

Our Ref: V190406Report01.1

26 March 2019

Broadcast Australia -
Level 10, Tower A, 799 Pacific Highway
Chatswood NSW 2067

Attention: Joss Engebretsen

Dear Joss,

Cardno Victoria Pty Ltd
ABN 47 106 610 913

Level 4
501 Swanston Street
Melbourne Vic 3000
Australia

Phone: +61 3 8415 7777
Fax: +61 3 8415 7788

www.cardno.com

Peer Review of Geological & Planning Advice Report 250 Taylors Road, Delahey, Victoria

1 Introduction

Cardno Victoria Pty Ltd (Cardno) was engaged by Broadcast Australia to undertake an independent peer review of a report by Golder Associates Pty Ltd (Golder), titled *Geological Review and Planning Advice*, dated 23 October 2006.

Under the Planning Scheme, 250A Taylors Road, Delahey ("the site") is currently listed as a Special Use Zone (SUZ). Broadcast Australia is preparing a rezoning application for the site.

One of the objectives of the Golder report was to "*undertake an assessment of the appropriateness of and Environmental Significance Overlay – Schedule 2 (ESO2) that has been applied to the site by Brimbank City Council*". ESO2 states:

"As one of the two eruption points of Newer Volcanics in the City of Brimbank Round Hill is of local geomorphological significance."

Cardno's brief is to complete an independent review of the Golder (2006) report, with the objective of verifying the report findings.

2 Summary of Golder Report Findings

Golder (2006) completed a comprehensive study of the issues relevant to the objective, including:

- > A review of the site geology using a number of sources, including published documents and geological maps;
- > A site visit by a geologist to map the geomorphology and geology of the Round Hill location;
- > Inspection of historical aerial photography to assess development in the area.

Further, Golder (2006) conducted a review of Brimbank City Council's Natural Heritage Strategy and background papers in order to gain an understanding of the recommendations of the Strategy and whether or not they apply to the site.

2.1 Site Geology and Geomorphology

With respect to the site geology, Golder (2006) determined that the Round Hill volcanic vent is located off-site near Damte Place, St Albans, approximately 200 m south of the site. A relatively small part of the vent's basal dome was reported to extend onto the site, immediately north of Taylors Road. This finding was based on the fact that Damte Place is a high point which is interpreted to be the main cone or vent of the volcanic feature, with the land sloping down to the north and onto the site representing the northern flank of the cone.

2.2 Historical Development

Using historical aerial photography and Melway maps, the following key points were noted by Golder (2006):

- > Urban development commenced in the vicinity of Round Hill (proximal to Damte Place) during the early 1970s and continued until the early 1990s.
- > Melbourne Water storage tanks and associated infrastructure were progressively installed at an off-site location, a short distance to the west of Round Hill. The tanks were ostensibly constructed on land of a similar geology to the site.

Cardno notes that residential development subsequently extended to the east of Round Hill, with Regan Street and the Keilor Plains Railway Station carpark located further east.

2.3 Council Natural Heritage Strategy

The Golder (2006) review of Brimbank City Council's Natural Heritage Strategy and background papers indicated that:

- > Sites of geological and geomorphological significance are selected on the basis that they represent features that were examples of State or National level, Melbourne regional level or Council level.
- > The condition of each site is evaluated with respect to:
 - The quality of the feature (visible and viable entity)
 - The degree to which it has been damaged or degraded by either human or natural actions (and can be degraded by the siting of features such as buildings or tracks).
- > The position of the Round Hill eruption point was shown to include the southern boundary area of the site, and referenced as Melway Ref. 13 G8 and G9.
- > Round Hill was listed as being of "local" importance, with the condition of the feature identified as "moderate" (due to infrastructure on the feature), and suggested that existing site use or modified open space be implemented at the site.

2.4 Conclusions and Recommendations (Golder, 2006)

In summary, Golder (2006) concluded that removal of the ESO2 is warranted for a number of reasons including:

- > The Round Hill eruption point is located to the south of the site, and urban development of the majority of the feature means that it has been degraded, and only a small portion of the vent's basal dome extends onto the southern part of the site.
- > The condition rating of "moderate" is inconsistent with Council's Natural Heritage Strategy, based on the condition and level of modification of the site.
- > The level of significance, "local" importance, is considered questionable based on comparisons with other sites of geological significance in the state.

In summary, in light of the above, Golder (2006) recommended that:

- > The listing of “local” importance for the level of significance of Round Hill should be reconsidered, given comparison with a review of sites of significance in Victoria and associated geological literature review.
- > The feature’s condition rating of “poor” (rather than “moderate”) would be more appropriate and would be consistent with other locations in Brimbank.

3 Cardno Review Findings and Recommendations

Cardno has completed an objective review of the Golder (2006) report, and has conducted a limited review of additional sources including Property Planning Schemes, geological maps (Sunbury 1: 63,360 scale geology map, 1973), and google maps satellite imagery.

Available geological plans confirm that the Round Hill eruption point is off-site to the south of Taylors Road, in an area where residential development has occurred, and where housing is currently present. Furthermore, given the relatively low topographical relief of the area, including the off-site Round Hill, the significance of the site as “of ‘local’ importance” is considered not to be warranted.

It is noted that the geology of the south-east portion of the site, to the immediate north of Taylors Road, is unlikely to have an impact on any future development at the site, or that the development will have any impact on the vent’s basal dome in this area. This observation is made based on the existing residential subdivision to the south of Taylors Road, in the vicinity of the interpreted location and other parts of the Round Hill volcanic vent. However, as with any proposed commercial or residential development, geotechnical investigations will need to be conducted prior to the development.

Cardno is of the opinion that the Golder (2006) findings and conclusions are accurate and agrees with the recommendation that removal of ESO2 from the Planning Scheme of the site is warranted.

Yours faithfully
Cardno



David Louwrens
Project Manager

Approved:



Jonathan Thom
Principal Environmental Geoscientist