LOCHARD ENERGY

JANUARY 2023



# WINTON ENERGY RESERVE 1 FACILITY

## PHASE 1 PRELIMINARY SITE INVESTIGATION

Question today
*Imagine tomorrow*
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# Winton Energy Reserve 1 Facility
# Phase 1 Preliminary Site Investigation

Lochard Energy

WSP
Level 15, 28 Freshwater Place
Southbank VIC 3006

Tel: +61 3 9861 1111
Fax: +61 3 9861 1144
wsp.com



**Revision History**

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| | NAME | DATE | SIGNATURE |
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| Prepared by: | Yen Ly | 11 January 2023 | |
| Reviewed by: | Euneace Teoh | 11 January 2023 | |
| Approved by: | Jeff Meynell | 11 January 2023 | |

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# GLOSSARY

| Proposal Term / Acronym | Definition / Notes |
|---|---|
| ACM | Asbestos Containing Material |
| ASS | Acid Sulfate Soil |
| BESS | Battery Energy Storage System |
| BTEXN | Benzene, Toluene Ethylbenzene, Xylenes and Naphthalene |
| BTM | Behind-The -Meter |
| CEMP | Construction Environmental Management Plan |
| CSM | Conceptual Site Model |
| EPA | Environment Protection Authority |
| FZ | Farming Zone |
| GPG | Gas-fired Power Generation |
| Ha | Hectare |
| HSP | Health and Safety Plan |
| mAHD | Metres Australian Height Datum |
| mBGL | Metres below ground level |
| NAPL | Non-aqueous Phase Liquid |
| OCP/OPP | Organochlorine Compounds/Organophosphorus Compounds |
| PAH | Polycyclic Aromatic Hydrocarbons |
| PFAS | Per– and Polyfluorinated Alkyl Substances |
| PSI | Preliminary Site Investigation |
| TPH / TRH | Total Petroleum Hydrocarbons / Total Recoverable Hydrocarbons |

# EXECUTIVE SUMMARY

Lochard Energy is commencing the concept design and development approvals phase for its Energy Reserve 1 Facility at 386 Lee Road, Winton, Victoria (the Site). The Energy Reserve 1 Facility will utilise hybrid technology with Li-Ion batteries and fast-start high-efficiency duel-fuel gas reciprocating engines and is expected to comprise:

- 200MW / 400MWh Battery Energy Storage System (BESS)
- 200MW Gas-fired Power Generation (GPG)
- Short gas pipeline
- 5MW ac (indicative) Behind-The -Meter Solar Farm (BTM) where the facility and solar installation are connected directly
- Hydrogen refuelling station including production and dispensing infrastructure.

The proposed energy storage facility will be located in the Victoria's Ovens Murray Renewable Zone and operate for a period of 25 years on certain days/times only (i.e., not a baseload or a 24 hours/ 7 days baseload) and with minimum permanent onsite manning and shared facilities.

The Phase 1 Preliminary Site Investigation (PSI) was required to support the statutory planning approvals for the Site. The objective of the PSI was to investigate historic and current land uses of the Site to form a greater understanding of the potential contamination that may exist at the Site and recommend potential appropriate management during the construction.

Based on a review of the available current and Site history data, WSP concluded the following:

- The potential for contamination to be present as a result of past/present land use activities.
- The potential importation of contaminated fill material (of unknown origin) may have occurred mainly at the north-eastern portion of the southern lot (occupied by residential/farmhouse property).
- The potential for lateral migration of dissolved phase impacts within the groundwater is unknown as previous assessment of groundwater beneath the Site has not been identified.
- The identified potential receptors include commercial/industrial workers, intrusive maintenance workers, residents, recreational users and ecosystem and terrestrial receptors.

An intrusive soil assessment should be undertaken prior to the planned construction works, so that any potential human health and/or environmental risk can be assessed and managed accordingly. In addition, soil testing should be undertaken for waste classification purposes in the event that soils are excavated during the planned construction works that require offsite disposal.

The mitigation measures would likely be the preparation of a Health and Safety Plan (HSP) and Construction Environmental Management Plan (CEMP).

# 1 PROJECT BACKGROUND

## 1.1 BACKGROUND

Lochard Energy (Iona Operations) Pty Ltd, an energy infrastructure company based in Australia, is seeking to develop the land for an energy hub at 386 Lee Road, Winton (the subject site). The proposed energy hub is known as Winton Energy Reserve 1 facility (the project).

The project will utilise hybrid technology with Li-Ion batteries and fast-start high-efficiency duel-fuel gas reciprocating engines and will comprise:

- A 200-megawatt (MW) Gas-Powered Generator (GPG) facility and adjoining ~200 metre (m) gas pipeline including metering station.
- A Battery Energy Storage System (BESS) facility. The BESS facility will supply and absorb 200MW real power with 400-megawatt-hour (MWh) energy storage capacity.
- A single electrical substation for both battery and GPG which then feeds into the local network.
- A ~3 kilometre (km) 220-kilovolt (kV) underground transmission line from the Glenrowan Terminal Station (GTS) to the subject site. The transmission line will cross the Hume Freeway and follow the existing AusNet easement northwest from the GTS. It will then head east within the road reserve of Lee Road before entering the subject site.

The project is located approximately 9 km north east of Benalla and 175 km north east of Melbourne within the Rural City of Benalla (Local Government Area). A concept layout plan for the project is provided at Figure 1.1.

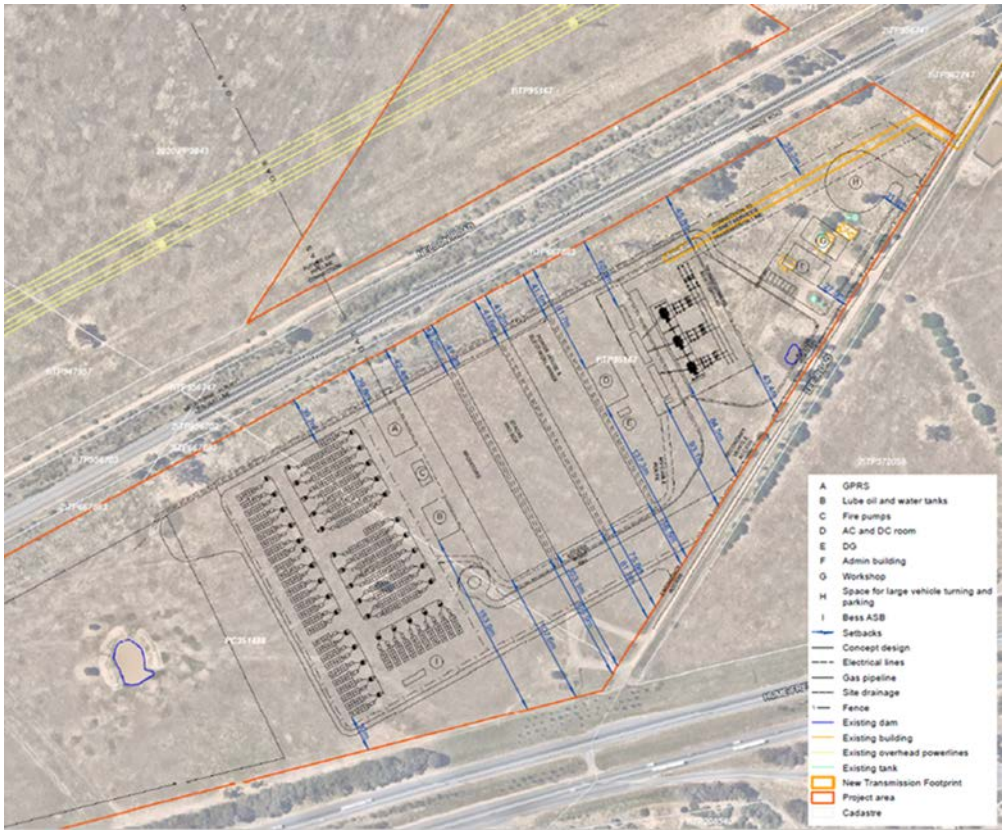


Figure 1.1 – Concept layout plan

## 1.2 PURPOSE AND OBJECTIVE

The Phase 1 Preliminary Site Investigation (PSI) was required to support the statutory planning approvals for the Site. The objective of the PSI was to investigate historic and current land uses of the Site to form a greater understanding of the potential contamination that may exist at the Site and recommend appropriate management during the construction.

## 1.3 SCOPE OF WORK

The scope of works for the desktop review of Phase 1 PSI included a review of the following:

- General site details
- Site environmental setting (including geology, hydrogeology, topography and surrounding land uses)
- Site history (including historical aerial photographs, street and business directories)
- Environment Protection Authority (EPA) Victoria Priority Site Register to assess if the Site and surrounding properties are subject to a regulatory notice or clean up order or environmental audit
- Existing environmental information such as licenses, permits, registers and planning records (if available).

In order to support this desktop review, WSP commissioned Lotsearch to undertake searches of relevant databases of publicly available information regarding historical and current site uses, regional information and site setting details, aerial imagery and regulatory information (refer Appendix B).

## 1.4 APPLICABLE STANDARDS

The PSI was undertaken in general accordance with the following standards:

- Government of Victoria (2017) *Environment Protection Act 2017* (EP Act)[1]
- Government of Victoria (2021), Victorian Gazette No. S245, Environment Reference Standard, gazette May 2021
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1), Guideline on Investigation Levels for Soil and Groundwater (B1)
- National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1), Guideline on Site Characterisation (B2).



[1] As amended by the Environment Protection Amendment Act 2018

# 2 SITE SETTING

## 2.1 SITE DETAIL SUMMARY

A summary of the site setting is provided in Table 2.1 below and further details provided within Appendix B.

Table 2.1 Summary of Site Details

| PARAMETER | SITE DETAILS |
|---|---|
| Site address | 386 Lee Road, Winton |
| Title information | Plan PC351488 and B Lot 1 TP95167 |
| Land area | Approximately 403,498 $m^2$ (40.35 ha) |
| Local council | Rural City of Benalla |
| Zoning and overlays | Farming Zone (FZ) with no overlays |
| Current Site use(s) | Majority of the Site is vacant land with a farm house to the northeast corner of the Site. There is an existing gas pipeline and power transmission within the Site. |
| Proposed Site use | Energy Reserve 1 Facility: hybrid technology with Li-ion batteries and fast-start high-efficiency dual-fuel gas reciprocating engines, BESS, GPG and gas pipeline. |
| Surrounding land uses | — **North**: undeveloped vacant land and partly bound to Nelson Road<br>— **East**: undeveloped vacant land and partly bound to Lee Road<br>— **South:** Hume Highway follow by undeveloped vacant land, Mokoan Rest Area (160 south-east), residential/farmhouses (300 m south and 1 km south-west), Winton Bushland Reserve (388 m south), Winton Fire Station (760 south-west), former Esso service station (750 m south-west), Winton Motor Raceway and campground (790 m south-west).<br>— **West:** undeveloped vacant land and Seven Mile Creek (approximately 350 m). |

## 2.2 LOCAL AND REGIONAL SETTING

The project is located approximately 9 km northeast of Benalla and 175 km north east of Melbourne within the Rural City of Benalla (Local Government Area).

## 2.3 SURROUNDING LAND USES

Surrounding land uses identified within 150 metres of the subject site comprises of vacant land in all directions.

## 2.4 TOPOGRAPHY

The subject site is generally higher in the south and lower in the west and north, with the surface elevation varying between 180 metres Australian height datum (mAHD) in the south to 170 mAHD to the north and west.

## 2.5 ECOLOGICAL CONSTRAINTS

No RAMSAR wetlands are reported to be present onsite or in the vicinity of the Site, however endangered native vegetation (Plains Grassy Woodlands) and moderate potential of groundwater and inflow dependent ecosystems are identified at limited locations onsite. Please refer to Lotsearch (Appendix B) for identified ecological constraints locations within the Site.

## 2.6 CULTURAL HERITAGE SENSITIVITY

The subject site is not listed in the Commonwealth, National and Victorian Heritage registers.

## 2.7 NATURAL HAZARDS

The subject site and adjoining properties are within a designated bushfire prone area. No bushfire incident has been recorded at the Site nor within immediate surroundings.

## 2.8 REGIONAL GEOLOGY

The subject site lies within the Shepparton Formation comprising of clay, sand, silt and poorly-sorted lenticular gravel which forms extensive flat alluvial floodplains: terraces 1-10 m above present river channels; well-developed soil 2-3 m thick.

## 2.9 POTENTIAL ACID SULFATE SOIL

The Site is in an area with low probability of occurrence (6-70% chance of occurrence) of acid sulfate soil (ASS).

## 2.10 REGIONAL HYDROGEOLOGY

Depth to the water table at the Site is inferred to be less than 5 meters below ground level (mBGL) with a small portion to the south inferred to be between 5 to 10 mBGL. Groundwater salinity is between 3,500 to 7,000 mg/L. The aquifer at the Site is described to be fractured or fissured, extensive aquifers of low to moderate productivity.

The closest surface water is Seven Mile Creek located approximately 350 m west of the Site.

## 2.11 GROUNDWATER DATABASE SEARCH

There are twenty-eight (28) registered bores within 1km of the Site boundary, with majority of the bores registered for groundwater investigation/observation purposes. Nine (9) of these registered bores are registered for domestic and/or stock watering with the closest bore located 722m south-west of the Site.

# 3 SITE HISTORY

## 3.1 HISTORICAL AERIAL PHOTOGRAPHS

A review of historical aerial photography sourced by Lotsearch (Appendix B) covering the Site and surrounding area was completed, with a summary of the observed land use changes described in Table 3.1.

Table 3.1 Historical aerial imagery summary

| YEAR | SITE | SURROUNDING LAND |
|---|---|---|
| 1963 | Development of several small-scale buildings (likely farmhouse with associated sheds) and two agricultural dams observed at the north-eastern corner and western portion of the southern lot respectively. Remaining Site area are vacant grassland with minor trees and shrubs, potentially used for agricultural and grazing purposes. | Nelson Rd (traverse through the northern and southern lot), Lee Rd (east), Winton-Glenrowan Rd (south) and Huntley St (west) developed.<br>Residential/farmhouse property and former Esso service station located approximately 315 m south and 750 south-west, respectively, developed.<br>Rest of surrounding areas observed to be vacant grassland with minor trees/shrubs and agricultural dams, potentially used for agricultural and grazing purposes. |
| 1971 | Similar to 1963 imagery | Surface water associated with the flooding of Winton (Mokoan) Swamp (approximately 1.8 km north) to create Lake Mokoan observed further north.<br>Rest of surrounding areas similar to 1963 imagery |
| 1980 | Similar to 1971 imagery | Surrounding areas to the north, approximately 300m from the Site, appeared to be completely flooded.<br>Rest of surrounding areas similar to 1971 imagery |
| 1987 | Small scale infrastructure observed at the south-western corner of the northern lot.<br>Similar to 1980 imagery | Hume Highway developed.<br>Mokoan Rest Area (southbound) developed.<br>Rest of surrounding areas similar to 1980 imagery |
| 1991 | Small scale infrastructure at the south-western corner demolished. In its place was an agricultural dam.<br>Rest of Site similar to 1987 imagery | Flooded area appeared receding north, approximately 100 m.<br>Rest of surrounding areas similar to 1987 imagery |
| 2013 | Additional agricultural dam observed at the centre of southern lot.<br>Rest of Site similar to 1991 imagery. | Lake Mokoan observed dried.<br>Rest of surrounding areas similar to 1991 imagery |
| 2017 | Site similar to 2013 imagery. | Surface waterbody (once part of Lake Mokoan) observed to the north-east. |
| 2021 | Agricultural dam to the south-west of northern lot no longer visible. An agricultural dam to the northern corner of northern lot observed. | Surface waterbody observed to the north-east observed dried. |

## 3.2 HISTORICAL BUSINESS SEARCH

No historical business including dry cleaners, motor garages and service stations exist on Site or in the vicinity of the Site.

## 3.3 PREVIOUS ASSESSMENTS

No known environmental reports and are known to relate to the Site or could be provided.

## 3.4 SUMMARY OF SITE HISTORY INVESTIGATION

Based on the review of historical information, from 1963 the Site was largely undeveloped vacant grassland with exception of north-eastern corner of the southern lot, which was developed with several small-scale buildings (likely farmhouse with associated sheds). It is likely the Site was historically used for agricultural and grazing purposes and has remained in its current configuration since 1963 (earliest available aerial imagery).

Surrounding areas to the east, south and west have been predominately undeveloped vacant grassland except for the former Esso service station (750 south-west), Winton Fire Station (760 m south-east), Winton Motor Raceway (790 m south-west) and the residential/farmhouse property located at 255 Winton-Glenrowan Rd (315 m south), which were observed to have been developed by 1963.

Surrounding areas to the north were also vacant grassland until 1971 when the flooding of Winton (Mokoan) Swamp (approximately 1.8 km north) to create Lake Mokoan commenced. Lake Mokoan extended to approximately 100 m north of Site and was decommissioned circa 2004.

With exception of the northern area, surrounding areas to the east, south and west was likely to have been historically used for agricultural and grazing purposes and has predominantly remained in its current configuration since 1963 (earliest aerial imagery).

Potentially contaminating historical activities have been identified to be present in areas surrounding the Site and are discussed in further detail in Section 5.

# 4 REGULATORY INFORMATION

## 4.1 CURRENT EPA PRIORITY SITES REGISTER

A search of the EPA Priority Sites Register in August 2021 reported that no current EPA priority Sites exist on the Site or in the vicinity of the Site.

## 4.2 FORMER EPA PRIORITY SITES AND OTHER POLLUTION NOTICES

No former EPA priority site and other pollution notices exist on the Site or in the vicinity of the Site.

## 4.3 EPA PER– AND POLYFLUORINATED ALKYL SUBSTANCES (PFAS) INVESTIGATION AND MANAGEMENT PROGRAMS

No EPA and Defence PFAS Investigation and Management Program Investigation Sites, and Airservices Australia National PFAS Management Program exist on Site or in the vicinity of the Site.

## 4.4 EPA ENVIRONMENTAL AUDITS

While no statutory environmental audits have been undertaken at the Site, one statutory environmental audit (CARMS No 32011-1) has been completed at the former Esso service station located approximately 750 m south-west of the Site in 1998. The audit was conducted to determine the appropriate land use for the property. Groundwater beneath the property was contaminated with diesel product which includes both dissolved and separate phase product (non-aqueous phase liquid (NAPL)). Several remediations of both soil and groundwater were conducted at the property. A Conditional Statement of Environmental Audit was issued for the property which concluded that the property was conditionally suitable for development commercial or residential use.

## 4.5 EPA GROUNDWATER ZONES WITH RESTRICTED USES

No Groundwater Quality Restricted Use Zones (GQRUZ) were identified at or in the vicinity of the Site.

## 4.6 EPA LICENCED ACTIVITIES

No EPA licenced activities were identified at or in the vicinity of the Site.

## 4.7 EPA WORKS APPROVALS

A search of the EPA records in August 2021 indicated no EPA works approvals at the Site or within 500 metres of the Site.

## 4.8 NATIONAL WASTE MANAGEMENT SITE DATABASE

The Site is not listed as a waste management site, nor is there a facility on the National Waste Management Site Database within 500 metres of the Site.

## 4.9 STATEWIDE WASTE AND RESOURCE RECOVERY INFRASTRUCTURE PLAN FACILITIES

The Site is not a plan facility, nor is there a facility within 500 metres of the Site.

