used as an office and for storage. It known that Lot 3 has historically been referred to as "the Button Factory" although the reason for this name is not known as no evidence is available to suggest use as such. Chandos Bay acquired the site in January 2017 and The Bare Button acquired the site in December 2018. The site has remained vacant since at least the commencement of the January 2017.
Current land use	At the commencement of the Audit the site was vacant with the infrastructure of the building remaining in place, but most below ground infrastructure and infrastructure within the building having been removed. One below ground TIT remained in place. At the completion of the Audit, the site remained vacant and unoccupied. The proposed development was occurring within the existing building structure. The below ground TIT had been removed and validated.
Proposed future land use	Commercial use (with a caretaker's residence on the first floor)
Surrounding land use – north	An electrical substation and Lots 1, 2 and 4 within the remainder of the former Nuplex Facility, beyond which is Bay Road with commercial properties on the northern side of Bay Road including the Rietmans Business Park (formerly a nursery) and a carwash facility (Ezy Bay Wash).
Surrounding land use – south	Commercial warehouse used as an Art Studio, DSK Engineering (steel fabrication with a UST onsite) and SK partitions (manufacturer).

Surrounding land use – east	MGB Hive (auto technician), WD Toolmaking and McLeod Trees (arboriculture business), beyond which is Chandos Street and the Laminex industrial facility on the eastern side of Chandos Street
Surrounding land use – west	Hamlet Street, beyond which are commercial and light industrial properties including Austral Injections (plastics injection moulding facility).
Proposed land use zoning	Commercial 2 Zone (no known proposed change to current zoning)
Nearest surface water receptor – name	Port Phillip Bay
Nearest surface water receptor – distance (m)	2,700
Nearest surface water receptor – direction	Southwest and west
Likely point of groundwater discharge	Port Phillip Bay
Site aquifer formation	Brighton Group Aquifer
Groundwater flow direction	West to southwest
Groundwater TDS range (mg/L)	184 – 3,853
Groundwater Segment	A1
Are there multiple aquifers impacted by pollution at the site	No
Perched groundwater depth – upper (metres below ground level (mbgl))	N/A
Perched groundwater depth – lower (mbgl)	N/A
Regional groundwater depth – upper (mbgl)	9.47
Regional groundwater depth – lower (mbgl)	10.69
Number of bores within 2 km	298
Closest extractive use (distance in m)	95 m south-east (domestic and stock)
Zone of groundwater plume influence (m from site boundary)	Unlikely to extend a distance greater than approximately 10m beyond the site boundary.
Year groundwater last monitored	2019

Have you attached electronic copies of Current Groundwater Analytical Results presented as a summary table?	Yes
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Appendix A

Statement of Environmental Audit

Lot 3, 14 Hamlet Street, Cheltenham, Victoria

ENVIRONMENT PROTECTION ACT 1970
STATEMENT OF ENVIRONMENTAL AUDIT

I, Timothy Kent Russell of Maple Auditing Pty Ltd, a person appointed by the Environment Protection Authority ('the Authority') under the *Environment Protection Act 1970* ('the Act') as an Environmental Auditor for the purposes of the Act, having

1. been requested by Mr Andrew Johnston of Chandos Bay Pty Ltd (the owner of the site at the commencement of the Audit) to issue a certificate of environmental audit in relation to the site located at 14 Hamlet Street, Cheltenham, Victoria 3192; defined as Lot 3 on Plan of Subdivision PS802507 (Volume 11973 and Folio 118), ('the site') owned/occupied by The Bare Button Pty Ltd;
2. had regard to, among other things,
 - (i) guidelines issued by the Authority for the purposes of Part IXD of the Act,
 - (ii) the beneficial uses that may be made of the site
 - (iii) relevant State environment protection policies/industrial waste management policies, namely
 - SEPP (*Waters*)
 - SEPP (*Ambient Air Quality & Air Quality Management*)
 - SEPP (*Prevention and Management of Contamination of Land*)
 - EPA Environment Protection (Industrial Waste Resource) Regulations 2009
- in making a total assessment of the nature and extent of any harm or detriment caused to, or the risk of any possible harm or detriment which may be caused to, any beneficial use made of the site by any industrial processes or activity, waste or substance (including any chemical substance), and
3. completed an environmental audit report in accordance with section 53X of the Act, a copy of which has been sent to the Authority and the relevant planning and responsible authority.

HEREBY STATE that I am of the opinion that

The site is suitable for the beneficial uses associated with commercial and industrial land uses subject to the following conditions attached thereto:

- A. This Statement is directly referable to and based upon the layout and construction of the development shown and described in the development plan attached to this Statement of Environmental Audit (i.e. commercial use with a caretaker's residence of the first floor, within the existing site configuration comprising a warehouse scenario). Any substantive change/s (i.e. construction or layout of the ground floor, pattern of use of the ground floor, ground floor ceiling height and/or alteration to sub surface infrastructure) must be verified by an environmental auditor appointed under Part IXD of the Environment Protection Act 1970, and this verification advised in writing to EPA and the planning authority.
- B. Any landscaped area or garden bed must be constructed and maintained with at least 0.5 m thickness of soil below the finished surface, which is demonstrated to be suitable for the site and consistent with EPA Publication IWRG 621 Soil Hazard Categorisation and Management as 'fill material' (or commercially sourced garden soil such as topsoil or potting mix).

- C. All physical barriers (as prescribed in condition 'B' above), must be maintained on the site and if subsequently damaged or removed during development or occupation of the site, must be reinstated as soon as possible and to the same condition or better as they were prior to any disturbance.
- D. If removal of the physical barrier (as prescribed in condition 'B' above) is proposed, an environmental auditor appointed under Part IXD of the Environment Protection Act 1970 ("the Act") must be engaged to conduct an environmental audit of the site under Section 53X of the Act, to consider if the barrier is no longer required.
- E. Groundwater at the site is polluted and is not suitable for any beneficial use. Groundwater must not be used for any beneficial use without prior testing and review of results by a suitably qualified professional to confirm its suitability for the proposed use. It may be extracted for the purpose of environmental monitoring or remediation.

The condition of the site is detrimental or potentially detrimental to any (one or more) beneficial uses of the site. Accordingly, I have not issued a certificate of environmental audit for the site in its current condition, the reasons for which are presented in the environmental audit report. The terms and conditions that need to be complied with before a certificate of environmental audit may be issued are set out as follows:

- (i) Clean-up of polluted groundwater such that all beneficial uses of groundwater are restored.
- (ii) All chemically and aesthetically unsuitable soils and materials are remediated such that all beneficial uses of land are restored.