## 4.10 EPA PRESCRIBED INDUSTRIAL WASTE

The Site is not a prescribed industrial waste facility.

## 4.11 EPA VICTORIAN LANDFILL REGISTER

The Site is not a former waste disposal facility.

## 4.12 FORMER GASWORKS

The Site is not a former gasworks, nor is there a historical gasworks Site within 500 metres of the Site.

# 5 PRELIMINARY CONCEPTUAL SITE MODEL

## 5.1 POTENTIAL SOURCES AND CHEMICALS OF POTENTIAL CONCERN (COPC)

Based on the identified current and historical onsite and surrounding Site uses, several potentially contaminating activities were identified to exist. The potentially contaminating activities and associated chemicals of potential concern (COPC) are summarised below.

Table 5.1 Site Use Summary and Associated Potential Contaminants

| SITE USE | POTENTIAL CONTAMINATING ACTIVITY | CONTAMINANTS OF POTENTIAL CONCERN* | POTENTIAL FOR CONTAMINATION |
|---|---|---|---|
| Residential/farmhouse land use (onsite and offsite) | — Imported fill from unknown source for levelling purposes<br>— Building materials<br>— Leaks and spills of fuel from trucks and machineries | — Metals<br>— TPH/TRH<br>— PAH<br>— ACM | Impacts likely limited to shallow soils only |
| Agricultural (onsite and offsite) | — Potential application of pesticides and herbicides<br>— Minor chemical storage (onsite and offsite) | — OCP/OPP<br>— Nitrogen compounds<br>— Metals | Impacts likely limited to shallow soils only |
| Winton Bushland Reserve (388 m south) | — Site maintenance (weed management)<br>— Camping activities<br>— Miscellaneous waste dumping (building rubble etc) | — TPH/TRH<br>— BTEX<br>— PAH<br>— PFAS<br>— ACM | Impacts likely limited to shallow soils only |
| Former Esso Service Station (750 m south-west) | — Leaks and spills of fuel from trucks and other motor vehicles<br>— Leak or spill from underground petroleum storage systems | — TPH/TRH<br>— BTEXN<br>— PAH<br>— Phenols<br>— VOCs<br>— Metals | Primary source and impacted soils have been excavated and disposed offsite. Groundwater is still impacted with both dissolved phase hydrocarbon and NAPL. Noting depth to groundwater identified ranged from 18.4 to 19 m below ground level (mBGL) |

| SITE USE | POTENTIAL CONTAMINATING ACTIVITY | CONTAMINANTS OF POTENTIAL CONCERN* | POTENTIAL FOR CONTAMINATION |
|---|---|---|---|
| Winton Fire Station (760 m south-west) | — Chemicals associated with Aqueous Film Forming Foam (AFFF) used during fire fighting or fire fighting training<br>— Site maintenance (weed management) | — PFAS<br>— OCP/OPP | Impacts likely limited to shallow soils only |
| Winton Motor Raceway (790 m south-west) | — Leaks and spills of fuel from motor vehicles<br>— Motor vehicle maintenance<br>— Site maintenance (weed management) | — TPH/TRH<br>— BTEXN<br>— PAH<br>— Phenols<br>— VOCs<br>— Metals | Impact likely limited to shallow soils only |

*TPH/TRH = Total Petroleum Hydrocarbons / Total Recoverable Hydrocarbons, BTEXN = Benzene, Toluene Ethylbenzene, Xylenes and Naphthalene, PAH = Polycyclic Aromatic Hydrocarbons, OCP = Organochlorine Compounds, OPP = Organophosphorus Compounds, ACM = asbestos containing materials

## 5.2 POTENTIAL SOURCES OF PER- AND POLYFLUORINATED ALKYL SUBSTANCES

Based on the identified current and historical activities onsite and surrounding Site uses, the likelihood of any potential PFAS contamination within shallow soils at the Site is considered low as no bushfire incident has been historically reported, noting a fire station is 760m away from the Site.

## 5.3 POTENTIAL EXPOSURE PATHWAYS

Based on key features of the Site in Section 1.1, the anticipated transport media for the migration of contaminants identified were:

— Dermal contact and incidental ingestion of soil

— Air inhalation of vapour and dust

— Migration of vapours through soils, underground service trenches and/or pits

— Surface run-off and entry into stormwater drainage system(s) in the event of subsurface spillage

— Lateral migration of dissolved phase impacts within the groundwater, typically in the direction of the local hydraulic gradient expected to be towards Seven Mile Creek (approximately 350 m west).

## 5.4 POTENTIAL RECEPTORS OF CONCERN

Identified receptors include:

— Current onsite occupiers

— Site workers (during constructions and operation of the Site)

— Maintenance / utility workers (on- and offsite)
— Nearby residential/farmhouse properties
— Ecosystem and terrestrial receptors
— Waterbody receiving groundwater and surface water discharge.

## 5.5 SOURCE-PATHWAY-RECEPTOR LINKAGE

Table 5.2 below presents a preliminary conceptual site model (CSM), showing the potential source-pathway-receptor linkage that may be realised.

Table 5.2 Sources-Pathway-Receptor Linkage

| POTENTIAL SOURCES | POTENTIALLY AFFECTED MEDIA | POTENTIAL EXPOSURE PATHWAY | IDENTIFIED POTENTIAL RECEPTOR |
|---|---|---|---|
| Residential/farmhouse land use<br>Agricultural/grazing land (on- and offsite)<br>Winton Bushland Reserve<br>Winton Fire Station<br>Former Esso Service Station<br>Winton Motor Raceway and campground | Soils, dust and vapour | Dermal contact and incidental ingestion of soil<br>Air inhalation of vapour and dust<br>Migration of vapours through soils, underground service trenches and/or pits | Construction and maintenance/utility workers during construction works (on- and offsite) |
| | | | Commercial occupants (on-and offsite) |
| | | | Recreational users (offsite) |
| | | | Residents (offsite) |
| | | | Ecosystem and terrestrial receptors (on- and offsite)<br>(Native vegetation and groundwater dependent ecosystem) |
| | Surface water | Surface run-off and entry into stormwater drainage system(s) in the event of subsurface spillage | Construction and maintenance/utility workers during construction works |
| | | | Commercial occupants |
| | Groundwater | Lateral migration of dissolved phase impacts within the groundwater, typically in the direction of the local hydraulic gradient expected to be towards the Seven Mile Creek (approximately 350 m west of the Site). | Groundwater users (domestic / stock watering) |
| | | | Ecosystem and terrestrial receptors<br>(Native vegetation and groundwater dependent ecosystem) |
| | | | Recreational users |

A potential risk is considered to exist when a source-pathway-receptor linkage is identified. The proposal and related construction activities (e.g. earthworks for construction of transmission tower footings) have the potential to impact on sensitive receptors (i.e. human health and ecological) that may encounter potentially contaminated soil.

# 6 CONCLUSION

A preliminary site investigation (PSI) was undertaken for the proposed energy storage facility Site, which comprises an approximately 40.35 ha area of land that can be separated by Nelson Road into two portions: the northern lot and the southern lot. The northern lot is approximately 5.3 ha whilst the southern lot is approximately 35.05 ha. The proposed development area will be located within the southern lot.

The Site appeared to be largely undeveloped vacant grassland with exception of north-eastern corner of the southern lot, which was developed with several small-scale buildings (likely farmhouse with associated sheds). It is likely the Site was historically used for agricultural and grazing purposes and has remained in its current configuration since 1963 (earliest available aerial imagery). Surrounding areas to the east, south and west have been predominately undeveloped vacant grassland except for the former Esso service station (750 south-west), Winton Fire Station (760 m south-east), Winton Motor Raceway (790 m south-west), and residential/farmhouse property located at 255 Winton-Glenrowan Rd (315 m south) which were observed to have been developed by 1963. Surrounding areas to the north were also vacant grassland until 1971 when the flooding of Winton (Mokoan) Swamp (approximately 1.8 km north) to create Lake Mokoan commenced. Lake Mokoan extended to approximately 100 m north of Site and was decommissioned circa 2004. With exception of the northern area, surrounding areas to the east, south and west was likely to have been historically used for agricultural and grazing purposes and has generally remained in its current configuration since 1963 (earliest aerial imagery).

The Site is currently zoned as Farming Zone and is located within a designated bushfire prone area under the Benalla Planning Scheme. No other planning overlays exist at the Site.

The Site is underlain by the Shepparton Formation comprising of clay, sand, silt and poorly-sorted lenticular gravel which forms extensive flat alluvial floodplains.

The depth to the water table at the Site is inferred to be less than 5 mBGL with a small portion to the south inferred to be between 5 to 10 mBGL. Groundwater salinity is between 3,500 to 7,000 mg/L with the aquifer described as fractured or fissured, extensive aquifers of low to moderate productivity.

A search of the EPA Priority Sites Register was conducted in August 2021 (undertaken by Lotsearch) and shows no EPA priority Sites exist onsite or in the vicinity of the Site.

Endangered native vegetation (Plains Grassy Woodlands) and moderate groundwater and inflow dependent ecosystems are present onsite.

Potentially nearby contaminating activities were identified during the desktop study. This included:

- Agricultural/grazing land use (onsite and surrounding areas)
- Residential/farmhouse land use (further south and south-east)
- Winton Bushland reserve (388 m south)
- Former Esso Service Station (750 m south-west)
- Winton Fire Station (760 m south-west)
- Winton Motor Raceway (790 m south-west)



From the identified potentially contaminating activities, it is considered that the potential key contaminants of concern derived from current and/or historical uses are:

- Asbestos containing material (ACM)
- Total Petroleum Hydrocarbons / Total Recoverable Hydrocarbons (TPH/TRH)
- Benzene, Toluene Ethylbenzene, Xylenes and Naphthalene (BTEXN)
- Polycyclic Aromatic Hydrocarbons (PAHs)

— Phenols

— Organochlorine Compounds/Organophosphorus Compounds (OCP/OPP)

— Volatile Organic Compounds (VOCs)

— Metals

— Per and poly-fluroalkyl substances (PFAS).

Based on a review of the available current and Site history data, WSP concluded the following:

— The potential for contamination to be present as a result of past/present land use activities.

— The potential importation of contaminated fill material (of unknown origin) may have occurred mainly at the north-eastern portion of the southern lot (occupied by residential/farmhouse property).

— The potential for lateral migration of both dissolved phase impacts within the groundwater is unknown as previous assessment of groundwater beneath the Site has not been identified.

— The identified potential receptors include commercial/industrial workers, intrusive maintenance workers, residents, recreational users and ecosystem and terrestrial receptors.

An intrusive soil assessment should be undertaken prior to the planned construction works, so that any potential human health and/or environmental risk can be assessed and managed accordingly. In addition, soil testing should be undertaken for waste classification purposes in the event that soils are excavated during the planned construction works that require offsite disposal.

The mitigation measures would likely be the preparation of a Health and Safety Plan (HSP) and Construction Environmental Management Plan (CEMP).

# 7 REFERENCE


— Department of Environment, Land, Water and Planning (2019), Victoria Unearthed Map, https://mapshare.vic.gov.au/victoriaunearthed/ Accessed August 2021

— Golder Associates Pty Ltd (1998), *Environmental Audit Report, Old Hume Highway, Winton, for Essso Australia Limited*. Prepared for Esso Australia Limited, dated 27 April 1998

— Government of Victoria (2017) Environment Protection Act 2017 (EP Act)[2]

— Government of Victoria (2021), Victorian Gazette No. S245, Environment Reference Standard, gazette May 2021

— National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1), Guideline on Investigation Levels for Soil and Groundwater (B1)

— National Environment Protection (Assessment of Site Contamination) Amendment Measure 2013 (No. 1), Guideline on Site Characterisation (B2).




[2] As amended by the Environment Protection Amendment Act 2018

# 8 LIMITATIONS

This Report is provided by WSP Australia Pty Limited (*WSP*) to Lochard Energy (*Client*) in response to specific instructions from the Client and in accordance with WSP's proposal under the Consultancy Agreement between WSP and the Client signed 10-9-2019.

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# APPENDIX A

## FIGURE

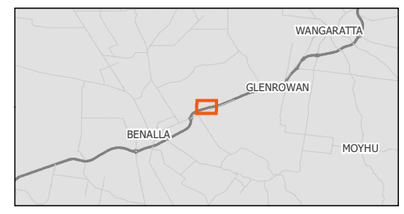
**Lochard Energy**
**Reserve 1 Facility: Winton**

**Figure 1**
Proposed Project Location

Project area
Study area








0 100 200 300 400 500 Meters

Coordinate system: GDA 1994 MGA Zone 55

Scale ratio correct when printed at A3

1:10,000 Date: 30/07/2021

Data sources: - DELWP, Geoscience Australia



C:\Users\AULR503967\WSP O365\AU-WKG - Geospatial - AIS - Documents\Projects\PS125526_Winton_Ecology_Maps\Mxd\PS125526_Winton_Ecology_Maps_F001_r1v1.mxd

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# APPENDIX B

## LOTSEARCH REPORT

# LOTSEARCH

## LOTSEARCH ENVIRO PROFESSIONAL

**Date: 13 Aug 2021 08:20:43**

**Reference: LS023187 EP**

**Address: 386 Lee Road, Winton, VIC  3673**

# Dataset Listing

Datasets contained within this report, detailing their source and data currency:

| Dataset Name | Custodian | Supply Date | Currency Date | Update Frequency | Dataset Buffer (m) | No. Features On-site | No. Features within 100m | No. Features within Buffer |
|---|---|---|---|---|---|---|---|---|
| Topographic and Cadastre data | State Government Victoria - Department of Environment, Land, Water & Planning | 19/07/2021 | 19/07/2021 | Monthly | - | - | - | - |
| Current EPA Priority Sites | Environment Protection Authority (Vic) | 02/08/2021 | 30/06/2021 | Monthly | 1000m | 0 | 0 | 0 |
| Former EPA Priority Sites & other Remedial Notices | Environment Protection Authority (Vic) | 25/01/2021 | 25/01/2021 | Monthly | 1000m | 0 | 0 | 0 |
| EPA PFAS Site Investigations | Environment Protection Authority (Vic) | 03/08/2021 | 18/09/2020 | Monthly | 2000m | 0 | 0 | 0 |
| Defence PFAS Investigation & Management Program - Investigation Sites | Department of Defence | 02/08/2021 | 02/08/2021 | Monthly | 2000m | 0 | 0 | 0 |
| Defence PFAS Investigation & Management Program - Management Sites | Department of Defence | 02/08/2021 | 02/08/2021 | Monthly | 2000m | 0 | 0 | 0 |
| Airservices Australia National PFAS Management Program | Airservices Australia | 05/08/2021 | 05/08/2021 | Monthly | 2000m | 0 | 0 | 0 |
| Defence 3 Year Regional Contamination Investigation Program | Department of Defence | 11/05/2021 | 11/05/2021 | Quarterly | 2000m | 0 | 0 | 0 |
| EPA Environmental Audit Reports | Environment Protection Authority (Vic) | 22/07/2021 | 22/07/2021 | Monthly | 1000m | 0 | 0 | 1 |
| EPA Groundwater Zones with Restricted Uses | Environment Protection Authority (Vic) | 11/08/2021 | 11/08/2021 | Monthly | 1000m | 0 | 0 | 0 |
| Current EPA Licensed Activities | Environment Protection Authority (Vic) | 22/07/2021 | 22/07/2021 | Monthly | 1000m | 0 | 0 | 0 |
| Former EPA Licensed Activities | Environment Protection Authority (Vic) | 22/07/2021 | 22/07/2021 | Monthly | 1000m | 0 | 0 | 0 |
| EPA Works Approvals | Environment Protection Authority (Vic) | 09/08/2021 | 09/08/2021 | Monthly | 1000m | 0 | 0 | 0 |
| National Waste Management Facilities Database | Geoscience Australia | 12/05/2021 | 07/03/2017 | Annually | 1000m | 0 | 0 | 0 |
| Statewide Waste and Resource Recovery Infrastructure Plan Facilities | State Government Victoria - Department of Sustainability | 27/11/2014 | 31/12/2012 | None planned | 1000m | 0 | 0 | 0 |
| EPA Prescribed Industrial Waste | Environment Protection Authority (Vic) | 12/08/2020 | 12/08/2020 | Quarterly | 1000m | 0 | 0 | 0 |
| EPA Victorian Landfill Register | Environment Protection Authority (Vic) | 04/08/2021 | 25/08/2020 | Quarterly | 1000m | 0 | 0 | 0 |
| Former Gasworks | Various historical sources collated by Lotsearch | 15/08/2017 | 15/08/2017 | Not required | 1000m | 0 | 0 | 0 |
| National Liquid Fuel Facilities | Geoscience Australia | 15/02/2021 | 15/03/2012 | Annually | 1000m | 0 | 0 | 0 |
| Historical Business Directories (Premise & Intersection Matches) | Hardie Grant; Sands & McDougall, State Library Victoria | | | Not required | 150m | 0 | 0 | 0 |
| Historical Business Directories (Road & Area Matches) | Hardie Grant; Sands & McDougall, State Library Victoria | | | Not required | 150m | - | 0 | 0 |
| Historical Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches) | Hardie Grant; Sands & McDougall, State Library Victoria | | | Not required | 500m | 0 | 0 | 0 |
| Historical Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches) | Hardie Grant; Sands & McDougall, State Library Victoria | | | Not required | 500m | - | 0 | 0 |
| Features of Interest | State Government Victoria - Department of Environment, Land, Water & Planning | 31/05/2021 | 31/05/2021 | Quarterly | 1000m | 4 | 4 | 12 |
| Hydrogeology Map of Australia | Commonwealth of Australia (Geoscience Australia) | 08/10/2014 | 17/03/2000 | As required | 1000m | 1 | 1 | 2 |
| Groundwater Salinity | State Government Victoria - Department of Environment, Land, Water & Planning | 14/08/2015 | 29/08/2012 | Unknown | 0m | 1 | - | - |
| Depth to Watertable | State Government Victoria - Department of Environment, Land, Water & Planning | 14/08/2015 | 29/08/2012 | Unknown | 0m | 2 | - | - |
| Surface Elevation | State Government Victoria - Department of Environment, Land, Water & Planning | 14/08/2015 | 23/09/2013 | Unknown | 0m | 1 | - | - |