Other related information

- 1) On 10 September 2019 the Authority determined that;
 - (i) groundwater had been cleaned up to the extent practicable, and
 - (ii) the site is within a Groundwater Quality Restricted Use Zone (GQRUZ). The extent of the GQRUZ is shown on the Authority GQRUZ Figure attached to this Statement of Environmental Audit.
- 2) The extractive beneficial uses 'Potable Water Supply – Desirable', 'Agriculture and Irrigation (irrigation)', 'Agriculture and Irrigation (stock watering)', 'Water-Based Recreation (primary contact recreation)' and 'Industrial and Commercial Use' are precluded by one or more of arsenic, benzene, ethylbenzene considered to be sourced from the site.
- 3) The beneficial uses 'Water Dependent Ecosystems', 'Potable Water Supply – Desirable', 'Agriculture and Irrigation (irrigation)', 'Agriculture and Irrigation (stock watering)', 'Water-Based Recreation (primary contact recreation)', 'Industrial and Commercial Use', 'Traditional Owner and Cultural Values' and 'Cultural and Spiritual Values' are precluded by one or more of cobalt, iron, manganese, nickel, lead, nitrate, fluoride, chloroform, dichloromethane, trihalomethanes, TRH C₆-C₁₀, trichloroethene, tetrachloroethene, cis-1,2- dichloroethene, vinyl chloride, carbon tetrachloride, 1,1-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethane, 1,1,2-trichloroethane, 1,2-dichlorobenzene, and 1,4-dichlorobenzene which are not considered to be derived from the site but are regional in nature.
- 4) Groundwater contains naturally elevated concentrations of pH, copper, zinc, sulphate, sodium and chloride. The levels are considered typical of the regional groundwater quality surrounding the site and do not constitute pollution in accordance with clause 17(3)(b) of the SEPP (Waters).

- 5) At the completion of the audit, an ongoing groundwater monitoring program was being implemented for Lot 2 (i.e. through the 53X Audit on Lot 2 and with commitment to post audit groundwater sampling work through a Groundwater Quality Management Plan). Chandos Bay Pty Ltd is the responsible party for all future groundwater monitoring works for Lot 2 and committed to include monitoring of a selection of wells on Lot 3 as part of the Lot 2 GQMP. This was confirmed via a 'Notice to Identify Occupier' between Chandos Bay Pty Ltd and EPA on 1 October 2019. The GQMP states that groundwater monitoring will be implemented over a three year program (March 2020 to September 2022) with bi-annual monitoring. As such there is no specific GQMP requirement for Lot 3 and ongoing groundwater monitoring is being conducted as part of the Lot 2 audit. A copy of the GQMP is provided within Appendix J of this audit report.
- 6) In accordance with Clause 58(4) of the SEPP (Waters) the EPA may require periodic reassessment of the practicability of groundwater clean-up.
- 7) Groundwater monitoring bores present at the site (not required as part of the GQMP) should be decommissioned in accordance with the requirements of the most up to date version of "Minimum Construction Requirements for Water Bores in Australia", published by the Land and Water Biodiversity Committee.
- 8) Asbestos containing material has been reported on the site within the 'J Store' building. As part of future development, where the 'J Store' building is removed or refurbished, the works must be conducted in accordance with the Occupational Health & Safety Regulations 2007 (Part 4.3 Asbestos), including the use of an appropriately licensed contractor prior to occupation.
- 9) Any fill or soil imported to the site must be chemically tested soil or fill that classifies as "fill material" in accordance with relevant EPA guidelines.
- 10) Any soils proposed to be excavated from the site and disposed of off-site must be classified and managed in accordance with relevant statutory regulations and EPA guidelines (e.g. IWRG 621).
- 11) Soil containing odours and/or staining may be present at some locations on the site. This material is not considered to represent a human health risk in the context of the proposed development but may cause a noticeable odour if exposed during development or occupation of the site.
- 12) Soil at the site contains naturally elevated concentrations pH (slightly acidic) and vanadium. The levels are considered typical of the regional soil quality surrounding the site and do not constitute pollution or represent a health or ecological risk. Local natural plants and grasses and fauna are likely to be adapted to these background levels however there may be some impact on the development of some introduced plants, grasses and fauna.
- 13) In accordance with section 53ZE of the Environment Protection Act 1970, the owner/occupier of the site must provide a copy of this Statement of Environmental Audit to any person who becomes or proposes to become the occupier of the site.

This statement forms part of environmental audit report (*Maple Auditing Pty Ltd, Environmental Audit Report, Lot 3 on PS802507, 14 Hamlet Street, Cheltenham, VIC 3192, Report Number MA114-R02, 28 February 2020*). Further details regarding the condition of the site may be found in the environmental audit report.

DATED 28 February 2020

Signed



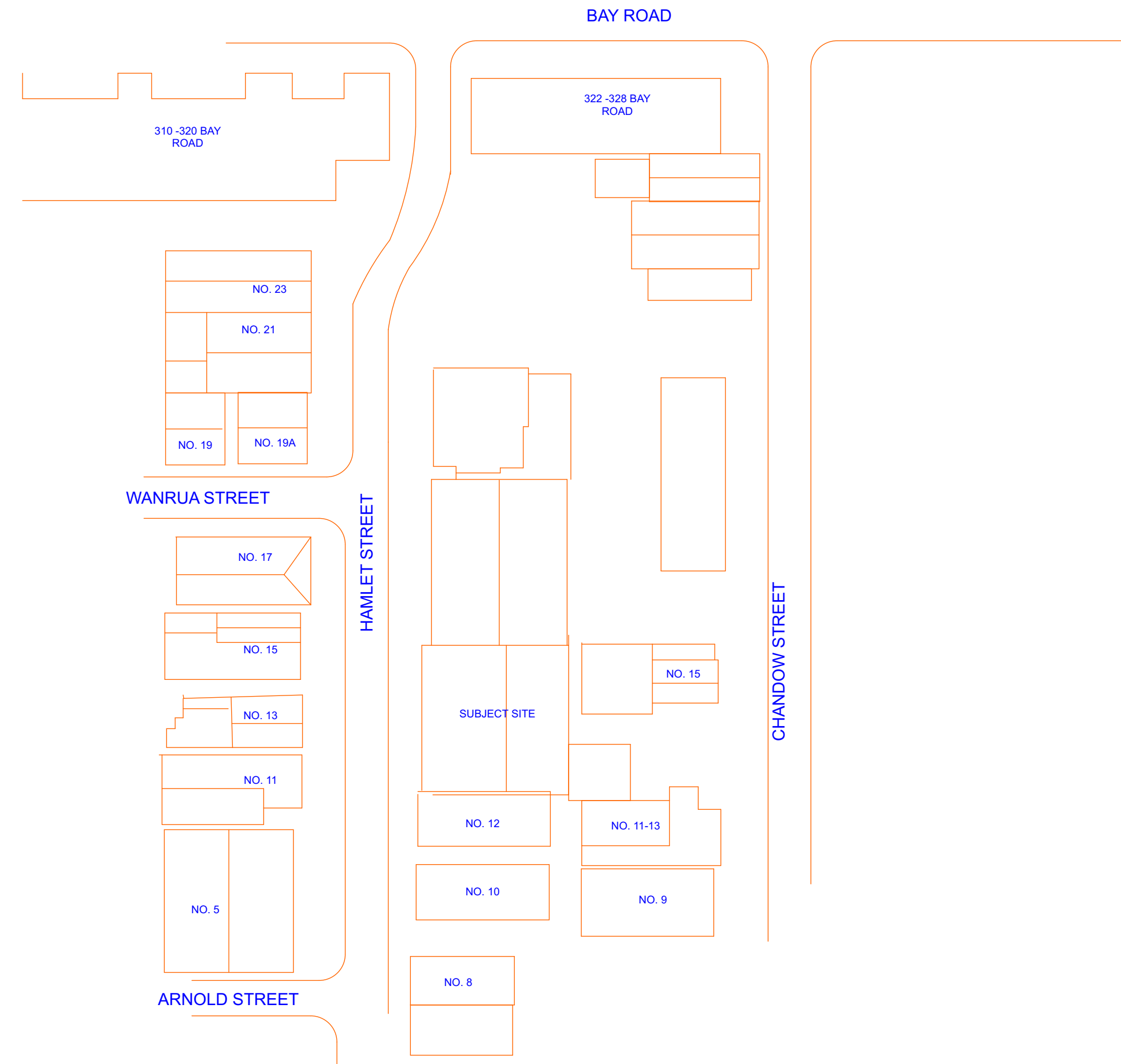
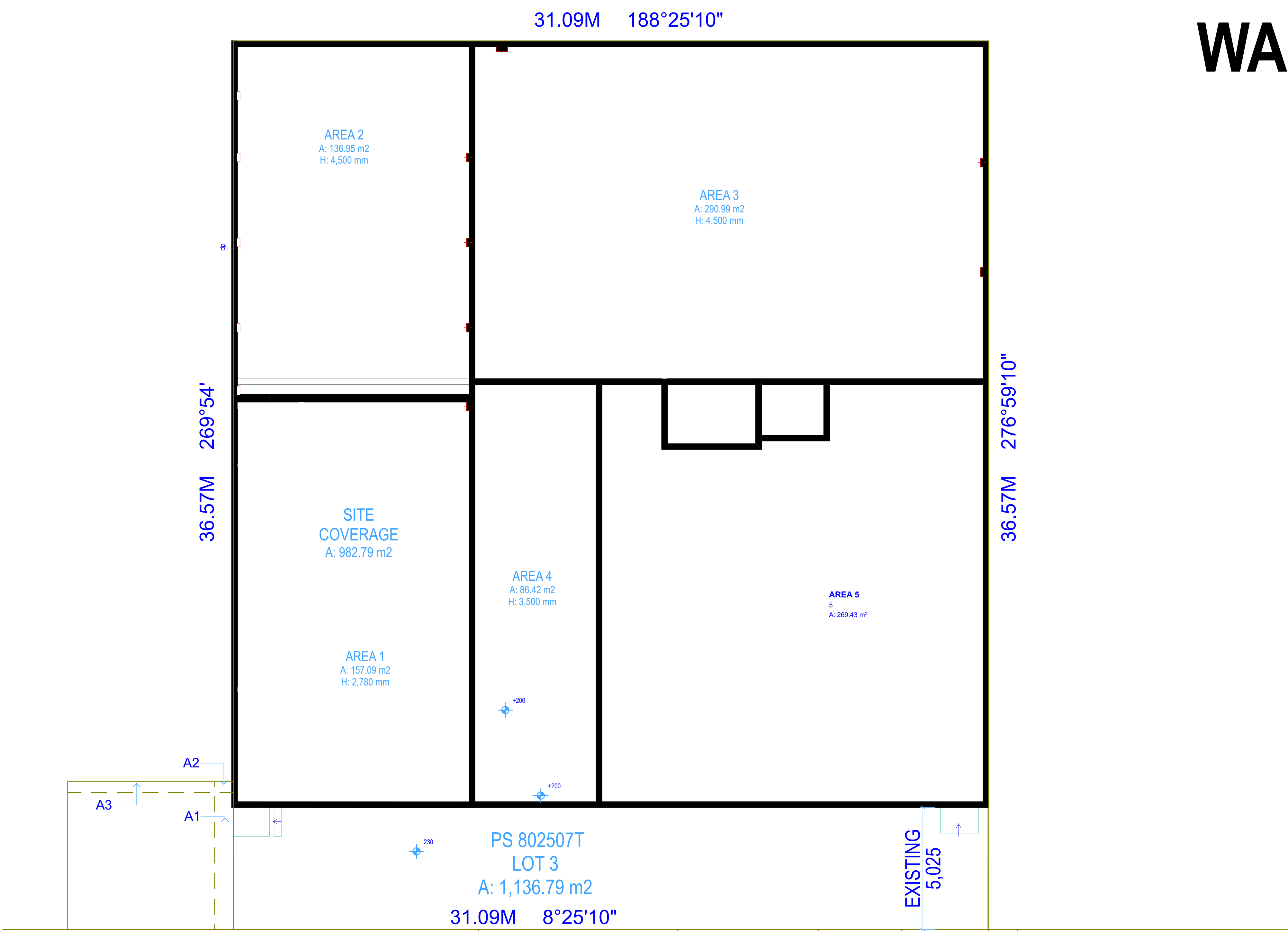
ENVIRONMENTAL AUDITOR