| Dataset Name | Custodian | Supply Date | Currency Date | Update Frequency | Dataset Buffer (m) | No. Features On-site | No. Features within 100m | No. Features within Buffer |
|---|---|---|---|---|---|---|---|---|
| Basement Elevation | State Government Victoria - Department of Environment, Land, Water & Planning | 14/08/2015 | 23/09/2013 | Unknown | 0m | 1 | - | - |
| Groundwater Boreholes WMIS | State Government Victoria - Department of Environment, Land, Water & Planning | 16/02/2021 | 16/02/2021 | Quarterly | 2000m | 0 | 0 | 31 |
| Groundwater Boreholes Earth Resources Database | State Government Victoria - Department of Economic Development, Jobs, Transport and Resources | 20/05/2021 | 17/02/2010 | Annually | 2000m | 0 | 0 | 7 |
| Groundwater Boreholes Fed Uni | Federation University Australia | 21/12/2017 | 07/01/2014 | As required | 2000m | 0 | 0 | 0 |
| Historical Mining Activity - Shafts | State Government Victoria - Department of Economic Development, Jobs, Transport and Resources | 11/05/2021 | 11/05/2021 | Annually | 1000m | 0 | 0 | 0 |
| Geological Units 1:250,000 | State Government Victoria - Department of Economic Development, Jobs, Transport and Resources | 13/01/2015 | 24/06/2014 | Unknown | 1000m | 1 | 1 | 4 |
| Geological Structures 1:250,000 | State Government Victoria - Department of Economic Development, Jobs, Transport and Resources | 13/01/2015 | 24/06/2014 | Unknown | 1000m | 0 | 0 | 0 |
| Shear zones 250k | State Government Victoria - Department of Economic Development, Jobs, Transport and Resources | 13/01/2015 | 24/06/2014 | Unknown | 1000m | 0 | 0 | 0 |
| Atlas of Australian Soils | ABARES | 19/05/2017 | 17/02/2011 | As required | 1000m | 2 | 2 | 2 |
| Victorian Soil Type Mapping | State Government Victoria - Department of Economic Development, Jobs, Transport and Resources | 24/08/2017 | 21/03/2016 | Unknown | 1000m | 6 | 6 | 8 |
| Atlas of Australian Acid Sulfate Soils | CSIRO | 19/01/2017 | 21/02/2013 | As required | 1000m | 1 | 1 | 2 |
| Coastal Acid Sulfate Soils | State Government Victoria - Department of Economic Development, Jobs, Transport and Resources | 28/03/2017 | 30/03/2011 | None planned | 1000m | 0 | 0 | 0 |
| Planning Scheme Zones | State Government Victoria - Department of Environment, Land, Water & Planning | 06/07/2021 | 30/06/2021 | Monthly | 1000m | 1 | 6 | 17 |
| Planning Scheme Overlay | State Government Victoria - Department of Environment, Land, Water & Planning | 06/07/2021 | 30/06/2021 | Monthly | 1000m | 0 | 0 | 3 |
| Commonwealth Heritage List | Australian Government Department of Agriculture, Water and the Environment | 18/05/2021 | 20/11/2019 | Annually | 1000m | 0 | 0 | 0 |
| National Heritage List | Australian Government Department of Agriculture, Water and the Environment | 18/05/2021 | 20/11/2019 | Annually | 1000m | 0 | 0 | 0 |
| Victorian Heritage Register | State Government Victoria - Department of Environment, Land, Water & Planning | 05/08/2021 | 05/08/2021 | Quarterly | 1000m | 0 | 0 | 0 |
| Cultural Heritage Sensitivity | State Government Victoria - Department of Premier and Cabinet | 31/05/2021 | 31/05/2021 | Quarterly | 1000m | 0 | 1 | 5 |
| Bushfire Prone Area | State Government Victoria - Department of Transport, Planning and Local Infrastructure | 05/08/2021 | 06/07/2021 | Quarterly | 1000m | 1 | 1 | 1 |
| Fire History | State Government Victoria - Department of Environment, Land, Water & Planning | 12/07/2021 | 30/12/2020 | Quarterly | 1000m | 0 | 0 | 0 |
| Flood - 1 in 100 Year Modelled Flood Extent | State Government Victoria - Department of Environment, Land, Water & Planning | 11/08/2021 | 05/02/2018 | Quarterly | 1000m | 0 | 1 | 1 |
| Victorian Coastal Inundation Sea Level Rise | State Government Victoria - Department of Environment, Land, Water & Planning | 10/04/2018 | 24/10/2017 | Unknown | 1000m | 0 | 0 | 0 |
| Native Vegetation (Modelled 2005 Ecological Vegetation Classes) | State Government Victoria - Department of Environment, Land, Water & Planning | 13/01/2015 | 31/12/2005 | None planned | 1000m | 1 | 1 | 7 |
| Ramsar Wetland Areas in Victoria | State Government Victoria - Department of Environment, Land, Water & Planning | 25/02/2021 | 13/03/2019 | Annually | 1000m | 0 | 0 | 0 |
| Groundwater Dependent Ecosystems Atlas | Bureau of Meteorology | 14/08/2017 | 15/05/2017 | Unknown | 1000m | 1 | 1 | 7 |
| Inflow Dependent Ecosystems Likelihood | Bureau of Meteorology | 14/08/2017 | 15/05/2017 | Unknown | 1000m | 2 | 2 | 12 |

# Site Diagram

386 Lee Road, Winton, VIC 3673






## Legend

- Site Boundary
- Internal Parcel Boundaries

**Total Area:** 403241m²

**Total Perimeter:** 5.97km

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale: 0 50 100 200 300 400 500 Meters

Data Source Aerial Imagery: © Aerometrex Pty Ltd

Coordinate System: GDA 1994 MGA Zone 55

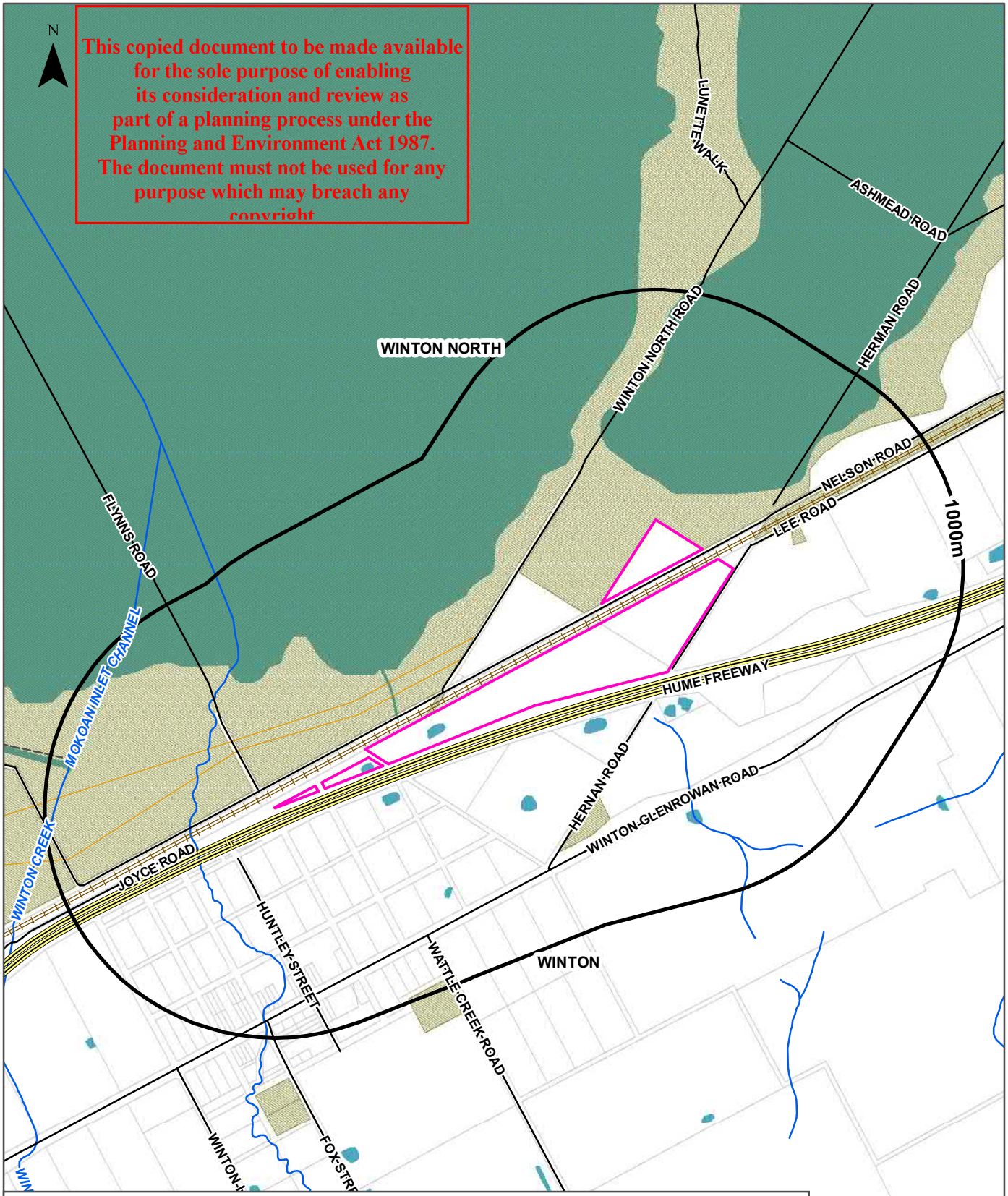
Date: 13 August 2021

# Topographic Data

386 Lee Road, Winton, VIC 3673








## Legend

| | | | | |
|---|---|---|---|---|
| Site Boundary | Water Area | Major Road | Railway | Watercourse |
| Buffer 1000m | Crown or Commonwealth Land | Road | Light Rail | Easement |
| Property Boundaries | Statewide Forest | Track/Pathway | Rail - Underground/Tunnel | |

Scale: 0 100 200 400 600 800 1,000 1,200 Meters

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

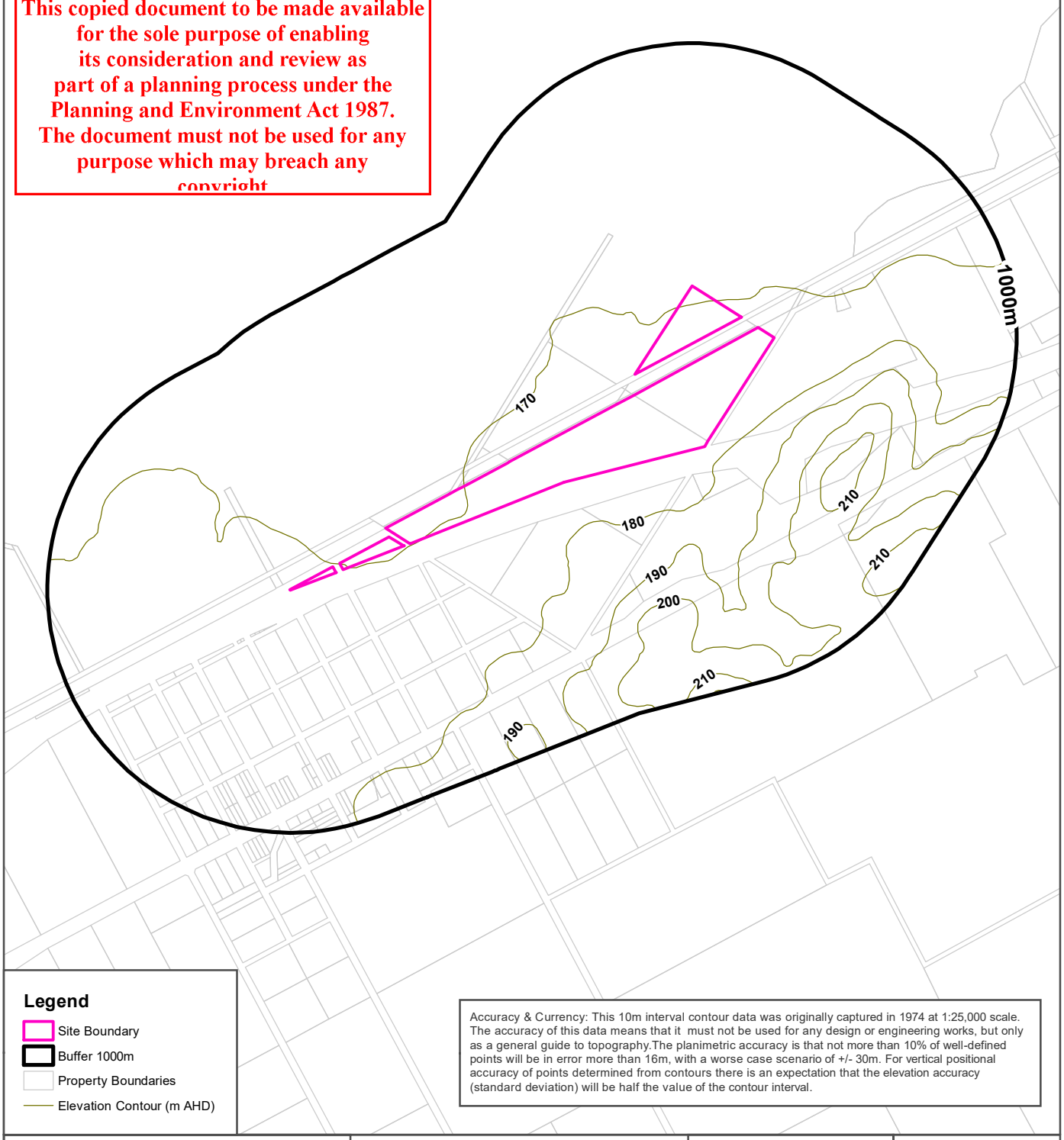
Coordinate System: GDA 1994 MGA Zone 55

Date: 13 August 2021

# Elevation Contours (m AHD)

386 Lee Road, Winton, VIC 3673





# EPA Priority Sites & Pollution Notices

**386 Lee Road, Winton, VIC  3673**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| N/A | No records in buffer | | | | | | | | | |

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

# PFAS Investigation & Management Programs

**386 Lee Road, Winton, VIC  3673**

## 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

**386 Lee Road, Winton, VIC  3673**

## Defence 3 Year Regional Contamination Investigation Program

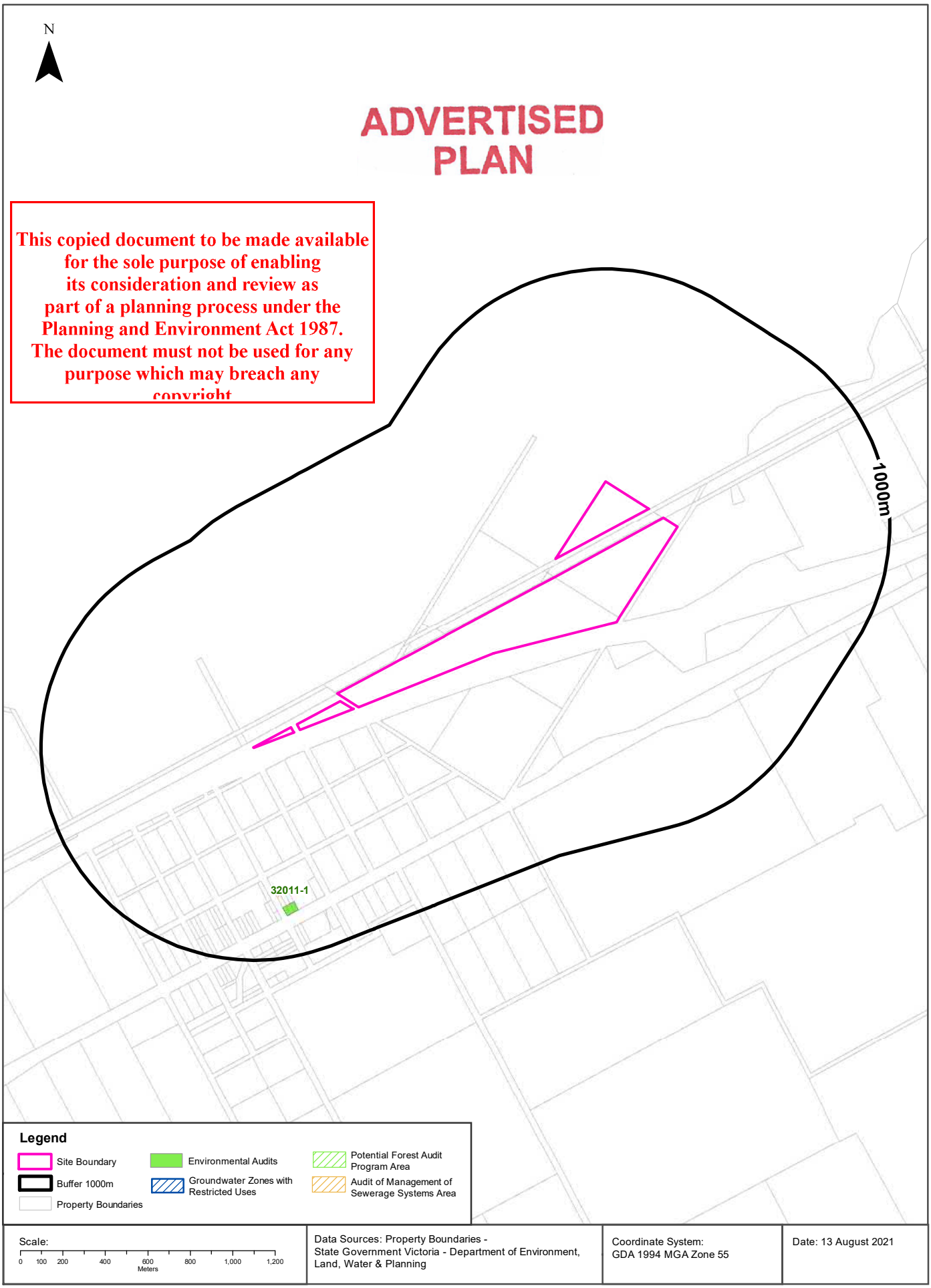
Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

| 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 - Audit Reports & GQRUZ

386 Lee Road, Winton, VIC 3673



# EPA Records

**386 Lee Road, Winton, VIC  3673**

## 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 |
|---|---|---|---|---|---|---|---|---|---|
| 32011-1 | 8000605 | FMR SERVICE STATION, WINTON WINTON-GLENROWAN RD | OLD HUME HWY | WINTON | 27/04/1998 | 53X Statement | Premise Match | 748m | South West |

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

# EPA Records

**386 Lee Road, Winton, VIC  3673**

## 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 Activities

**386 Lee Road, Winton, VIC  3673**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| N/A | No records in buffer | | | | | | | | | |

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 & Landfills

**386 Lee Road, Winton, VIC 3673**

## 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


## 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| N/A | No records in buffer | | | | | | | | | |

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

# Waste Management Facilities & Landfills

**386 Lee Road, Winton, VIC  3673**

## 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

**386 Lee Road, Winton, VIC  3673**

## 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 Facilties 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

# Historical Business Directories

**386 Lee Road, Winton, VIC  3673**

## 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 |
|---|---|---|---|---|---|---|---|
| N/A | No records in buffer | | | | | | |

## 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 |
|---|---|---|---|---|---|---|
| N/A | No records in buffer | | | | | |

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# Historical Business Directories

**386 Lee Road, Winton, VIC 3673**

## 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 | | | | | | |

## 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 |
|---|---|---|---|---|---|---|
| N/A | No records in buffer | | | | | |

# Aerial Imagery 2021

386 Lee Road, Winton, VIC 3673





# Aerial Imagery 2017

386 Lee Road, Winton, VIC 3673






Scale: 0 160 320 480 640 Meters

Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System: GDA 1994 MGA Zone 55

Date: 11 August 2021

# Aerial Imagery 2013

386 Lee Road, Winton, VIC 3673






Scale: 0 160 320 480 640 Meters

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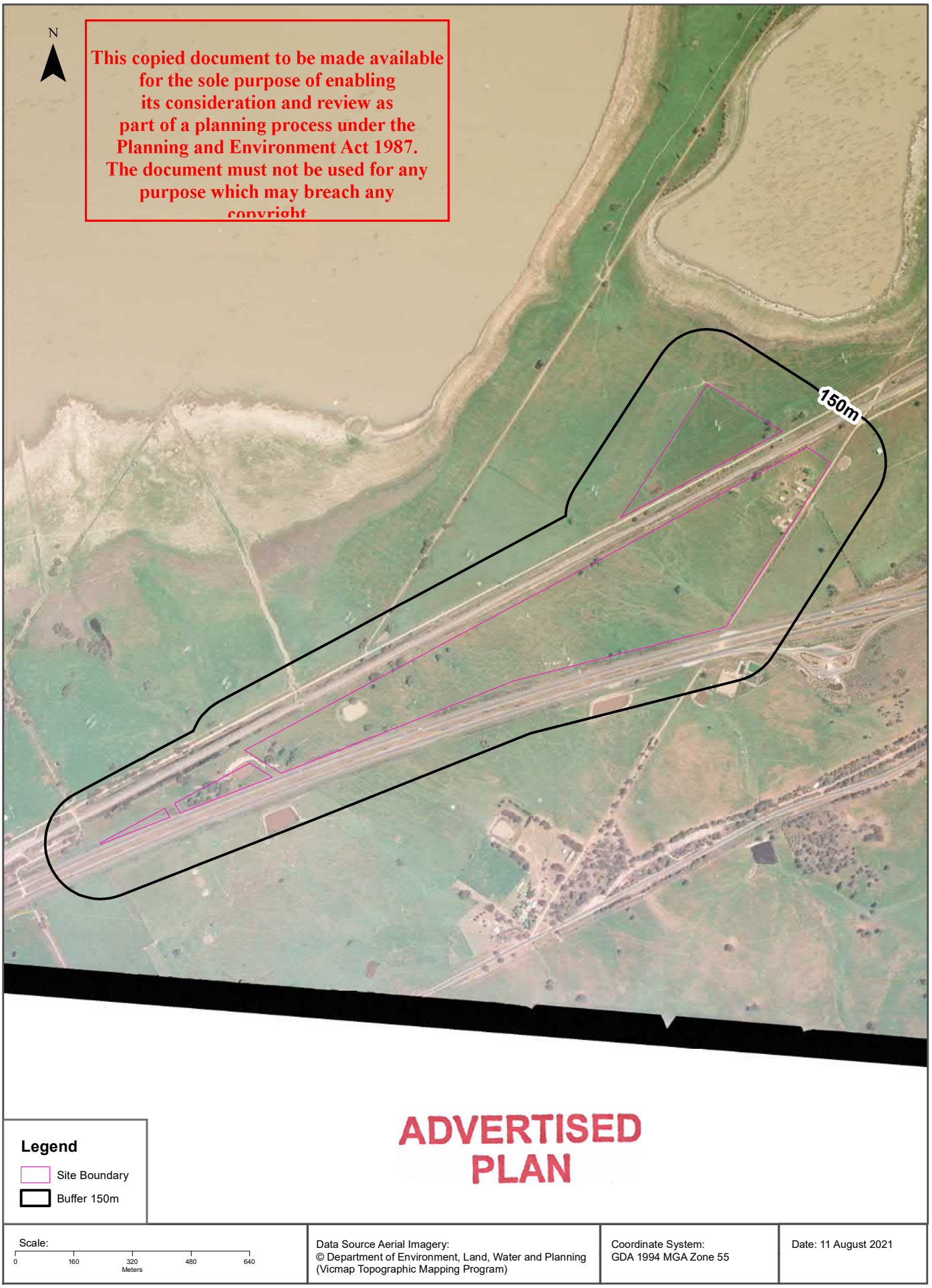
Coordinate System: GDA 1994 MGA Zone 55

Date: 11 August 2021

# Aerial Imagery 1991

386 Lee Road, Winton, VIC 3673



# Aerial Imagery 1987

386 Lee Road, Winton, VIC 3673






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

Coordinate System:
GDA 1994 MGA Zone 55

Date: 11 August 2021

# Aerial Imagery 1980

386 Lee Road, Winton, VIC 3673



# Aerial Imagery 1971

386 Lee Road, Winton, VIC 3673






Scale: 0 160 320 480 640 Meters

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

Coordinate System:
GDA 1994 MGA Zone 55

Date: 11 August 2021

# Aerial Imagery 1963

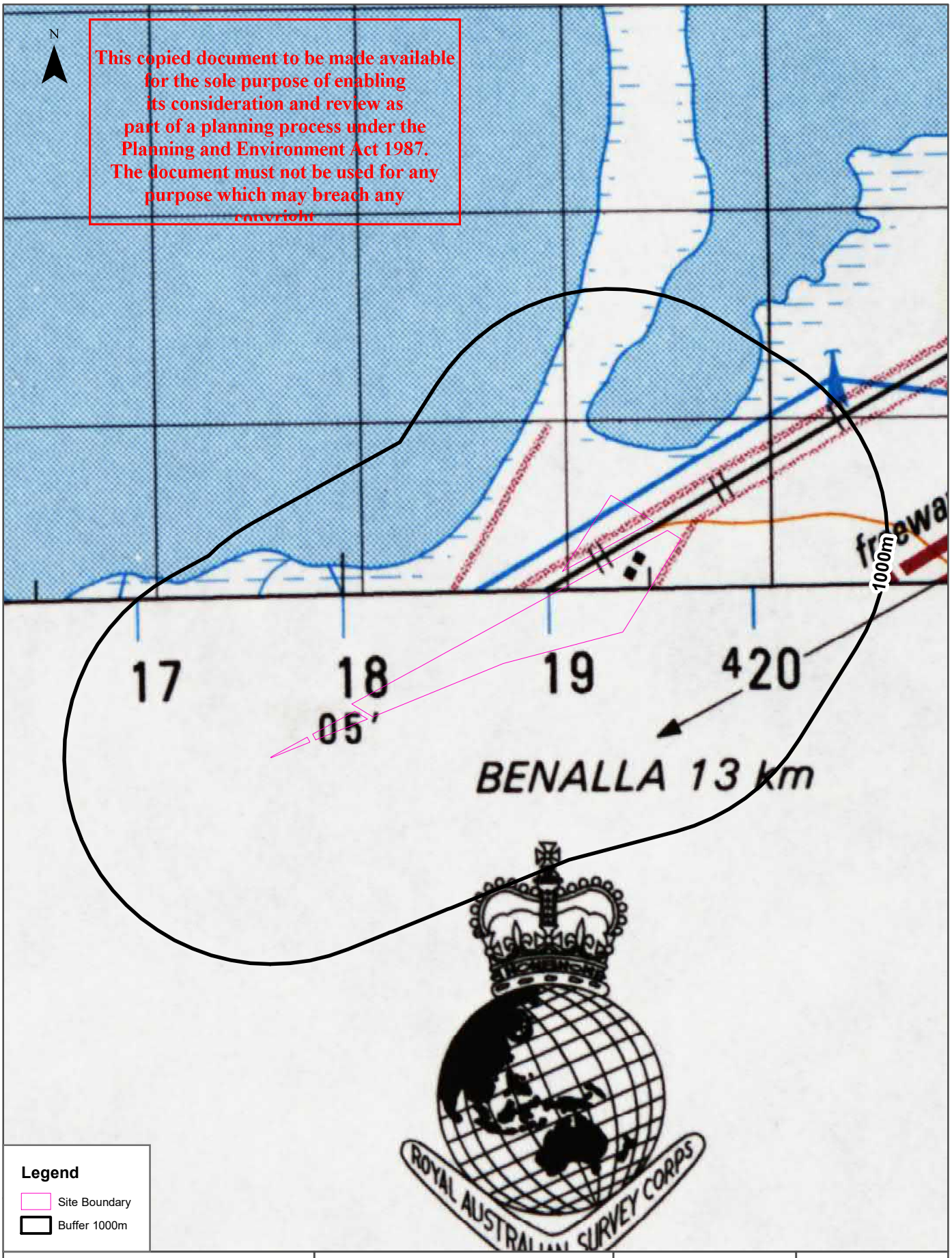
386 Lee Road, Winton, VIC 3673



# Historical Map 1989

386 Lee Road, Winton, VIC 3673

ADVERTISED PLAN

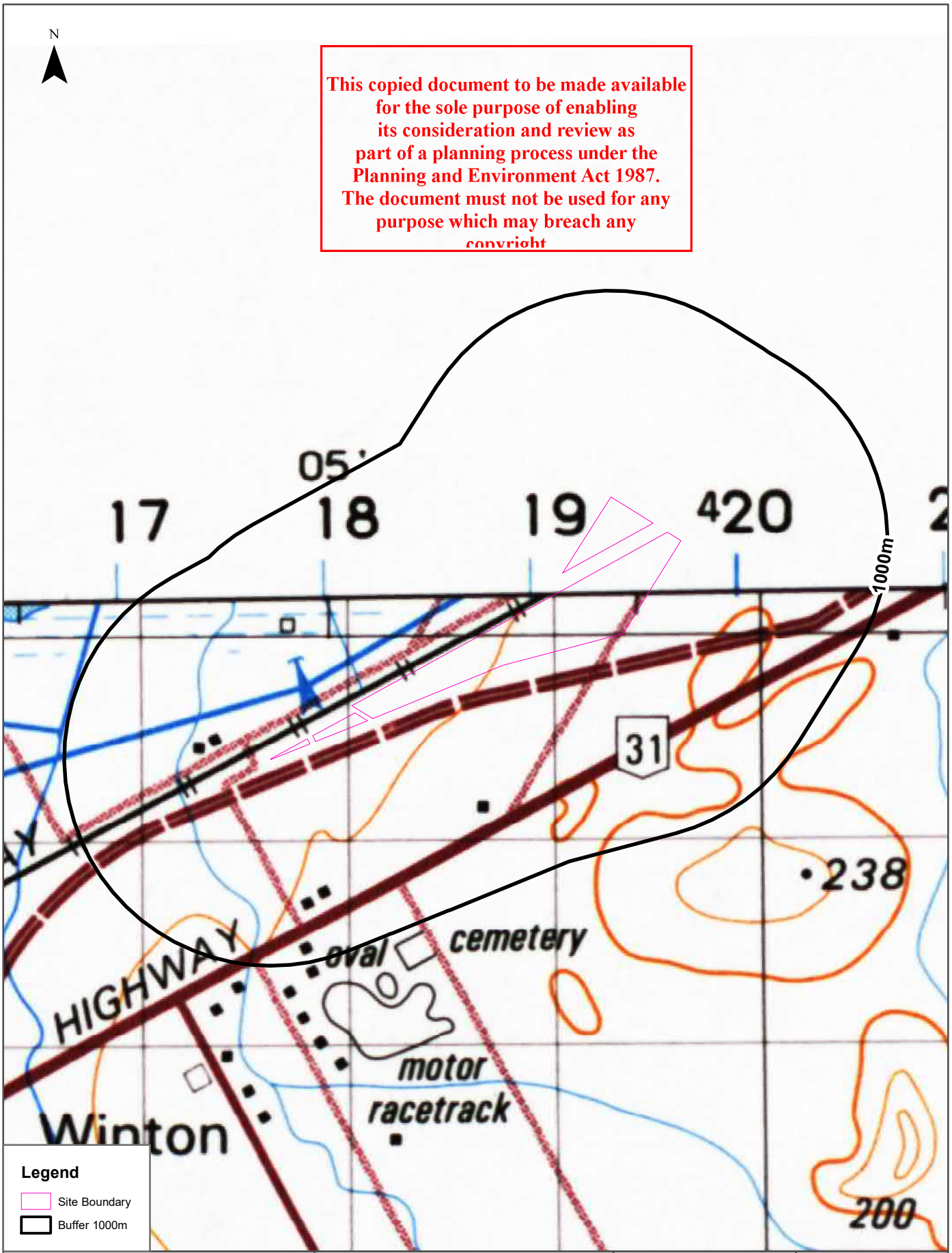


# Historical Map 1985

386 Lee Road, Winton, VIC 3673

ADVERTISED PLAN






Data Sources: NATMAP 1:100,000 Topographic Maps Geoscience Australia

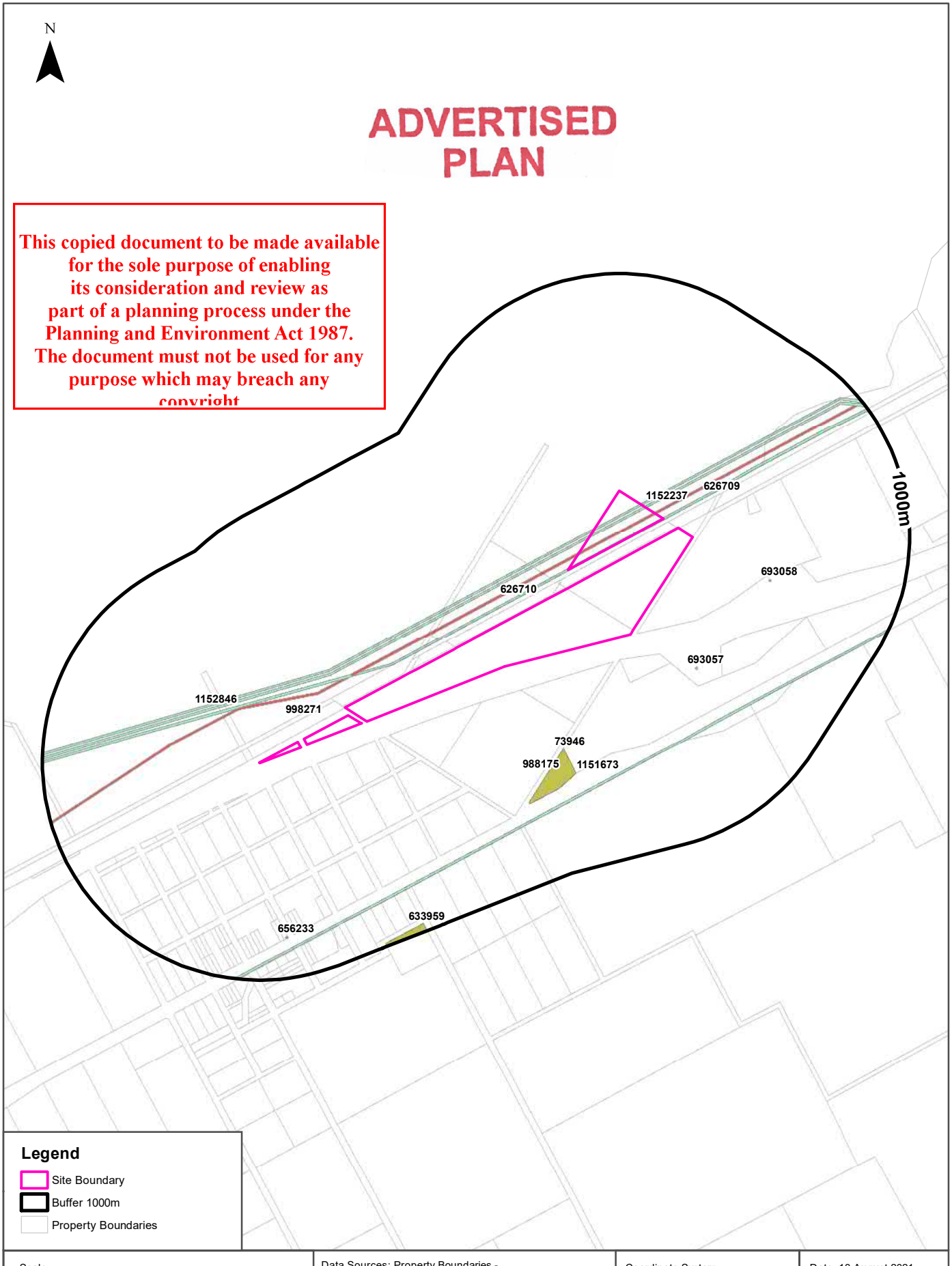
Coordinate System: GDA 1994 MGA Zone 55

Date: 13 August 2021

# Features of Interest

386 Lee Road, Winton, VIC 3673





# Features of Interest

**386 Lee Road, Winton, VIC  3673**

## Features of Interest

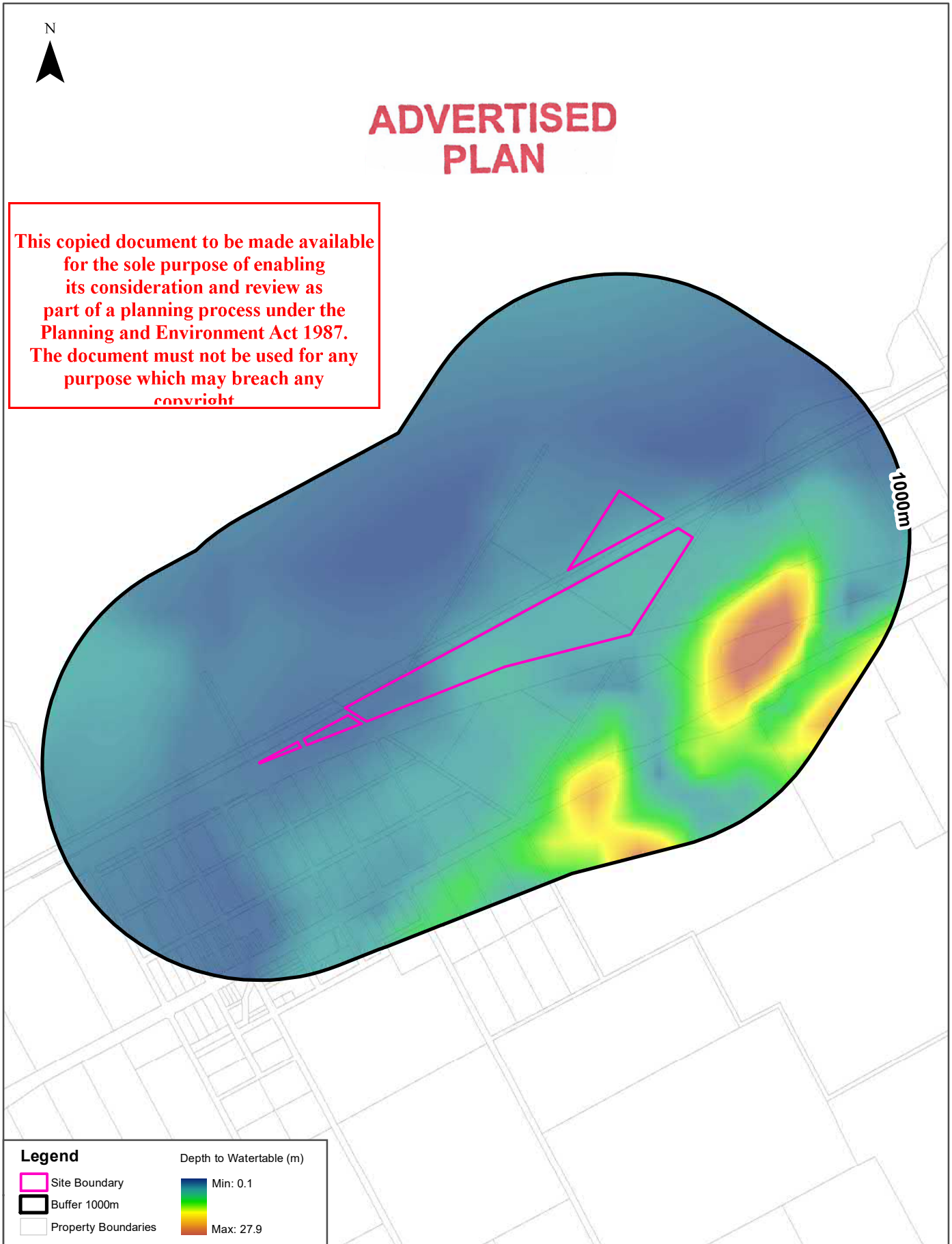
Features of Interest within the dataset buffer:

| Feature Id | Feature Type | Feature Sub Type | Name | Distance | Direction |
|---|---|---|---|---|---|
| 998271 | pipeline | gas pipeline | Keon Park - Wodonga West | 0m | On-site |
| 1152237 | power line | power sub transmission | | 0m | On-site |
| 626709 | power line | power transmission | Glenrowan-Shepparton 1st | 0m | On-site |
| 626710 | power line | power transmission | Glenrowan-Shepparton 2nd | 0m | On-site |
| 1152846 | power line | power sub transmission | | 113m | West |
| 693057 | recreational resource | picnic site | | 335m | East |
| 693058 | recreational resource | picnic site | | 403m | East |
| 73946 | reserve | park | | 432m | South |
| 988175 | recreational resource | picnic site | | 532m | South |
| 1151673 | power line | power sub transmission | | 540m | South |
| 656233 | emergency facility | fire station | Winton Fire Station | 807m | South West |
| 633959 | reserve | cemetery | Winton Cemetery | 960m | South West |

# Depth to Watertable

386 Lee Road, Winton, VIC 3673






Data Sources:- Property Boundaries: State Government Victoria - Department of Environment, Land, Water & Planning; Depth to Watertable: The State of Victoria, Department of Environment, Land, Water & Planning. Resampled (bilinear) to 10m.