WAREHOUSE MIXED DEVELOPMENT



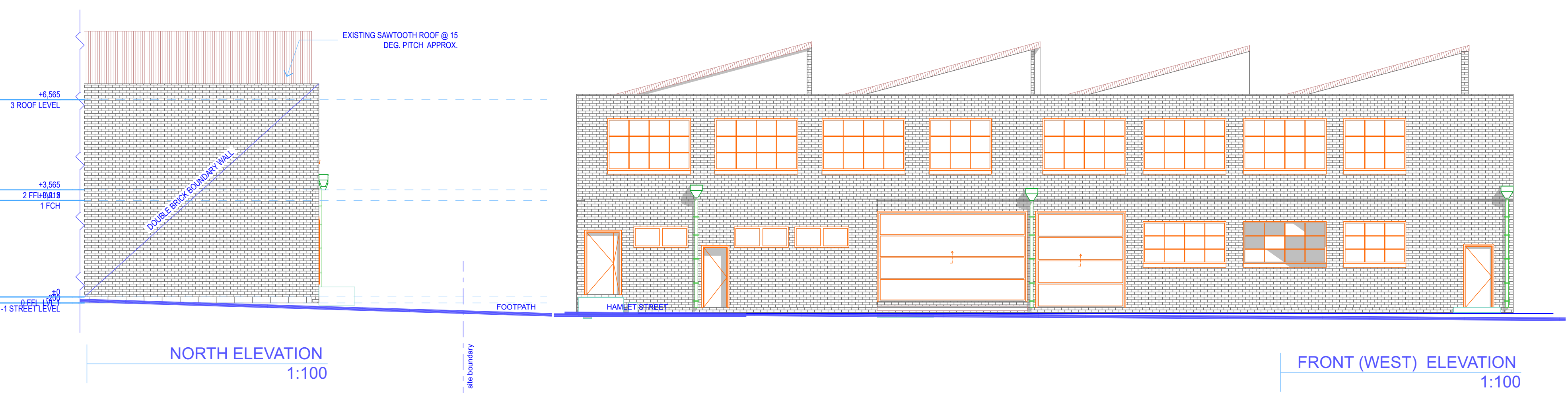
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NEIGHBOURHOOD CONTEXT
1:1000

TOWN PLANNING APPLICATION SET FOR 14 HAMLET STREET, CHELTENHAM.			
DRAWING No.	DESCRIPTION	SCALE	REV
TP01	SITE CONTEXT	1:100, 1:1000, 1:1	
TP02	EXISTING CONDITIONS	1:100	
TP03	PROPOSED PLANS & ELEVATION	1:100	
TP04	DESIGN RESPONSE	1:100, 1:50, 1:200	
TP05	BIN AREA	1:100	



EXISTING AREA ANALYSIS			
	SITE COVERAGE	982.79	M2
PS 802507T	LOT 3	1,136.79	M2
1	AREA 1	157.09	M2
2	AREA 2	136.58	M2
3	AREA 3	290.99	M2
4	AREA 4	86.42	M2
5	AREA 5	269.43	M2
6	AREA 6	541.90	M2