Coordinate System: GDA 1994 MGA Zone 55

Date: 13 August 2021

# Hydrogeology & Groundwater

**386 Lee Road, Winton, VIC 3673**



## Hydrogeology

Description of aquifers within the dataset buffer:

| Description | Distance | Direction |
|---|---|---|
| Fractured or fissured, extensive aquifers of low to moderate productivity | 0m | On-site |
| Porous, extensive aquifers of low to moderate productivity | 110m | West |

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 |
|---|---|
| 3,500 - 7,000 mg/l | 100 |

## Depth to Watertable

On-site Depth to Watertable:

| Depth to Watertable | Percent Of Site Area |
|---|---|
| Less than 5 metres | 79 |
| 5 to 10 metres | 21 |



## Surface Elevation

Approximate on-site Surface Elevation:

| Surface Elevation |
|---|
| 169 AHDm to 179 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 |
|---|
| 152 AHDm to 172 AHDm |

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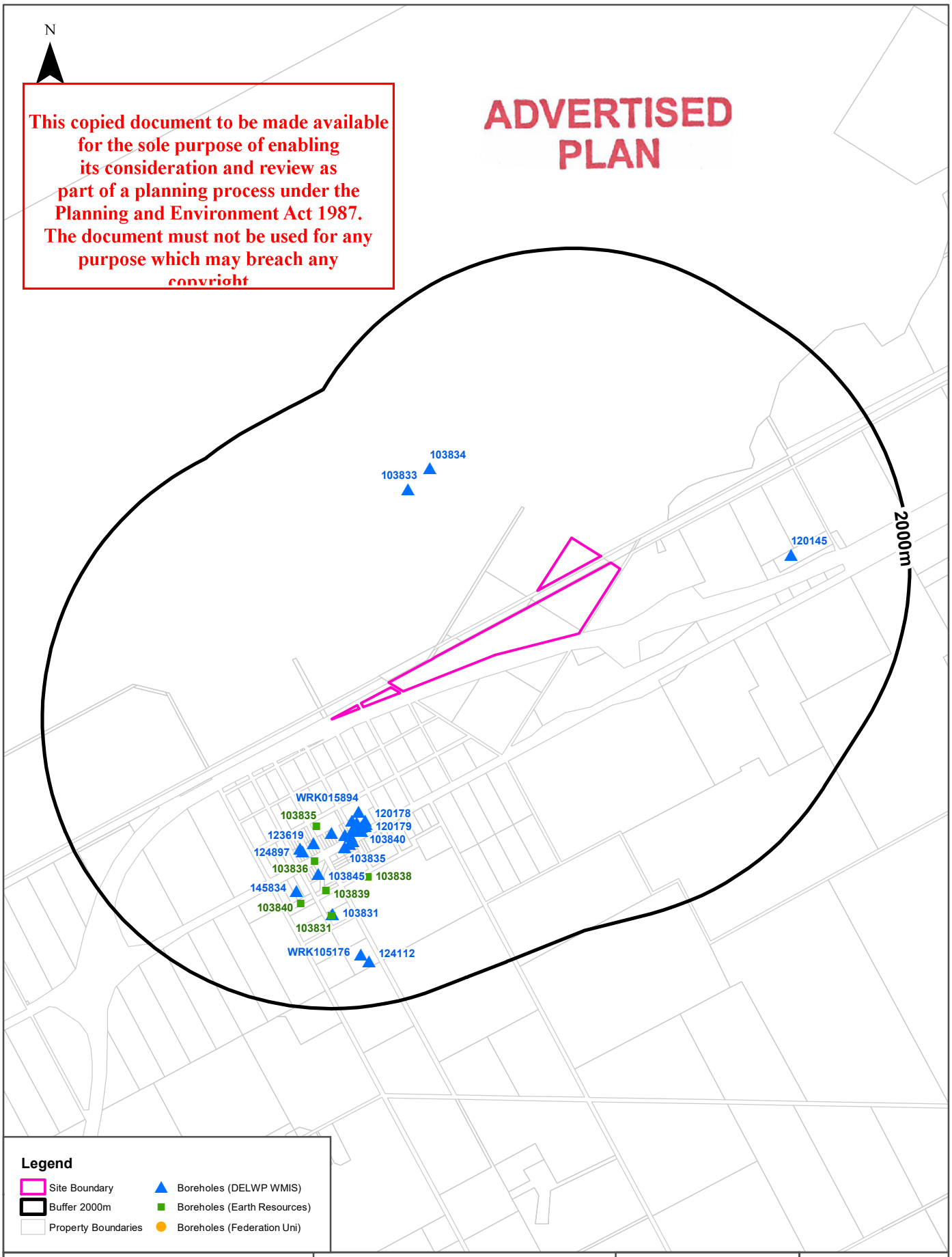
# Groundwater Boreholes

386 Lee Road, Winton, VIC 3673





# Groundwater Boreholes

**386 Lee Road, Winton, VIC 3673**

## 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 |
|---|---|---|---|---|---|---|---|---|
| WRK015894 | Observation | 0.00m-1.20m Fill<br>1.20m-4.80m Yellow/light brown clay<br>4.80m-7.00m Light Brown sandy clay<br>7.00m-8.50m Light brown sandy clay<br>8.50m-14.00m Brown sandy clay<br>14.00m-16.00m Red/Brown sandy firm<br>16.00m-17.00m Red/Brown sandy Hard<br>17.00m-20.00m Red/Brown sandy Soft | 0.00m-15.00m INNER LINING - CASING = Pvc<br>16.00m-20.00m INNER LINING - SCREEN = Pvc<br>0.00m-14.00m OUTER LINING - GRAVEL = Cement<br>14.00m-15.00m OUTER LINING - GRAVEL = Bentonite<br>15.00m-20.00m OUTER LINING - GRAVEL = Seal | | | 25/09/2008 | 663m | South West |
| 120182 | Groundwater Investigation | 0.00m-0.15m CONCRETE<br>0.15m-9.00m SANDY CLAY BROWN/GREY<br>9.00m-20.00m FINE SAND GREY/ORANGE RED<br>20.00m-27.00m SANDSTONE ORANGE WEATHERED | 0.00m-18.00m INNER LINING - CASING = Pvc<br>18.00m-27.00m INNER LINING - SCREEN = Pvc<br>17.00m-17.60m OUTER LINING - GRAVEL = Bentonite<br>17.60m-27.00m OUTER LINING - GRAVEL = Gravel | | | 31/03/1993 | 713m | South West |
| 120181 | Groundwater Investigation | 0.00m-0.15m CONCRETE<br>0.15m-10.50m SANDY CLAY GREY/BROWN<br>10.50m-28.00m SILTSTONE/SANDSTONE WEATHERED | 0.00m-21.00m INNER LINING - CASING = Pvc<br>0.00m-28.00m INNER LINING - CASING = Not Known<br>21.00m-28.00m INNER LINING - SCREEN = Pvc<br>18.00m-18.50m OUTER LINING - GRAVEL = Bentonite<br>18.50m-28.00m OUTER LINING - GRAVEL = Gravel | | | 31/03/1993 | 734m | South West |
| 120178 | Groundwater Investigation | 0.00m-0.00m EXISTING BORE 100MM STEEL CASING GROUT TO SURFACE | 0.00m-40.00m OUTER LINING - GRAVEL = Cement | | | 30/03/1993 | 738m | South West |
| 126064 | Groundwater Investigation | 0.00m-0.15m CONCRETE<br>0.15m-12.00m SILTY CLAY RED/BROWN<br>12.00m-15.00m SOFT SILTSTONE GREY RED BROWN<br>15.00m-30.00m SILTSTONE/SANDSTONE GREY/BROWN | 0.00m-11.60m INNER LINING - CASING = Pvc<br>0.00m-16.50m INNER LINING - CASING = Pvc<br>16.50m-30.00m INNER LINING - SCREEN = Pvc<br>0.00m-12.50m OUTER LINING - GRAVEL = Cement<br>12.50m-13.00m OUTER LINING - GRAVEL = Bentonite<br>13.00m-30.00m OUTER LINING - GRAVEL = Gravel | | | 12/04/1995 | 758m | South West |
| 126065 | Groundwater Investigation | 0.00m-0.15m CONCRETE<br>0.15m-12.00m SILTY CLAY RED/BROWN<br>12.00m-15.00m SOFT SILTSTONE GREY RED BROWN<br>15.00m-30.00m SILTSTONE/SANDSTONE GREY/BROWN | 0.00m-11.60m INNER LINING - CASING = Pvc<br>0.00m-16.50m INNER LINING - CASING = Pvc<br>16.50m-30.00m INNER LINING - SCREEN = Pvc<br>0.00m-12.50m OUTER LINING - GRAVEL = Cement<br>12.50m-13.00m OUTER LINING - GRAVEL = Bentonite<br>13.00m-30.00m OUTER LINING - GRAVEL = Gravel | | | 12/04/1995 | 766m | South West |
| WRK058553 | Observation | 0.00m-20.00m BCR unavailable | | | | 01/01/2010 | 770m | South West |
| 103848 | Domestic | | | | | 01/01/1988 | 772m | South West |
| 120179 | Groundwater Investigation | 0.00m-0.15m CONCRETE<br>0.15m-2.50m SILTY GREY CLAY<br>2.50m-17.00m SANDY CLAY BROWN/GREY<br>17.00m-30.80m SOFT SANDSTONE ORANGE/RED | 0.00m-18.30m INNER LINING - CASING = Pvc<br>0.00m-30.80m INNER LINING - CASING = Not Known<br>18.30m-27.30m INNER LINING - SCREEN = Pvc<br>14.70m-15.30m OUTER LINING - GRAVEL = Bentonite<br>15.30m-28.00m OUTER LINING - GRAVEL = Gravel | | | 30/03/1993 | 772m | South West |

| Bore Id | Use Type | Drillers Log | Construction | Latest Water Levels | Geology | Completed Date | Dist (m) | Dir |
|---|---|---|---|---|---|---|---|---|
| WRK015891 | Observation | 0.00m-1.20m Fill<br>1.20m-4.80m Yellow/Light Brown Clay<br>4.80m-7.00m Light Brown/sandy clay<br>7.00m-8.50m Brown sandy clay<br>8.50m-14.00m Brown sandy clay<br>14.00m-16.00m Red/brown clay firm<br>16.00m-17.00m red/brown clay hard<br>17.00m-20.00m red/brown clay soft | 0.00m-16.00m INNER LINING - CASING = Pvc<br>16.00m-20.00m INNER LINING - SCREEN = Pvc<br>0.00m-14.00m OUTER LINING - GRAVEL = Cement<br>14.00m-15.00m OUTER LINING - GRAVEL = Bentonite<br>15.00m-20.00m OUTER LINING - GRAVEL = Seal | | | 25/09/2008 | 781m | South West |
| 103839 | Domestic | | 0.00m-34.00m INNER LINING - CASING = Pvc<br>34.00m-40.00m INNER LINING - SCREEN = Pvc | | 34.00m-40.00m Basalt | 08/01/1980 | 782m | South West |
| 120180 | Groundwater Investigation | 0.00m-0.15m CONCRETE<br>0.15m-4.50m SANDY CLAY GREY/BROWN<br>4.50m-12.00m SANDY CLAY ORANGE/GREY<br>12.00m-30.00m SILTSTONE/SANDSTONE WEATHERED | 0.00m-19.50m INNER LINING - CASING = Pvc<br>0.00m-30.00m INNER LINING - CASING = Not Known<br>19.50m-28.50m INNER LINING - SCREEN = Pvc<br>15.30m-16.00m OUTER LINING - GRAVEL = Bentonite<br>16.00m-30.00m OUTER LINING - GRAVEL = Gravel | | | 30/03/1993 | 787m | South West |
| 103840 | Domestic | | 0.00m-63.00m INNER LINING - CASING = Pvc<br>63.00m-69.00m INNER LINING - SCREEN = Pvc | | 63.00m-69.00m Clay | 27/01/1980 | 792m | South West |
| WRK014205 | Observation | 0.00m-1.20m Fill<br>1.20m-3.00m Yellow Clay<br>3.00m-6.00m Yellow Brown Sandy Clay<br>6.00m-8.90m Brown Sandy Clay<br>8.90m-15.00m Red/Brown firm sandy clay<br>15.00m-17.00m Red/Brown her clay<br>17.00m-21.00m Red/Brown Sandy Clay softer | 0.00m-15.00m INNER LINING - CASING = Pvc<br>15.00m-21.00m INNER LINING - SCREEN = Not Known<br>0.00m-13.00m OUTER LINING - GRAVEL = Cement<br>13.00m-14.00m OUTER LINING - GRAVEL = Bentonite<br>14.00m-21.00m OUTER LINING - GRAVEL = Seal | | | 25/09/2008 | 798m | South West |
| 103838 | Domestic | | 0.00m-30.00m INNER LINING - CASING = Pvc<br>30.00m-36.00m INNER LINING - SCREEN = Pvc | | 30.00m-36.00m Basalt | 03/01/1980 | 802m | South West |
| WRK015893 | Observation | 0.00m-1.20m Fill<br>1.20m-3.00m Yellow Clay<br>3.00m-6.00m Yellow Brown Sandy Clay<br>6.00m-8.90m Red Sandy Clay<br>8.90m-15.00m Red/Brown firm sandy clay<br>15.00m-17.00m red/Borwn hard clay<br>17.00m-21.00m Red/Brown sandy clay softer | 0.00m-15.00m INNER LINING - CASING = Pvc<br>15.00m-21.00m INNER LINING - SCREEN = Pvc<br>0.00m-13.00m OUTER LINING - GRAVEL = Cement<br>13.00m-14.00m OUTER LINING - GRAVEL = Bentonite<br>14.00m-21.00m OUTER LINING - GRAVEL = Seal | | | 25/09/2008 | 820m | South West |
| WRK015895 | Observation | 0.00m-1.20m Fill<br>1.20m-3.00m Yellow Clay<br>3.00m-6.00m Yellow Brown Sandy Clay<br>6.00m-8.90m Brown Sandy Clay<br>8.90m-15.00m Red/Brown firm<br>15.00m-17.00m Red/Brown Hard Clay<br>17.00m-21.00m Red/Brown sandy clay softer | 0.00m-15.00m INNER LINING - CASING = Pvc<br>15.00m-21.00m INNER LINING - SCREEN = Pvc<br>0.00m-13.00m OUTER LINING - GRAVEL = Cement<br>13.00m-14.00m OUTER LINING - GRAVEL = Bentonite<br>14.00m-21.00m OUTER LINING - GRAVEL = Seal | | | 25/09/2008 | 851m | South West |
| 123619 | Domestic, Stock | | 0.45m-58.00m INNER LINING - CASING = Steel | | | 24/11/1994 | 864m | South West |
| 103835 | Domestic, Stock | | | | | 20/04/1974 | 867m | South West |
| 103836 | Domestic, Stock | 0.00m-0.40m TOP SOIL & FILLING<br>0.40m-3.00m FIRM GREY CLAY<br>3.00m-6.00m RED, BROWN & GREY CLAY<br>6.00m-15.00m BROWN TO GREY CLAY & A LITTLE SOFT IRONSTONE<br>15.00m-27.00m BROWN TO GREY CLAY & MUDSTONE/IRONSTONE<br>27.00m-41.00m BROWN, YELLOW & GREY FINE SANDSTONE & CLAY<br>41.00m-46.50m HARD FISSURED FINE SANDSTONE OR QUARTZITE | 0.00m-36.50m INNER LINING - CASING = Steel<br>36.50m-43.00m INNER LINING - SCREEN = Steel | | | 08/06/1976 | 885m | South West |
| 124897 | Domestic, Stock | 0.00m-0.20m TOP SOIL<br>0.20m-12.00m BROWN CLAY<br>12.00m-21.00m SANDY CLAY<br>21.00m-28.00m BROWN AND GREY CLAY<br>28.00m-32.00m GREY CLAY<br>32.00m-59.00m MUD STONE<br>59.00m-62.00m SHALE ROCK | -0.40m-58.00m INNER LINING - CASING = Steel<br>61.50m-62.00m INNER LINING - CASING = Steel | | | 13/04/1995 | 919m | South West |
| WRK081888 | Domestic & Stock | 0.00m-1.00m TOP SOIL<br>1.00m-60.00m BROWN CLAY<br>60.00m-90.00m RED / BLUE SHALE | 0.00m-66.00m INNER LINING - CASING = Pvc<br>0.00m-90.00m OUTER LINING - GRAVEL = Cement | | | 23/10/2014 | 932m | South West |

| Bore Id | Use Type | Drillers Log | Construction | Latest Water Levels | Geology | Completed Date | Dist (m) | Dir |
|---|---|---|---|---|---|---|---|---|
| 103845 | Domestic, Miscellaneous, Stock | 0.00m-0.90m LOAM<br>0.90m-3.65m RED CLAY<br>3.65m-15.24m GREY CLAY<br>15.24m-19.81m DECOMPOSED SHALE<br>19.81m-42.67m SHALE | 0.00m-12.19m INNER LINING - CASING = Mild Steel<br>12.19m-42.67m INNER LINING - SCREEN = Mild Steel | | 12.19m-42.67m Shale | 13/03/1988 | 1074 m | South West |
| 103834 | Not Known | | 0.00m-34.14m INNER LINING - CASING = Not Known<br>34.14m-54.86m INNER LINING - SCREEN = Not Known | | 34.14m-54.86m | 15/04/1971 | 1083 m | North West |
| 103833 | Domestic, Stock | | | | | 16/04/1972 | 1114 m | North West |
| 120145 | Domestic, Stock | 0.00m-0.15m TOP SOIL<br>0.15m-4.00m BROWN CLAY<br>4.00m-24.00m GREY SHALE<br>24.00m-28.00m GREY SHALE<br>28.00m-42.70m DRAKE BROWN SHALE | -0.30m-42.70m INNER LINING - CASING = Pvc<br>0.00m-42.70m INNER LINING - CASESCRN = Not Known<br>33.00m-41.00m INNER LINING - SCREEN = Not Known | | 0.00m-33.00m | 17/12/1993 | 1183 m | East |
| 145834 | | | | | | | 1208 m | South West |
| 103831 | Not Known | | 0.00m-44.50m INNER LINING - CASING = Not Known<br>44.50m-45.11m INNER LINING - SCREEN = Not Known | | 44.50m-45.11m | 19/03/1971 | 1348 m | South West |
| 103832 | Not Known | | 0.00m-34.14m INNER LINING - CASING = Not Known<br>34.14m-53.64m INNER LINING - SCREEN = Not Known | | 34.14m-53.64m | 15/04/1971 | 1348 m | South West |
| WRK105176 | Domestic & Stock | 0.00m-0.00m | 0.00m-0.00m OUTER LINING - GRAVEL = Not Known | | | 13/04/2018 | 1636 m | South West |
| 124112 | Domestic, Stock | 0.00m-4.00m CLAY FILL<br>4.00m-12.00m RED CLAY SLATE<br>12.00m-50.00m RED BROWN MUDSTONE<br>50.00m-67.00m GREY BROWN SHALE | 0.50m-37.00m INNER LINING - CASING = Pvc<br>0.00m-1.00m OUTER LINING - GRAVEL = Cement<br>30.00m-0.00m OUTER LINING - GRAVEL = Seal | | | 17/01/1995 | 1692 m | South West |

# Groundwater Boreholes

**386 Lee Road, Winton, VIC  3673**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 103835 | | Private Individual/Corporation | Domestic & Stock water supply | | | 25/03/1974 | 42.08 | | 300 | 748m | South West |
| 103836 | | Private Individual/Corporation | Domestic & Stock water supply | | | 16/06/1976 | 46.50 | | 300 | 988m | South West |
| 103838 | | Private Individual/Corporation | Domestic water supply | Percussion (cable) | | 03/01/1980 | 36.00 | | 300 | 1120 m | South West |
| 103839 | | Private Individual/Corporation | Domestic water supply | Percussion (cable) | | 08/01/1980 | 40.00 | | 300 | 1184 m | South West |
| 103840 | | Private Individual/Corporation | Domestic water supply | Percussion (cable) | | 27/01/1980 | 69.00 | | 300 | 1293 m | South West |
| 103831 | | Department of Manufacturing & Industry Development | | Percussion (cable) | | 19/03/1971 | 55.47 | | 300 | 1360 m | South West |
| 103832 | | Department of Manufacturing & Industry Development | | Percussion (cable) | | 15/04/1971 | 54.86 | | 300 | 1360 m | South West |



## 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 | | | | | | |

# Historical Mining Activity - Shafts

**386 Lee Road, Winton, VIC  3673**

## 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.

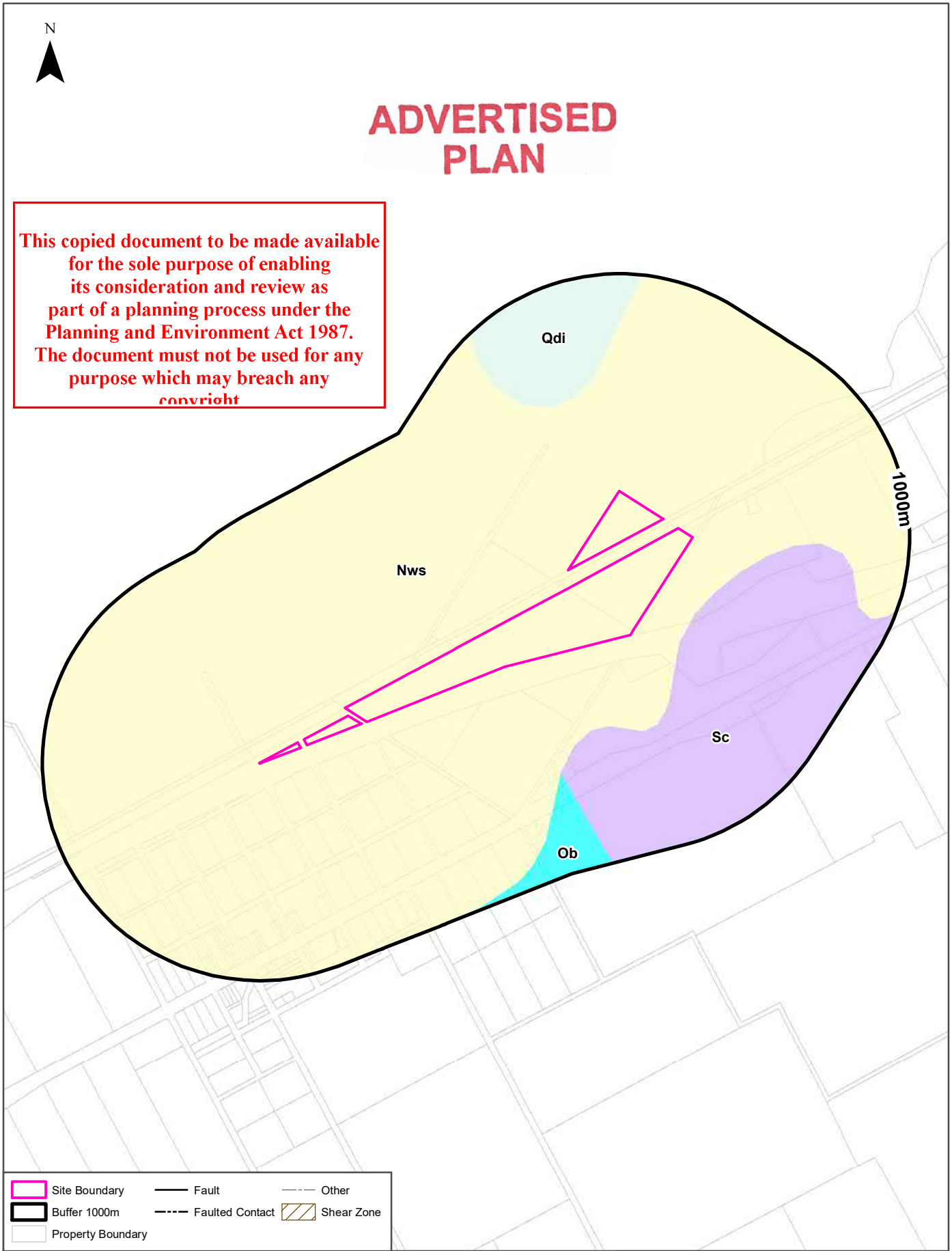
Historical Mine Shafts within the dataset buffer:

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

# Geology

386 Lee Road, Winton, VIC 3673





# Geology

**386 Lee Road, Winton, VIC  3673**

## Geological Units 1:250,000

What are the Geological Units within the dataset buffer?

| Symbol | Name | Description | Geological Age | Lithology | Distance | Direction |
|---|---|---|---|---|---|---|
| Nws | Shepparton Formation (Nws): generic | Clay, sand, silt, pooly-sorted lenticular gravel. Dissected flood plain alluvium: terraces 1-10 metres above present river channels; well developed soil 2-3 m thick. | Pliocene to Holocene | clay lithology (dominant); sand (significant); silt material (significant); gravel material (significant) | 0m | On-site |
| Sc | Cobbannah Group( Sc): generic | Sandstone, siltstone: sandstone quartzitic, thick to thin bedded, fine to coarse grained, pale grey; siltstone massive to bedded, commonly bioturbated, grey to pale colours | Llandovery to Wenlock | sandstone (dominant); mudstone (variable) | 197m | South East |
| Qdi | source-bordering dune deposits (Qdi): generic | Sand, silt, clay: inland dune deposits, some swamp deposits; mostly source-bordering | Pleistocene to Holocene | sand (significant); silt material (significant); clay lithology (significant) | 478m | North |
| Ob | Bendoc Group( Ob): generic | Black shale, cherty shale, stripy thin-bedded sandstone and siltstone, laminated siltstone | Darriwilian to Bolindian | shale (dominant); siltstone (subordinate); sandstone (minor proportion) | 539m | South |

# Geology

**386 Lee Road, Winton, VIC  3673**

## 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 | | | | | |

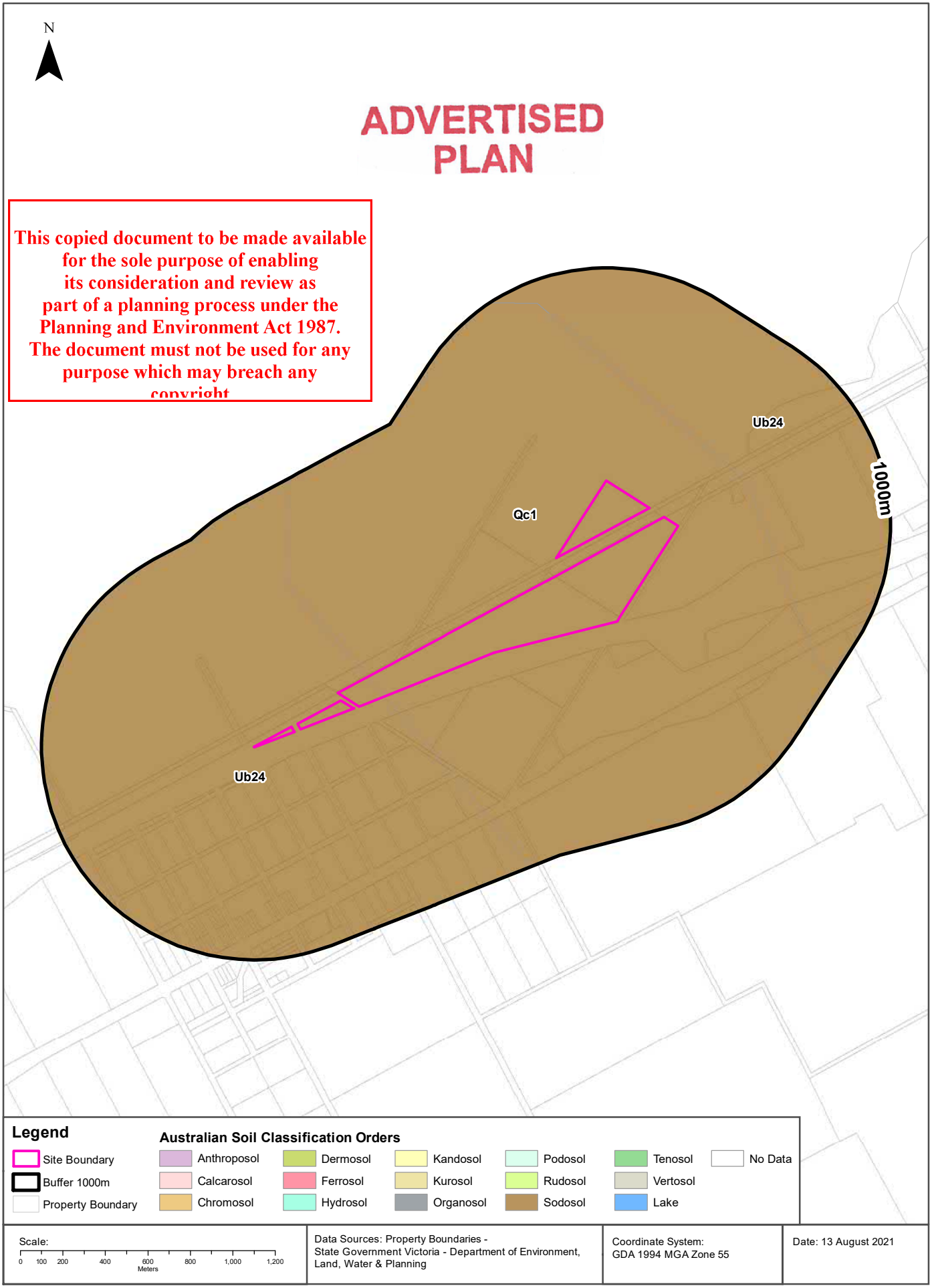
What are the Shear Zones within the dataset buffer?

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

# Atlas of Australian Soils

386 Lee Road, Winton, VIC 3673





# Soils

**386 Lee Road, Winton, VIC  3673**

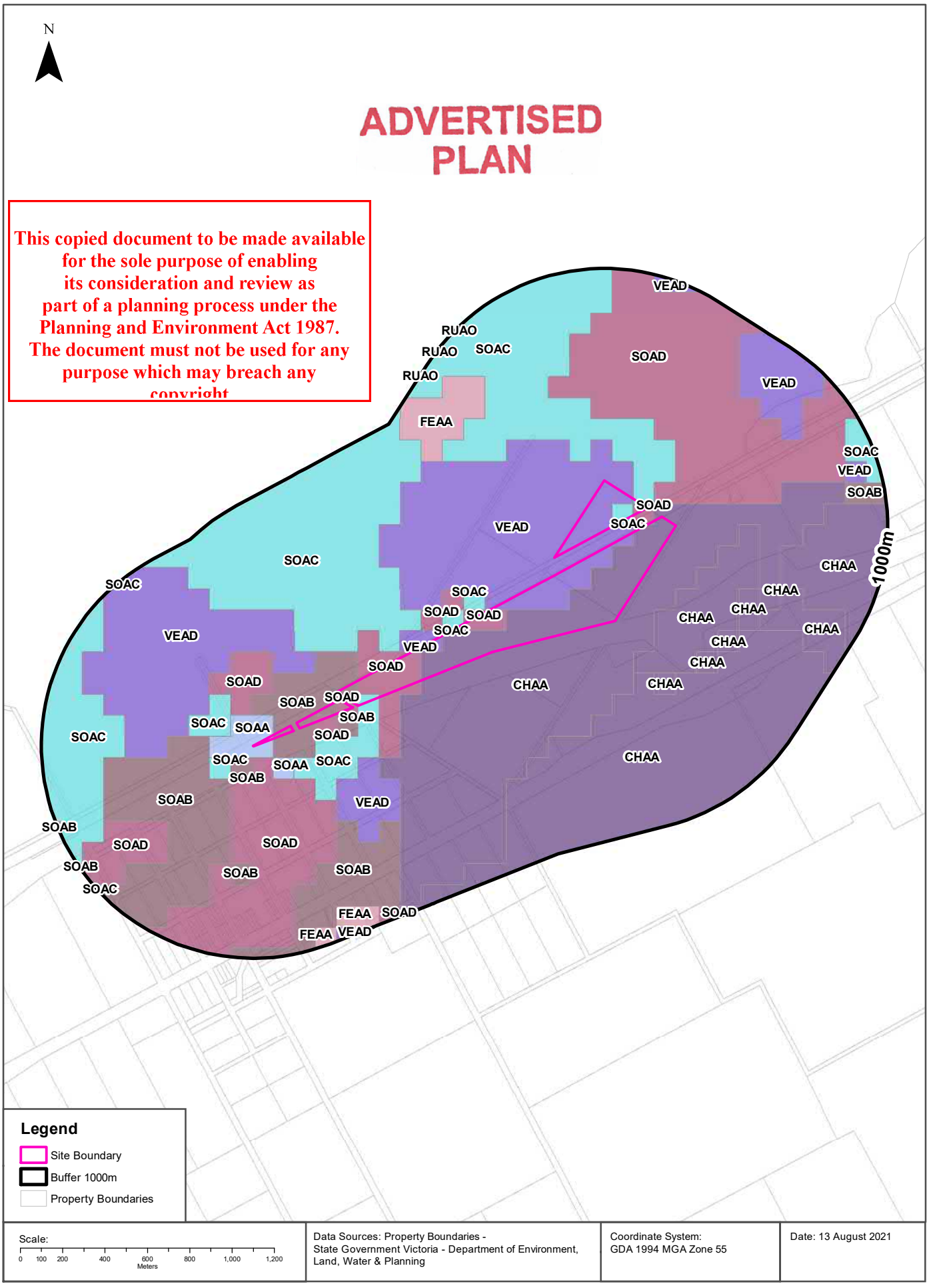
## Atlas of Australian Soils

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

| Map Unit Code | Soil Order | Map Unit Description | Distance | Direction |
|---|---|---|---|---|
| Qc1 | Sodosol | Hilly to undulating: upper hill slopes of hard neutral red soils (Dr2.32) with some rock outcrops and shallow (Um) soils, in association with hard yellow mottled soils (Dy3.42, Dy3.41, and Dy3.43) on the lower, less well-drained portions of the slopes; some small valley plains with (Dr3.42 (3)) soils on the higher sites and (Dy3.4) soils in the less well-drained situations. | 0m | On-site |
| Ub24 | Sodosol | Gently sloping, undulating, apron plains With some swamps, small stream valleys, and occasional low hills: undulating plains of hard neutral yellow mottled soils (Dy3.42) with hard alkaline yellow mottled soils (Dy3.43) in the relatively lower areas and also occasional small areas of (Dr2) soils on low rises; and with gilgai microassociations of gley cracking clays (Ug5.2) and hard alkaline yellow mottled soils (Dy3.33 and Dy3.43) in flat areas subject to flooding; some low hills of unit Qc1 are included also. | 0m | On-site |

# Victorian Soil Type Mapping

386 Lee Road, Winton, VIC 3673



# Soils

**386 Lee Road, Winton, VIC  3673**

## Victorian Soil Type Mapping

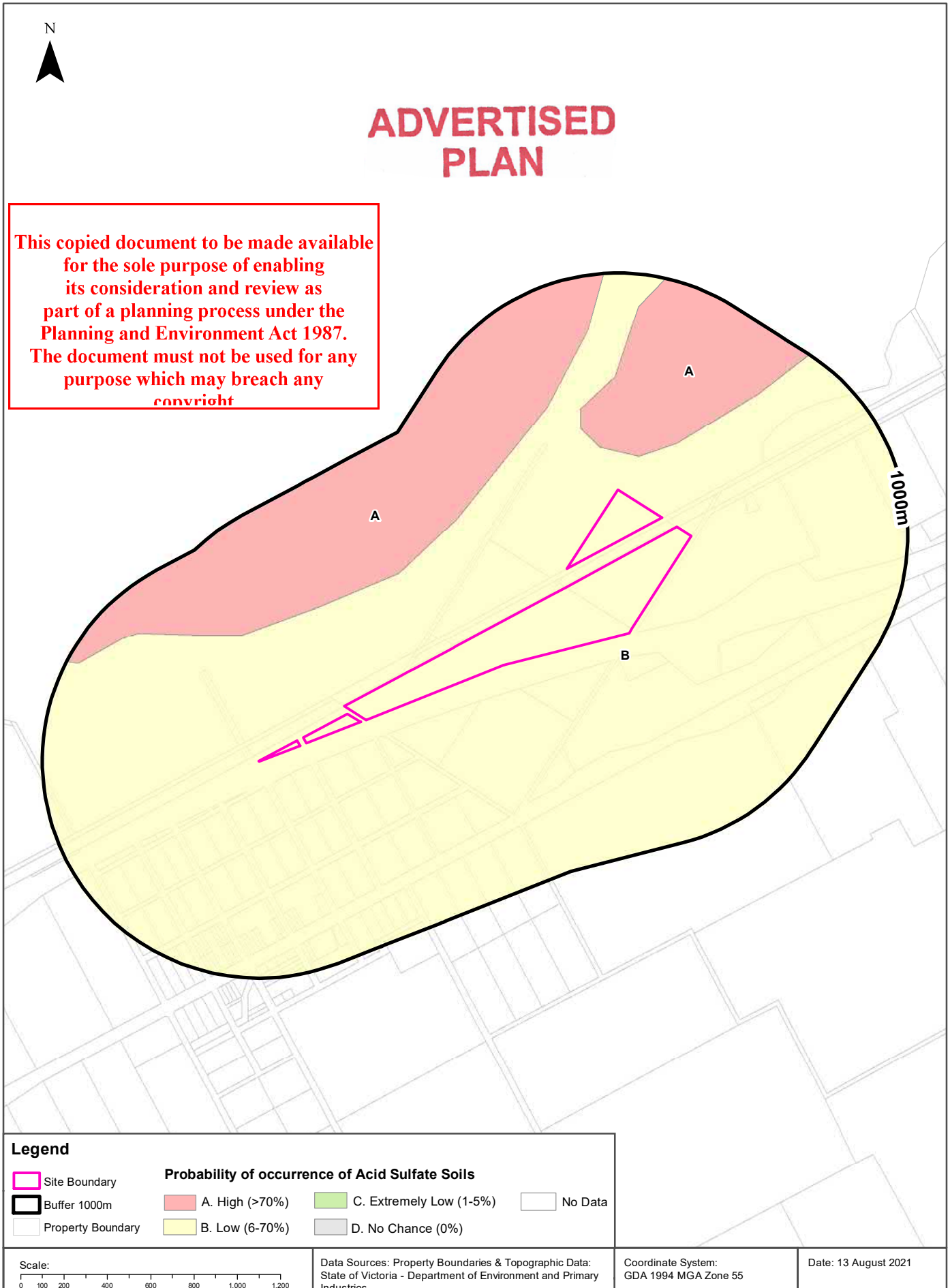
Victorian Soil Types within the dataset buffer:

| Symbol | Description | Distance | Direction |
|---|---|---|---|
| CHAA | Red Chromosols | 0m | On-site |
| VEAD | Grey Vertosols | 0m | On-site |
| SOAD | Grey Sodosols | 0m | On-site |
| SOAB | Brown Sodosols | 0m | On-site |
| SOAC | Yellow Sodosols | 0m | On-site |
| SOAA | Red Sodosols | 0m | On-site |
| FEAA | Red Ferrosols | 632m | North West |
| RUAO | Arenic Rudosols | 959m | North |