REV	AMENDMENT DETAILS	BY	DATE

PROJECT NAME
TOWN PLANNING

WAREHOUSE MIXED DEVELOPMENT
14 HAMLET STREET
CHELTENHAM VIC. 3192

CLIENT DETAILS
MR PHIL SMITH

DRAWING TITLE
SITE CONTEXT

SHEET NO.
CZ

SHEET SIZE
A1

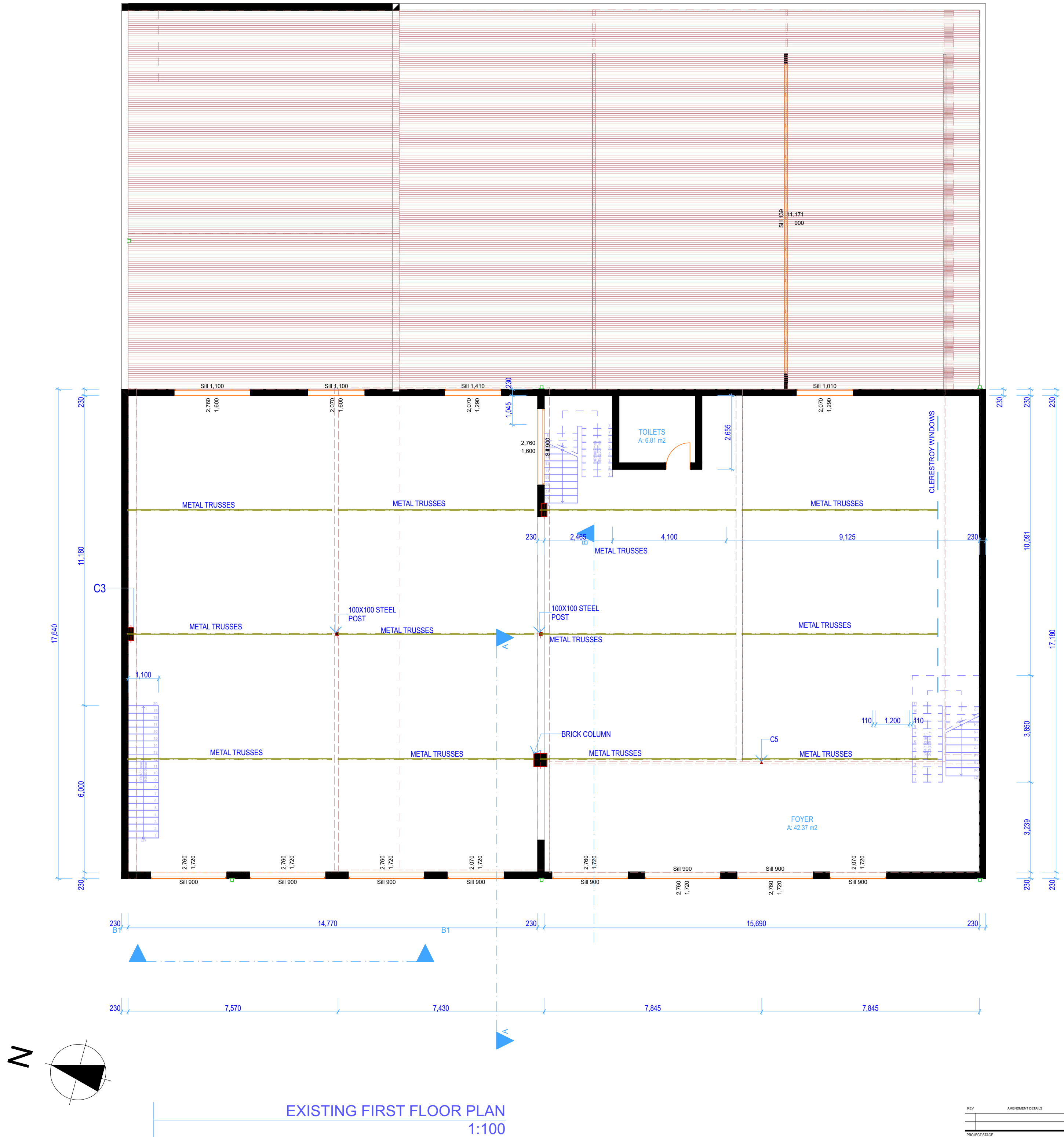
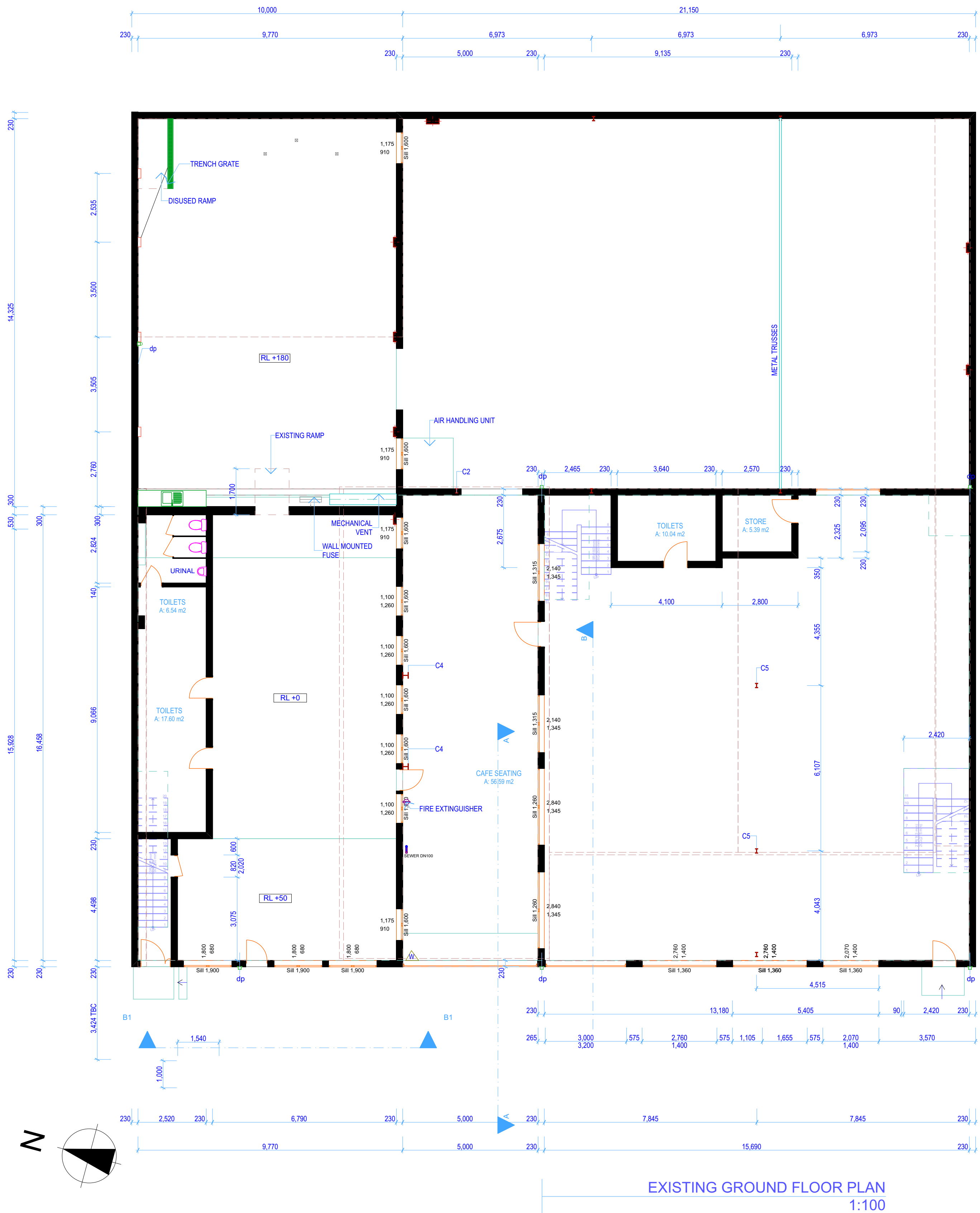
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14/09/2018