# Atlas of Australian Acid Sulfate Soils

386 Lee Road, Winton, VIC 3673






**Legend**

- Site Boundary
- Buffer 1000m
- Property Boundary

**Probability of occurrence of Acid Sulfate Soils**

- A. High (>70%)
- B. Low (6-70%)
- C. Extremely Low (1-5%)
- D. No Chance (0%)
- No Data

Scale: 0 100 200 400 600 800 1,000 1,200 Meters

Data Sources: Property Boundaries & Topographic Data: State of Victoria - Department of Environment and Primary Industries

Coordinate System: GDA 1994 MGA Zone 55

Date: 13 August 2021

# Acid Sulfate Soils

**386 Lee Road, Winton, VIC  3673**

## 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 |
| A | High Probability of occurrence. >70% chance of occurrence. | 172m | North West |

# Acid Sulfate Soils

**386 Lee Road, Winton, VIC  3673**

## Coastal Acid Sulfate Soils

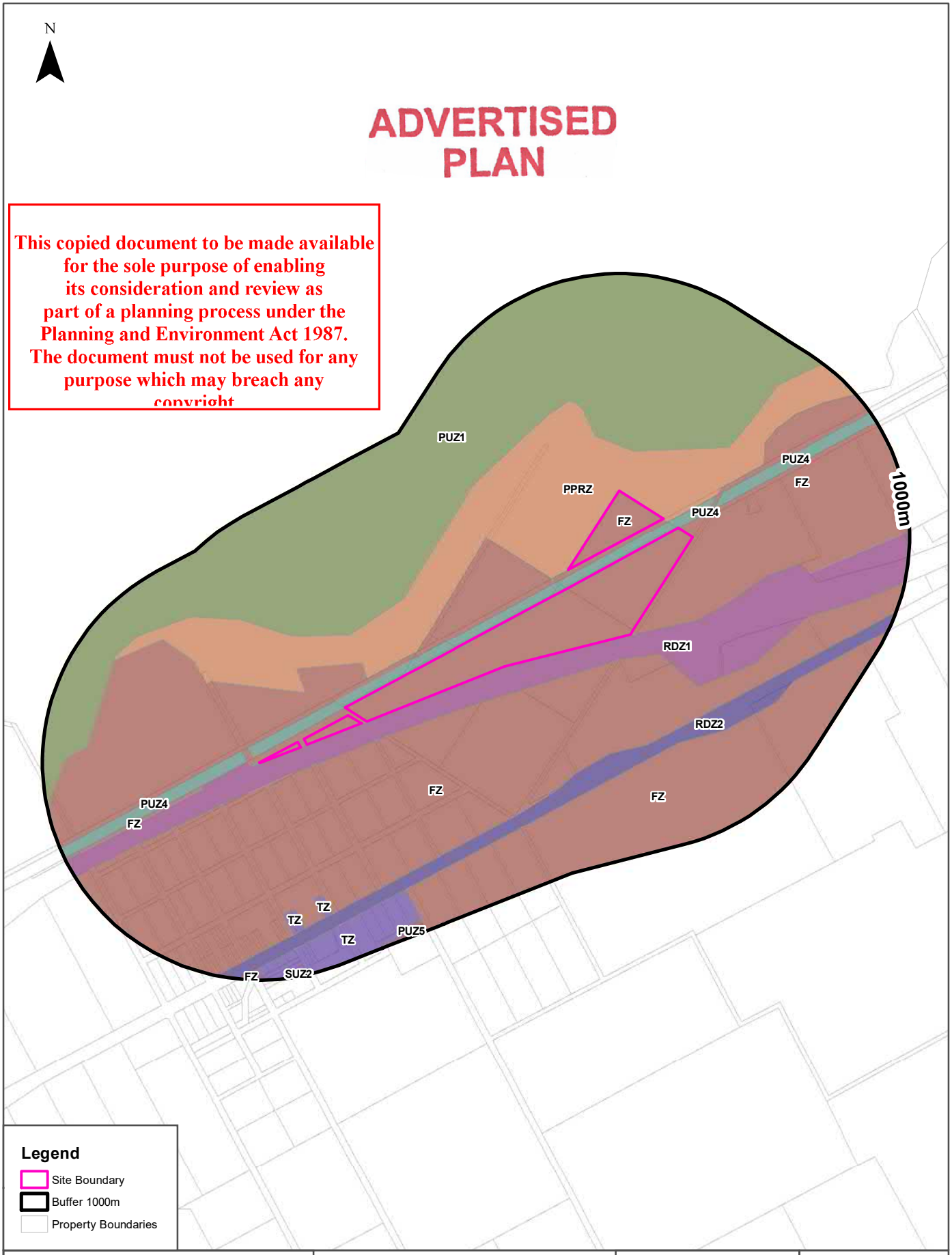
Coastal Acid Sulfate Soil types within the dataset buffer:

| Coastal Acid Sulfate Soil Types | Distance | Direction |
|---|---|---|
| No records in buffer | | |

# Planning Zones

386 Lee Road, Winton, VIC 3673





# Planning

**386 Lee Road, Winton, VIC  3673**

## Planning Zones

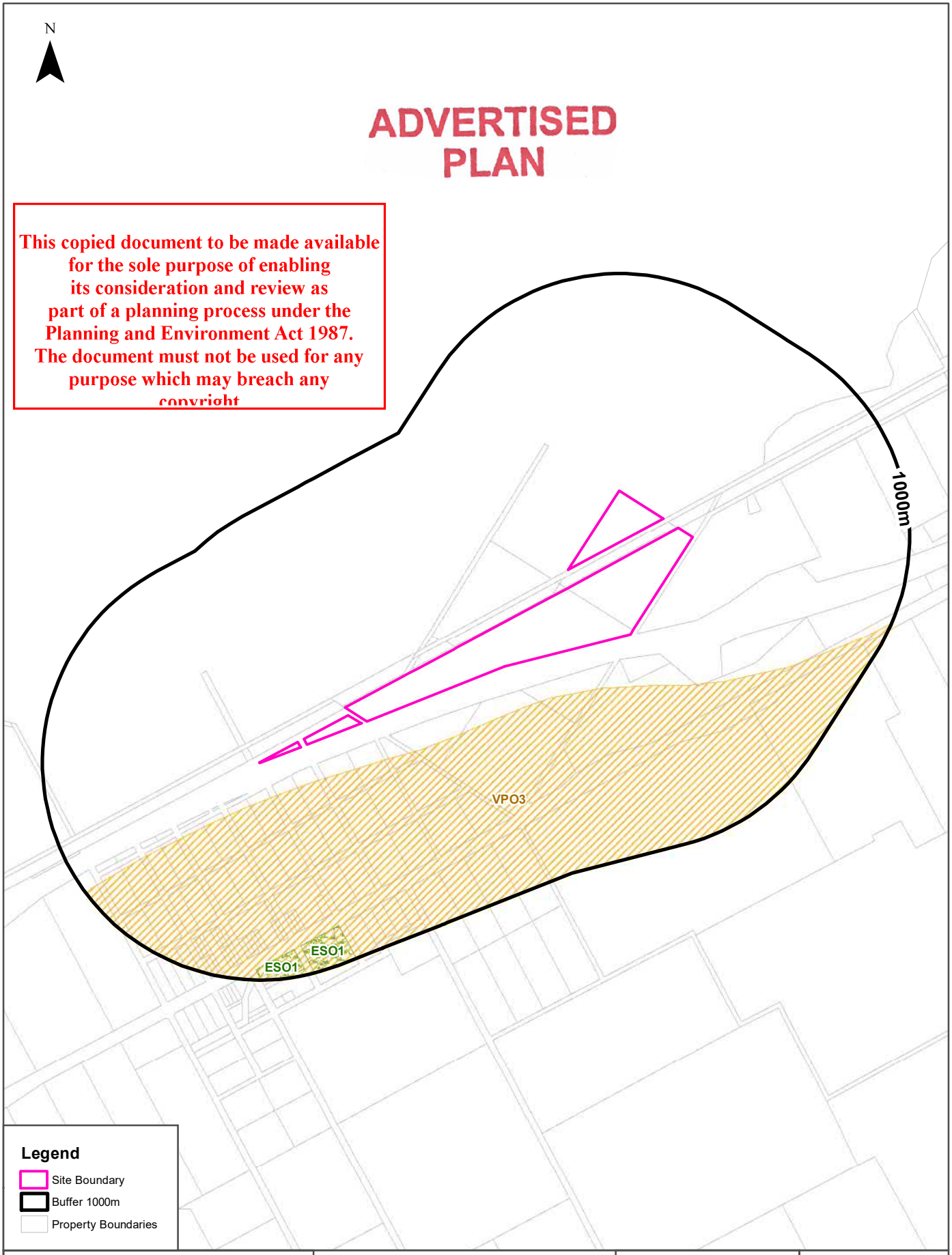
Planning zones within the dataset buffer:

| Zone Code | Description | Distance | Direction |
|---|---|---|---|
| FZ | FARMING ZONE | 0m | On-site |
| RDZ1 | ROAD ZONE - CATEGORY 1 | 0m | South East |
| PPRZ | PUBLIC PARK AND RECREATION ZONE | 0m | North West |
| PUZ4 | PUBLIC USE ZONE - TRANSPORT | 0m | West |
| PUZ4 | PUBLIC USE ZONE - TRANSPORT | 57m | South West |
| FZ | FARMING ZONE | 95m | South West |
| PUZ4 | PUBLIC USE ZONE - TRANSPORT | 158m | North East |
| PUZ1 | PUBLIC USE ZONE - SERVICE AND UTILITY | 194m | North West |
| FZ | FARMING ZONE | 293m | South West |
| RDZ2 | ROAD ZONE - CATEGORY 2 | 485m | South |
| FZ | FARMING ZONE | 547m | South East |
| TZ | TOWNSHIP ZONE | 667m | South West |
| TZ | TOWNSHIP ZONE | 690m | South West |
| TZ | TOWNSHIP ZONE | 786m | South West |
| PUZ5 | PUBLIC USE ZONE - CEMETERY/CREMATORIUM | 937m | South West |
| FZ | FARMING ZONE | 953m | South West |
| SUZ2 | SPECIAL USE ZONE - SCHEDULE 2 | 968m | South West |

# Planning Overlays

386 Lee Road, Winton, VIC 3673





# Planning

**386 Lee Road, Winton, VIC  3673**

## Planning Overlays

Planning overlays within the dataset buffer:

| Zone Code | Description | Distance | Direction |
|---|---|---|---|
| VPO3 | VEGETATION PROTECTION OVERLAY - SCHEDULE 3 | 167m | South |
| ESO1 | ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 | 828m | South West |
| ESO1 | ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 | 872m | South West |

# Heritage

**386 Lee Road, Winton, VIC  3673**

## 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


## 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


## Victorian Heritage Register

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

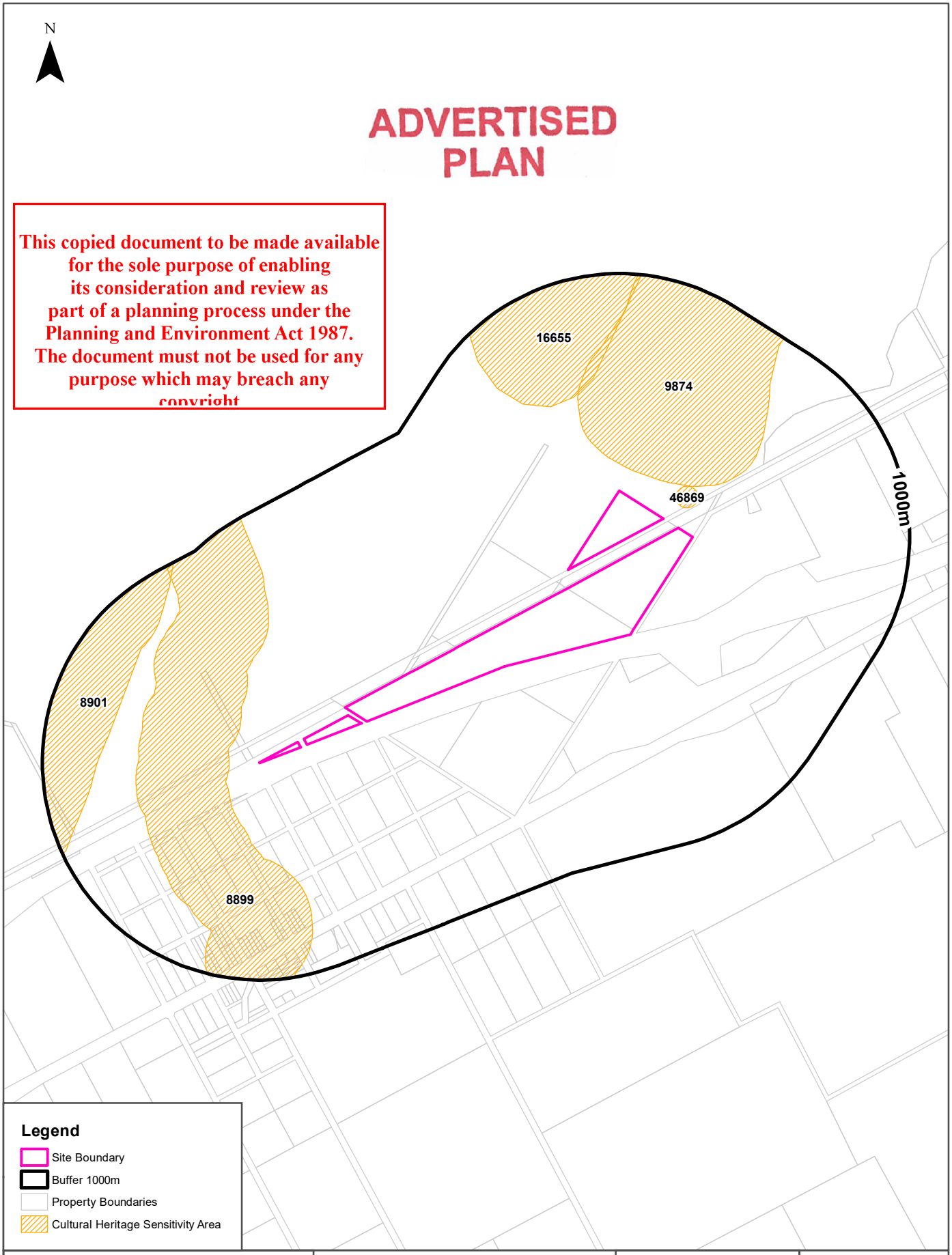
| VHR Number | Description | Distance | Direction |
|---|---|---|---|
| N/A | No records in buffer | | |

Victorian Heritage Register Data Custodian: State Government Victoria - Dept of Environment, Land, Water & Planning

# Cultural Heritage Sensitivity

386 Lee Road, Winton, VIC 3673





# Heritage

**386 Lee Road, Winton, VIC  3673**

## Cultural Heritage Sensitivity

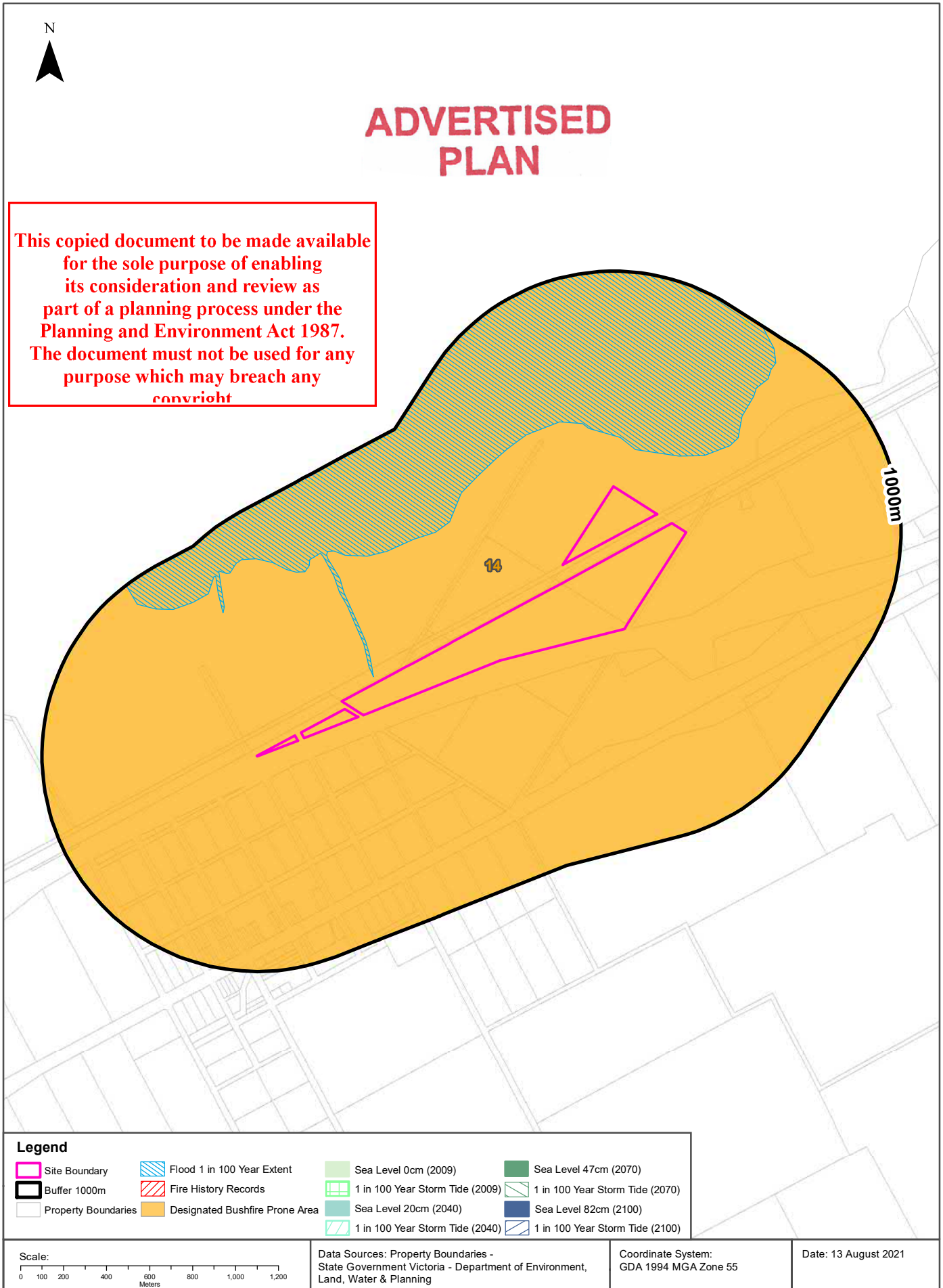
Areas of Cultural Heritage Sensitivity as specified in Division 3 of Part 2 in the Victorian Aboriginal Heritage Regulations 2018, within the dataset buffer:

| Map Id | Distance | Direction |
|---|---|---|
| 46869 | 97m | North East |
| 9874 | 109m | North East |
| 8899 | 139m | South West |
| 16655 | 478m | North |
| 8901 | 695m | West |

# Natural Hazards

386 Lee Road, Winton, VIC 3673





# Natural Hazards

**386 Lee Road, Winton, VIC 3673**

## Bushfire Prone Areas

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

| Map ID | Feature | Plan No | LGA | Gazetted Date | Distance | Direction |
|---|---|---|---|---|---|---|
| 14 | Designated Bushfire Prone Area | LEGL./18-235 | BENALLA | 16/05/2018 | 0m | On-site |

Bushfire Prone Area Data Custodian: State Government Victoria - Dept of Transport, Planning & Local Infrastructure
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## 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 |
|---|---|---|---|---|---|---|
| 100 Year Flood Outline | Unknown | Little info available | | 01/01/2000 | 33m | North |

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

**386 Lee Road, Winton, VIC  3673**

## Victorian Coastal Inundation Sea Level Rise

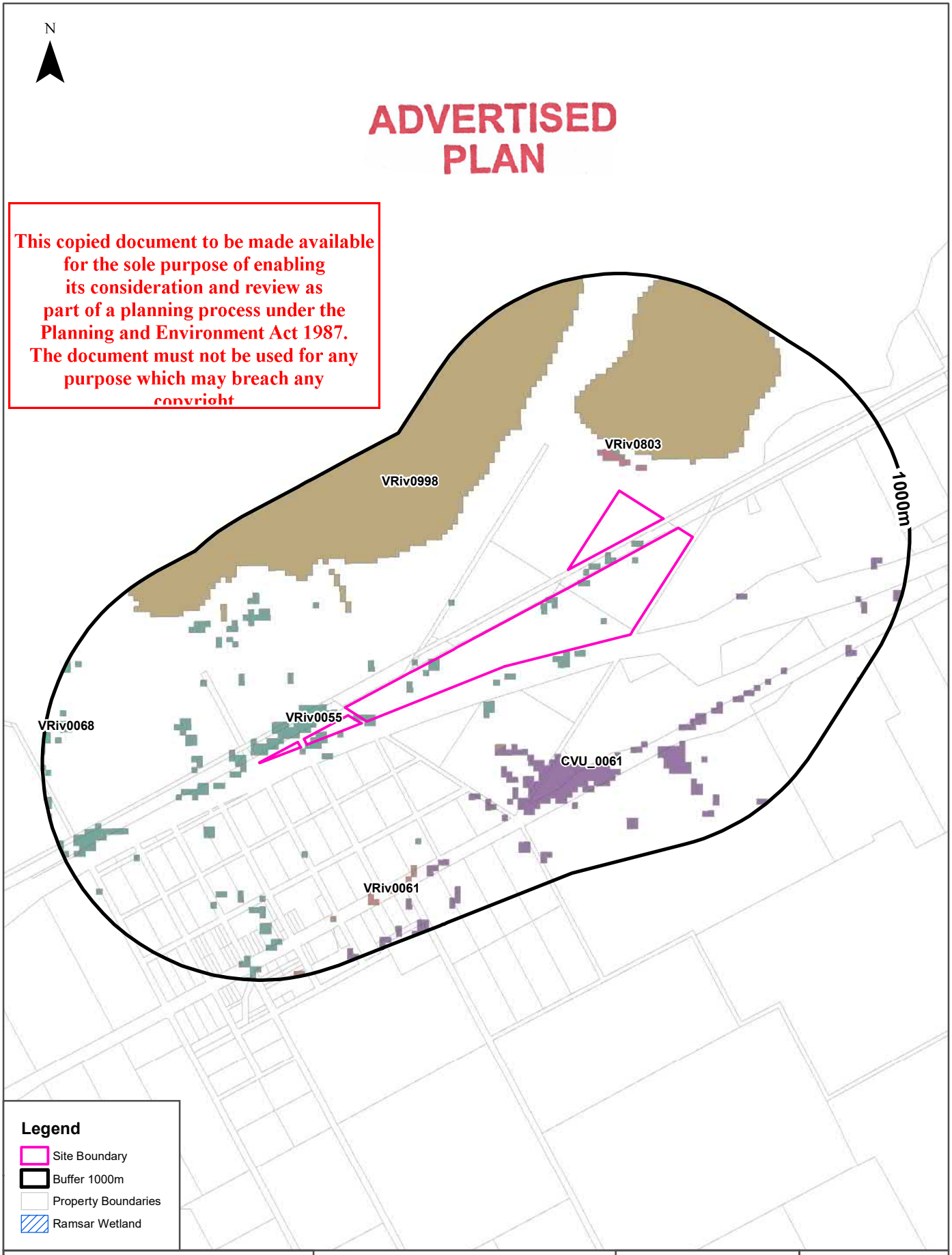
What coastal inundation sea level rise features exist within the dataset buffer?

| Description | Distance | Direction |
|---|---|---|
| No records in buffer | | |

# Ecological Constraints - Native Vegetation 2005 & Ramsar Wetlands

386 Lee Road, Winton, VIC 3673





# Ecological Constraints

**386 Lee Road, Winton, VIC 3673**

## 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 |
|---|---|---|---|---|---|---|---|---|---|
| VRiv0055 | Plains Grassy Woodland | 0055 | Plains Woodlands or Forests | Freely-draining | Victorian Riverina | Endangered | Common | 0m | On-site |
| VRiv0803 | Plains Woodland | 0803 | Plains Woodlands or Forests | Poorly-draining | Victorian Riverina | Endangered | Common | 115m | North East |
| VRiv0259 | Plains Grassy Woodland/Gilgai Wetland Mosaic | 0259 | Plains Woodlands or Forests | Poorly-draining | Victorian Riverina | Endangered | not applicable | 142m | North East |
| VRiv0998 | Water Body - man-made | 0998 | No native vegetation recorded | | Victorian Riverina | Not Applicable | not applicable | 182m | North |
| CVU_0061 | Box Ironbark Forest | 0061 | Box Ironbark Forests or dry/lower fertility Woodlands | | Central Victorian Uplands | Vulnerable | Common | 309m | East |
| VRiv0061 | Box Ironbark Forest | 0061 | Box Ironbark Forests or dry/lower fertility Woodlands | | Victorian Riverina | Vulnerable | Minor | 319m | South |
| VRiv0068 | Creekline Grassy Woodland | 0068 | Riverine Grassy Woodlands or Forests | Creekline and/or swampy | Victorian Riverina | Endangered | Common | 911m | West |



## Ramsar Wetlands

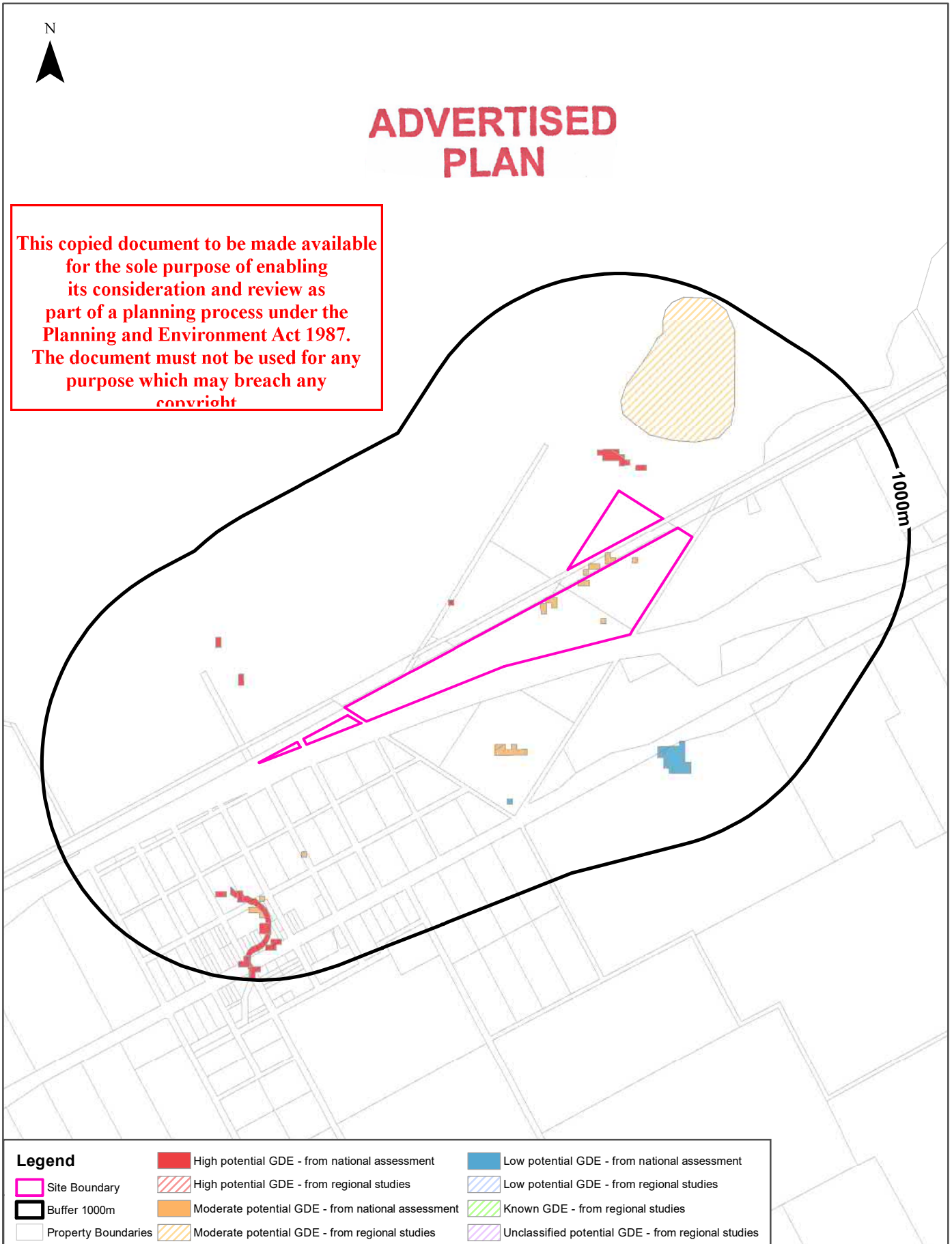
What Ramsar wetland areas exist within the dataset buffer?

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

# Ecological Constraints - Groundwater Dependent Ecosystems Atlas

386 Lee Road, Winton, VIC 3673





# Ecological Constraints

**386 Lee Road, Winton, VIC 3673**

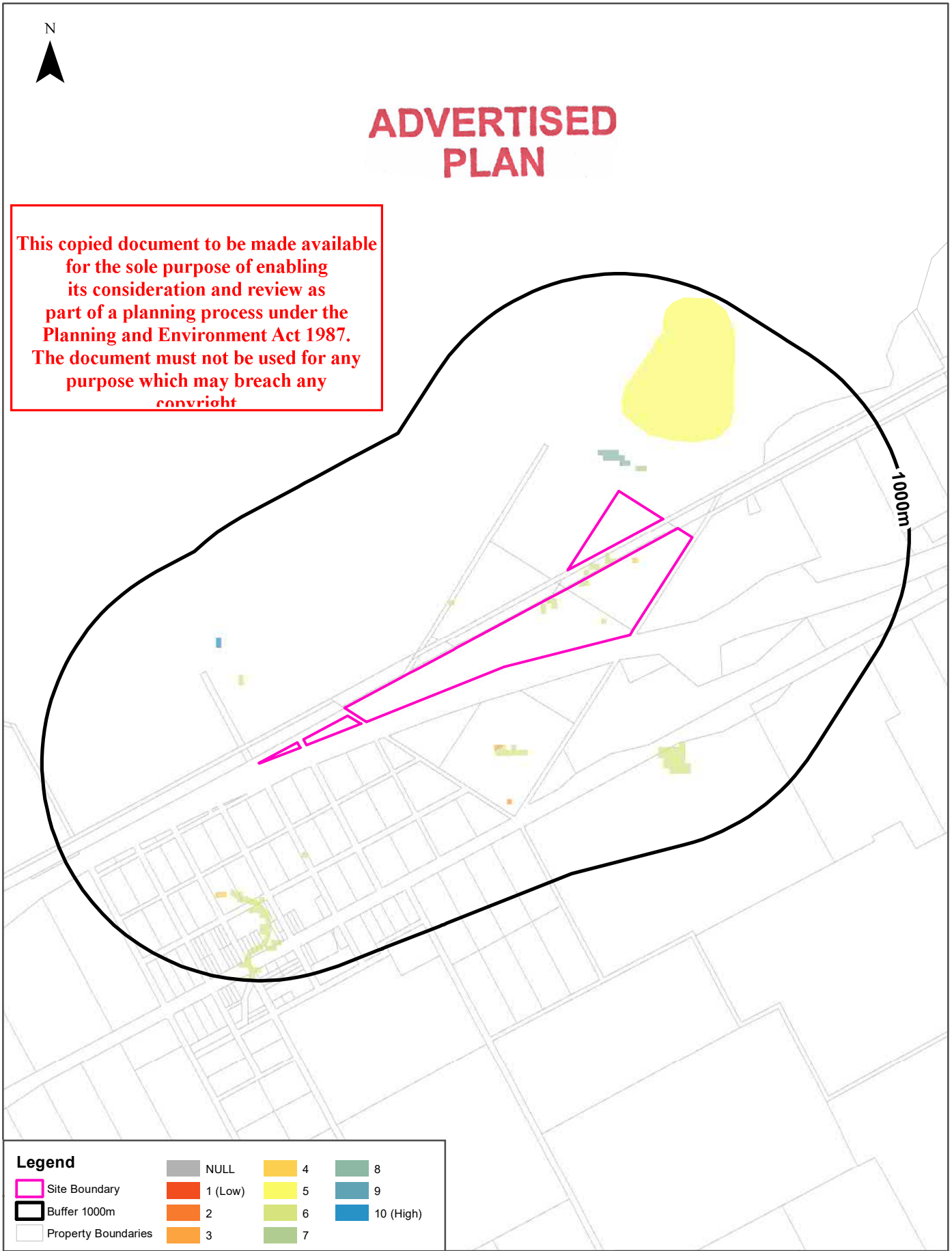
## Groundwater Dependent Ecosystems Atlas

| Type | Name | GDE Potential | Geomorphology | Ecosystem Type | Aquifer Geology | Distance | Direction |
|---|---|---|---|---|---|---|---|
| Terrestrial | | Moderate potential GDE - from national assessment | Alluvial plain. | Vegetation | Unconsolidated sedimentary | 0m | On-site |
| Terrestrial | | High potential GDE - from national assessment | Alluvial plain. | Vegetation | | 115m | North East |
| Terrestrial | | High potential GDE - from national assessment | Alluvial plain. | Vegetation | Unconsolidated sedimentary | 180m | West |
| Aquatic | Bill Friday Swamp | Moderate potential GDE - from regional studies | Alluvial plain. | Wetland | | 290m | North East |
| Terrestrial | | Moderate potential GDE - from national assessment | Alluvial plain. | Vegetation | | 319m | South |
| Terrestrial | | Low potential GDE - from national assessment | Dissected high plateaus on various resistant rocks, with isolated high plains. | Vegetation | | 534m | South East |
| Aquatic | SEVEN MILE CREEK | High potential GDE - from national assessment | Alluvial plain. | River | Unconsolidated sedimentary | 584m | South West |

# Inflow Dependent Ecosystems Likelihood

386 Lee Road, Winton, VIC 3673





# Ecological Constraints

**386 Lee Road, Winton, VIC 3673**

## Inflow Dependent Ecosystems Likelihood

| Type | Name | IDE Likelihood | Geomorphology | Ecosystem Type | Aquifer Geology | Distance | Direction |
|---|---|---|---|---|---|---|---|
| Terrestrial | | 6 | Alluvial plain. | Vegetation | Unconsolidated sedimentary | 0m | On-site |
| Terrestrial | | 4 | Alluvial plain. | Vegetation | Unconsolidated sedimentary | 0m | On-site |
| Terrestrial | | 8 | Alluvial plain. | Vegetation | | 115m | North East |
| Terrestrial | | 7 | Alluvial plain. | Vegetation | | 118m | North East |
| Aquatic | Bill Friday Swamp | 5 | Alluvial plain. | Wetland | | 290m | North East |
| Terrestrial | | 3 | Alluvial plain. | Vegetation | | 319m | South |
| Terrestrial | | 6 | Alluvial plain. | Vegetation | | 335m | South |
| Terrestrial | | 6 | Dissected high plateaus on various resistant rocks, with isolated high plains. | Vegetation | | 534m | South East |
| Terrestrial | | 10 | Alluvial plain. | Vegetation | | 549m | West |
| Terrestrial | | 3 | Dissected high plateaus on various resistant rocks, with isolated high plains. | Vegetation | | 571m | South |
| Aquatic | SEVEN MILE CREEK | 6 | Alluvial plain. | River | Unconsolidated sedimentary | 584m | South West |
| Terrestrial | | 4 | Alluvial plain. | Vegetation | | 610m | South West |

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Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

| LC Code | Location Confidence |
|---|---|
| Premise Match | Georeferenced to the site location / premise or part of site |
| Area Match | Georeferenced to an approximate or general area |
| Road Match | Georeferenced to a road or rail corridor |
| Road Intersection | Georeferenced to a road intersection |
| Buffered Point | A point feature buffered to x metres |
| Adjacent Match | Land adjacent to a georeferenced feature |
| Network of Features | Georeferenced to a network of features |
| Suburb Match | Georeferenced to a suburb boundary |
| As Supplied | Spatial data supplied by provider |

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