DRAWING SCALE
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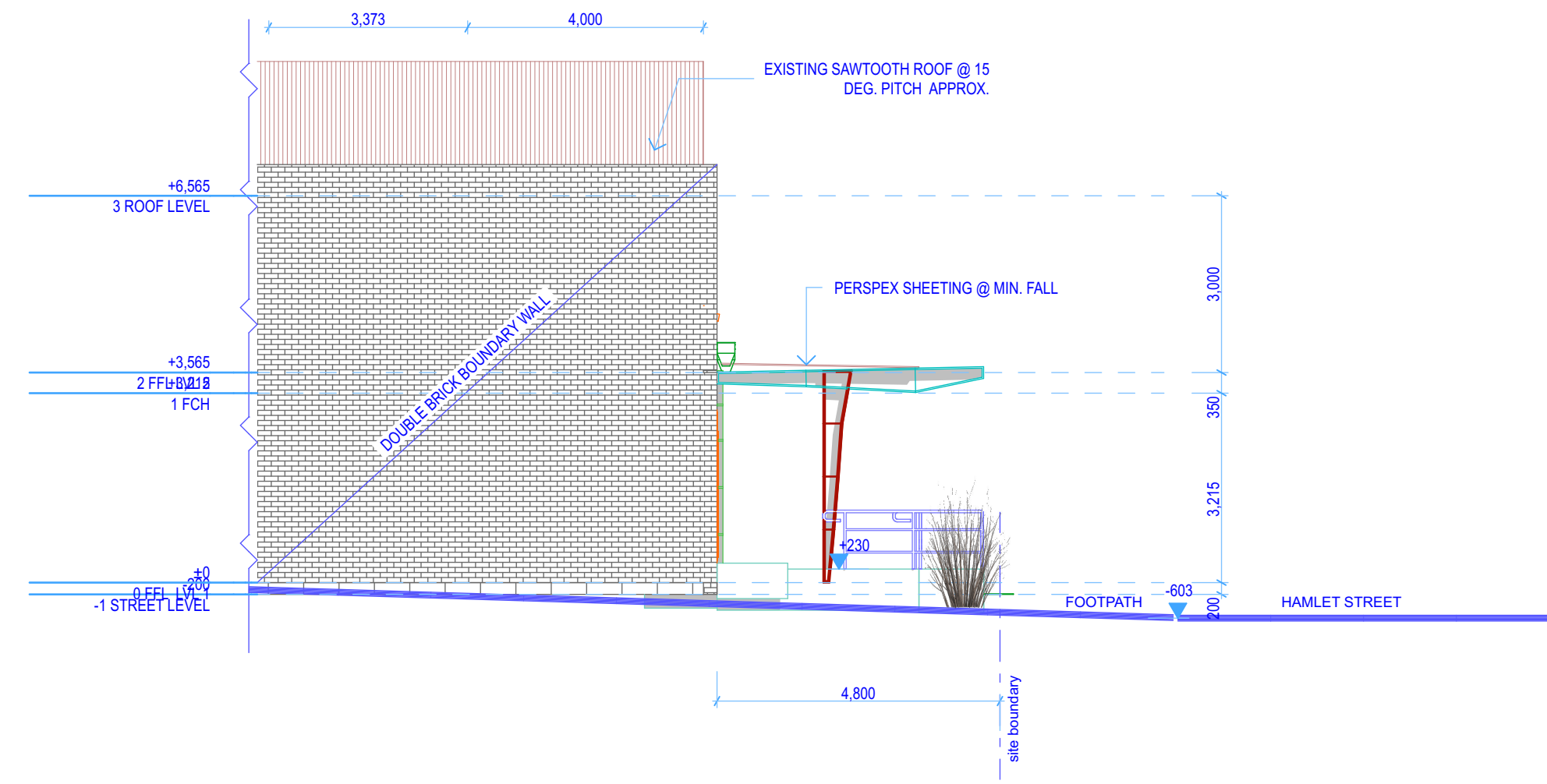
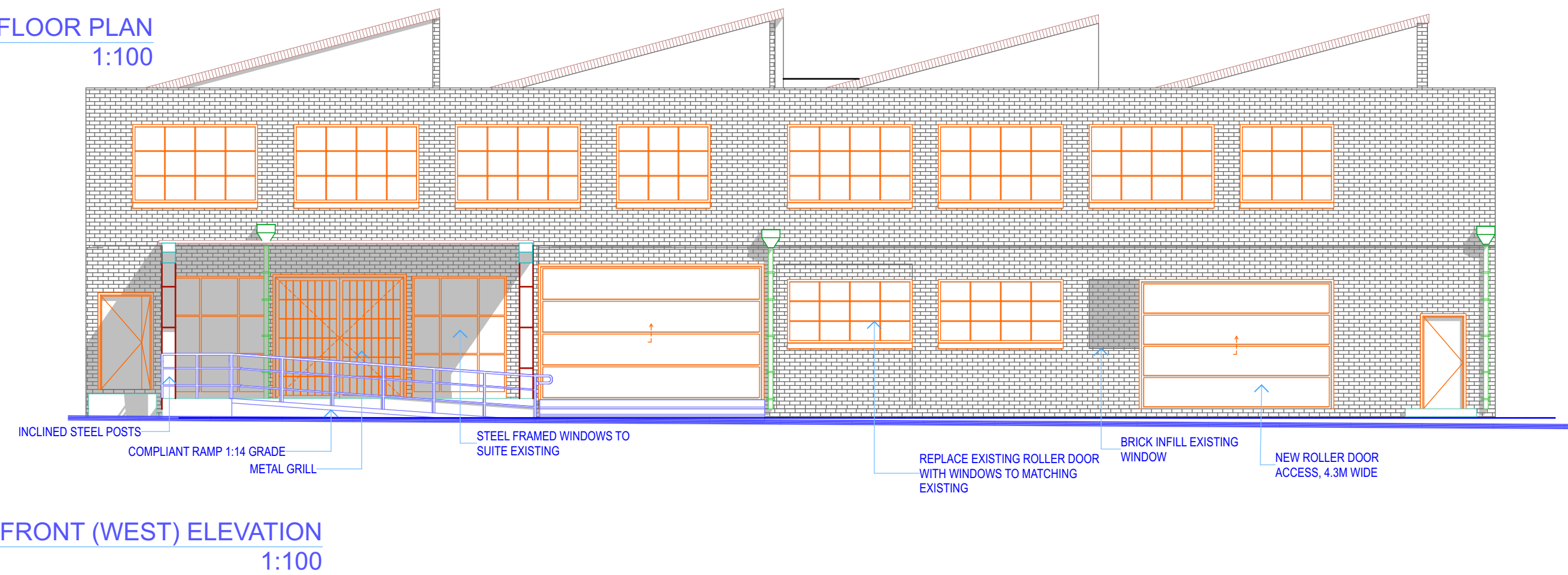
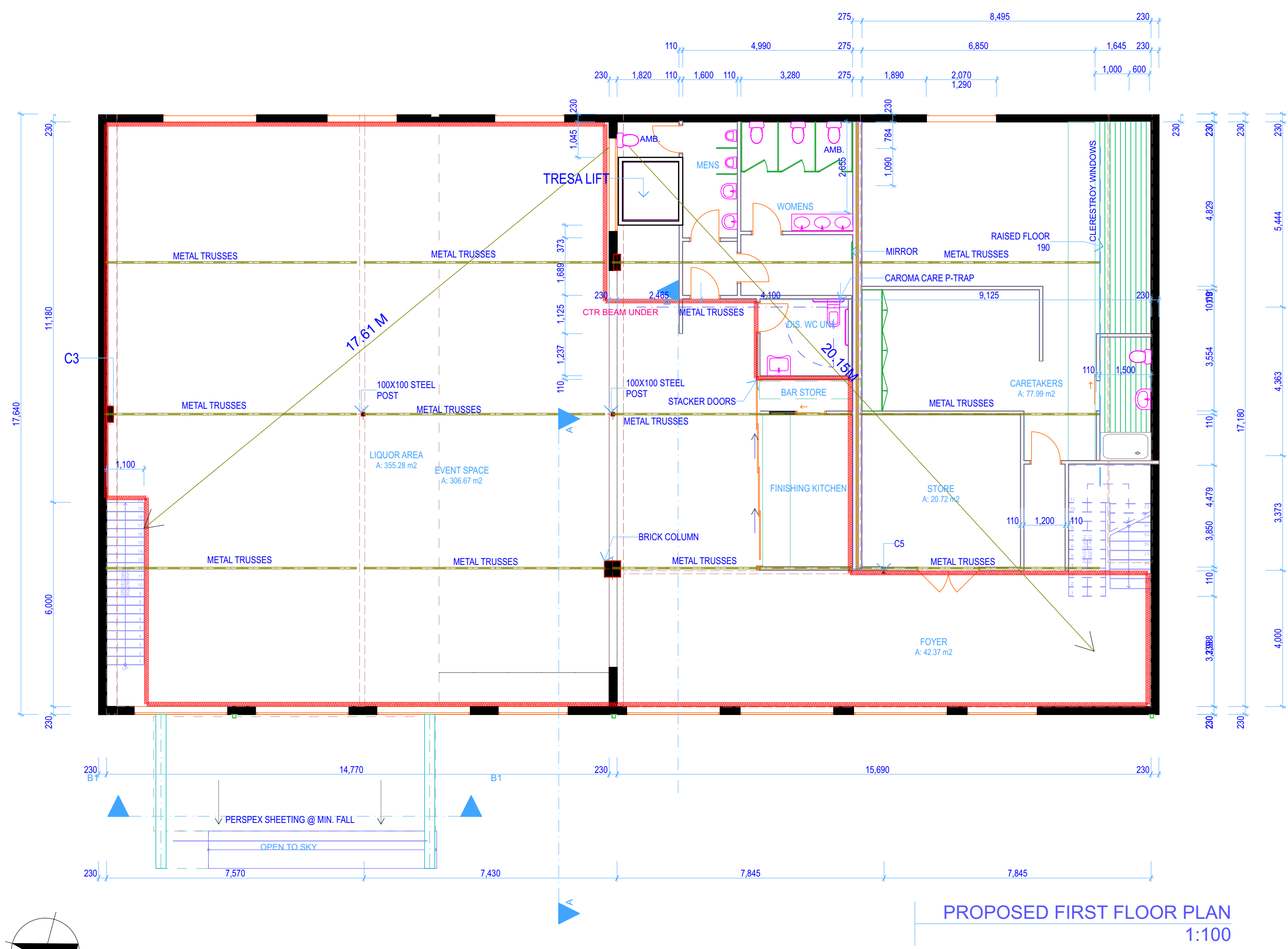
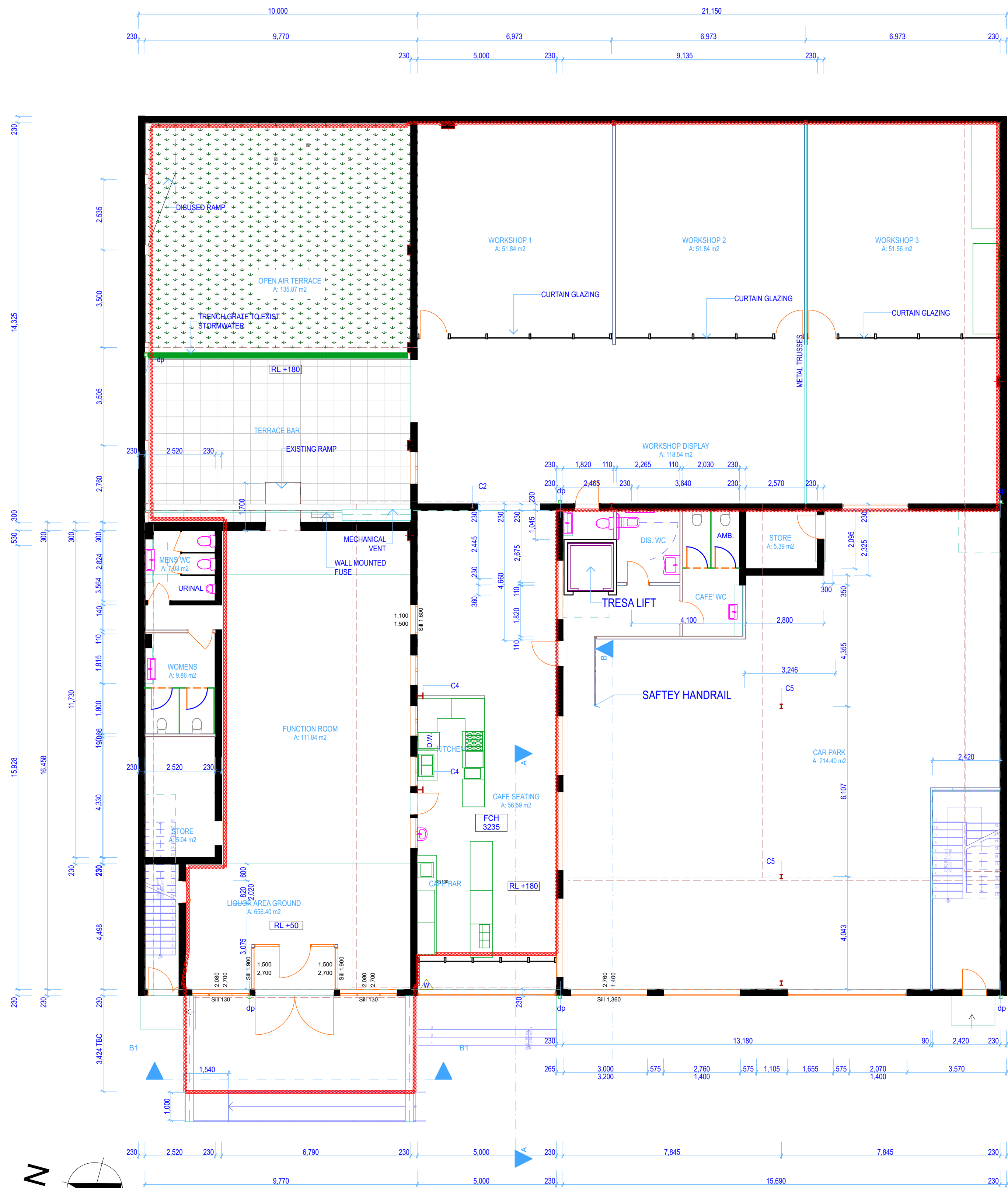
PROJECT NUMBER
1804

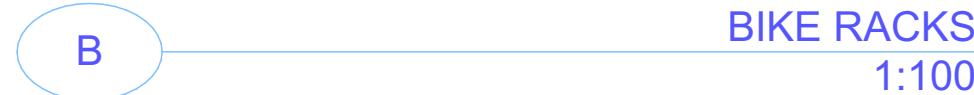
DRAWING NUMBER
TP01of4

REVISION



LEGEND
LIQUOR LICENCE AREAS
GROUND FLOOR 653.20M²
FIRST FLOOR 355.28M²





REV		ARCHITECTURE DETAILS		BY	DATE
PROJECT NAME					
TOWN PLANNING					
PROJECT DETAILS					
WAREHOUSE MIXED DEVELOPMENT					
14 HAMLET STREET					
CHELTENHAM VIC. 3192					
CLIENT DETAILS					
MR PHIL SMITH					
DRAWING TITLE					
DESIGN RESPONSE					
DRAWN		SHEET SIZE			
CZ		A1			
DATE DRAWN		DRAWING SCALE			
14/09/2018		1:100, 1:50, 1:200			
PROJECT NUMBER		DRAWING NUMBER		REVISION	
1804		TP04064			

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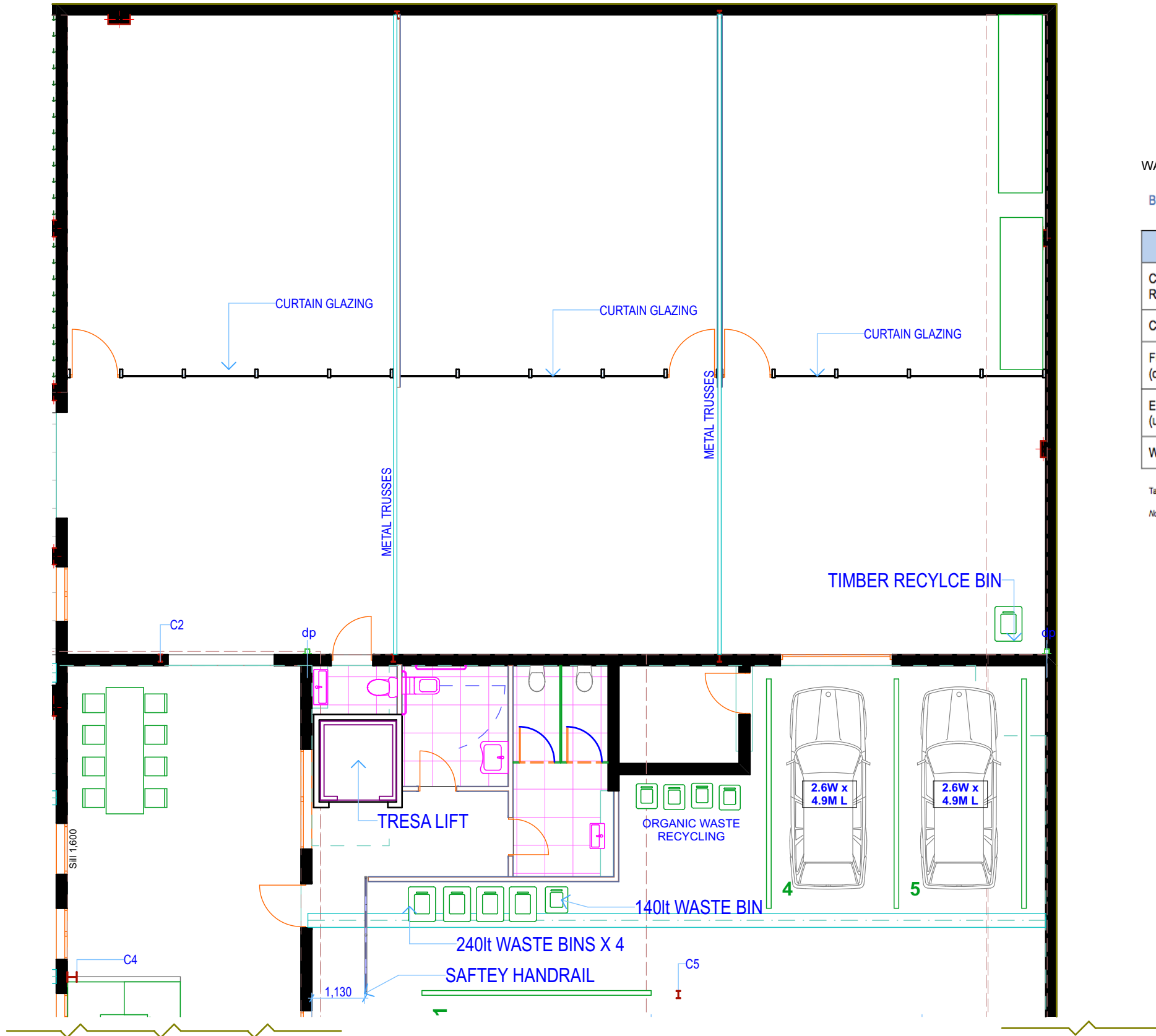
WASTE MANAGMENT PLAN EXERT (P.11)

Bins required (Table 7)

Use / Tenancy	General Waste	Paper	Glass	Plastic	Timber	Organic
Caretaker's Residence	140L	240L	240L	240L	240L	20L
Café						
Function Room (downstairs)						
Event Space (upstairs)						
Workshop Area						

Table 7: Bins required

Note: Combined tenancies - 20L Organic composting/ fermentation bin with sealable lid for transport to organic processing unit in bin area



WASTE STORAGE LOCATION
1:100

REV

AMENDMENT DETAILS

BY

DATE

PROJECT STAGE

TOWN PLANNING

PROJECT DETAILS

WAREHOUSE MIXED DEVELOPMENT
14 HAMLET STREET
CHELTENHAM VIC. 3192

CLIENT DETAILS

MR PHIL SMITH

DRAWING TITLE

BIN AREA

DRAWN

CZ

DATE DRAWN

14/09/2018

DRAWING SCALE

1:100

SHEET SIZE

A3

PROJECT NUMBER

1804

DRAWING NUMBER

TP05of4

REVISION

Groundwater zone with restricted uses

CHELTENHAM

This zone has been cleaned up to the relevant environmental standards (section 53X environmental audit) but is still subject to restricted groundwater uses.

Environmental audit site

14 HAMLET ST CHELTENHAM VIC 3192

Restrictions on use

Drinking water
Livestock water supply
Irrigation of crops (including domestic gardens) and parks
Water used for recreational purposes (e.g. swimming)
Water used for industrial purposes

Site history

Chemical manufacturing/storage/blending

Legend

-  Environmental audit site
-  Groundwater zone with restricted uses
-  Properties
-  Unit/house/building number
-  Primary road



Disclaimer: The map represents an approximate estimation of an area where groundwater quality has been impacted by human activities. It does not provide information on the naturally occurring quality of groundwater, which can also have restrictions on its use. The environmental audit boundary and groundwater zone are based on land parcel boundaries at the time of mapping. Subsequent changes to land parcel boundaries do not change the location of the zone.



0 25 50 Metres

EPA CARMS ID: 74971-2
EPA IBIS ID: 7001954
Map generated on: 09 Sep 2019

This map may also contain data from:

